A4 Design development guidance

*This guidance assists proponents as their designs develop. It includes a list of basic information that should be provided by the applicant for design review prior to development application. The emphasis should be on having enough information to communicate the proposal effectively rather than having fully resolved drawings of every aspect of the project.*

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| ***A4 – DESIGN DEVELOPMENT GUIDANCE*** |
| ***Category*** | ***Materials*** | ***Provided Y/N*** |
| Site analysis and design response | [Prepared at earlier stage of design development in *A3 Site analysis and design response guidance*] |  |  |
| Development details | A summary of the proposal that establishes the:* **plot ratio**
* **building** height in metres and **storeys**
* number and mix of **apartments**
* number of car parking spaces
* indicative percentage of apartments receiving the minimum level of **cross ventilation** and **daylight** access.
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| Precedents | Images of precedents relevant to the proposal such as:* **streetscape** concept
* **landscape** design
* **communal open spaces** use
* **building** elements such as entries, **balconies**, materials.
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| Site plan | A drawing to scale showing:* any proposed **site** amalgamation or subdivision
* the indicative footprint of the proposal
* **setbacks** and **building** separation dimensions
* site entry points
* areas of **communal open space** and **private open space**
* indicative locations of planting and **deep soil areas** including retained or proposed significant trees
* interface with **public domain**
* **landscape** intent (through simple sketches).
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| Floor plans | Drawings to scale showing:* the internal **building** layout and unit type distribution for the ground floor
* representative middle floor, and the top floor
* typical car park layout
* sample unit plans with furniture layouts, key room depth dimensions
* **balcony** sizes.
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| Building form and appearance | Drawing to scale showing the basic massing of the proposal in the context of the adjacent three properties, or for 50m in each direction, on each elevation. This drawing should show, in diagrammatic form:* the composition of the elevations including ground level, roof form, and articulation of massing of the overall **building**
* pattern of buildings and spaces between buildings along the **street**
* the profile of any existing buildings.

Preliminary indication of materials and colour palette should also be provided. |  |  |
| Sections | A drawing to scale showing:* the proposal and adjacent **building**s
* the relationship of the proposal to the ground plane, **streets**, **open spaces** and **deep soil areas.**
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| SPP7.0 Design Principles statement | A draft statement of key points that establishes how the proposal satisfies the **Design Principles** of State Planning Policy 7.0 Design of the Built Environment. |  |  |