A5 Development application guidance

*This guidance assists proponents in formulating the appropriate materials when submitting a development application. Check with the relevant local authority if there are any additional materials required.*

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| ***A5 – DEVELOPMENT APPLICATION GUIDANCE*** |
| ***Documentation*** | ***Required information*** | ***Provided?*** |
| Development details | A summary document that provides the key details of the **development** proposal. It contains information such as the:* **plot ratio** of the development
* number, mix, size and accessibility of **apartments**
* number of car parking spaces for use (residential, retail, accessible, visitor etc.)
* percentage of apartments meeting **cross ventilation** and **daylight** requirements.
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| Site analysis | [Prepared at earlier stage of design development in *A3 Site analysis and design response guidance*] |  |  |
| Design statements | An explanation of how the design relates to the **Design Principles** in State Planning Policy 7.0 Design of the Built Environment.An explanation of how the proposed **development** achieves the relevant objectives of this policy in *A6 Objectives summary*.For **adaptive reuse** projects which affect **heritage** places, provide a Heritage Impact Statement prepared in accordance with the State Heritage Council’s Heritage Impact Statement Guide available at [www.stateheritage.wa.gov.au](http://www.stateheritage.wa.gov.au) (for state registered places) or the relevant local government guidelines (for other places). |  |  |
| Site plan | A scale drawing showing:* any proposed **site** amalgamation or subdivision
* location of any proposed **building**s or works in relation to **setbacks**, **building envelope** controls and building separation dimensions
* proposed finished levels of land in relation to existing and proposed buildings and roads
* pedestrian and vehicular site entries and access
* interface of the ground floor plan with the **public domain** and **open spaces** within the site
* areas of **communal open space** and **private open space**
* indicative locations of planting and **deep soil areas** including retained or proposed significant trees.
* overshadowing over neighbouring sites
* location of adjacent **solar collectors.**
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| Landscape plan | A scale drawing showing:* the **building** footprint of the proposal including pedestrian, vehicle and service access
* trees to be removed shown dotted
* trees to remain with their tree protection areas (relative to the proposed **development**)
* **deep soil areas** and associated tree planting
* areas of planting on structure and soil depth
* proposed planting including species and size
* details of public space, **communal open space** and **private open space**
* external ramps, stairs and retaining wall levels
* security features and access points
* built **landscape** elements (fences, pergolas, walls, planters and water features)
* ground surface treatment with indicative materials and finishes
* **site** lighting
* **stormwater** management and irrigation concept design.
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| Floor plans | A scale drawing showing:* all levels of the **building** including roof plan
* layout of entries, circulation areas, lifts and stairs, communal spaces, and service rooms with key dimensions and Real Level (RL) heights shown
* **apartment** plans with apartment numbers and areas, all fenestration, typical furniture layouts for each apartment type, room dimensions and intended use and **private open space** dimensions
* accessibility clearance templates for **accessible** units and common spaces
* visual privacy separation shown and dimensions where necessary
* vehicle and service access, circulation and parking
* **storage** areas.
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| Elevations | A scale drawing showing:* proposed **building** height and RL lines
* building height control
* **setbacks** or envelope outline
* building length and articulation
* the detail and features of the **façade** and roof design
* any existing buildings on the **site**
* building entries (pedestrian, vehicular and service)
* profile of buildings on adjacent properties or for 50m in each direction, whichever is most appropriate.

Samples or images of proposed external materials, finishes and colours of the proposal, keyed to elevations. |  |  |
| Sections | A scale drawing showing:* proposed **building** height and RL lines
* building height control
* **setbacks** or envelope outline
* adjacent buildings
* building circulation
* the relationship of the proposal to the ground plane, the **street** and **open spaces** particularly at thresholds
* the location and treatment of car parking
* the location of deep soil and soil depth allowance for planting on structure (where applicable)
* building separation within the **development** and between neighbouring buildings
* ceiling heights throughout the development
* detailed sections of the proposed **façades.**
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| Building performance diagrams | A solar diagram (where required) at the winter solstice (21 June) at a minimum of hourly intervals showing:* number of hours of **solar access** to the principal **communal open space**
* number of hours of solar access to units within the proposal and tabulation of results
* overshadowing of existing adjacent properties and overshadowing of future potential **development** where neighbouring **sites** are planned for higher density
* elevation shadows if likely to fall on neighbouring windows, openings or solar panels.

A ventilation diagram (where required) showing unobstructed path of air movements through **dual aspect apartments** and tabulation of results. |  |  |
| Illustrative views | Photomontages or similar rendering or perspective drawings illustrating the proposal in the context of surrounding **development**. Note: illustrative views need to be prepared using a perspective that relates to the human eye. Where a photomontage is prepared, it should use a photo taken by a full frame camera with a 50mm lens and 46 degree angle of view. |  |  |
| Models | A three-dimensional, computer-generated model showing views of the **development** from adjacent **streets** and **buildings**. A physical model for a large or contentious development (if required by the consent authority). |  |  |
| Other plans and reports | Acoustic Report (or equivalent)Waste Management Plan (or equivalent) |  |  |