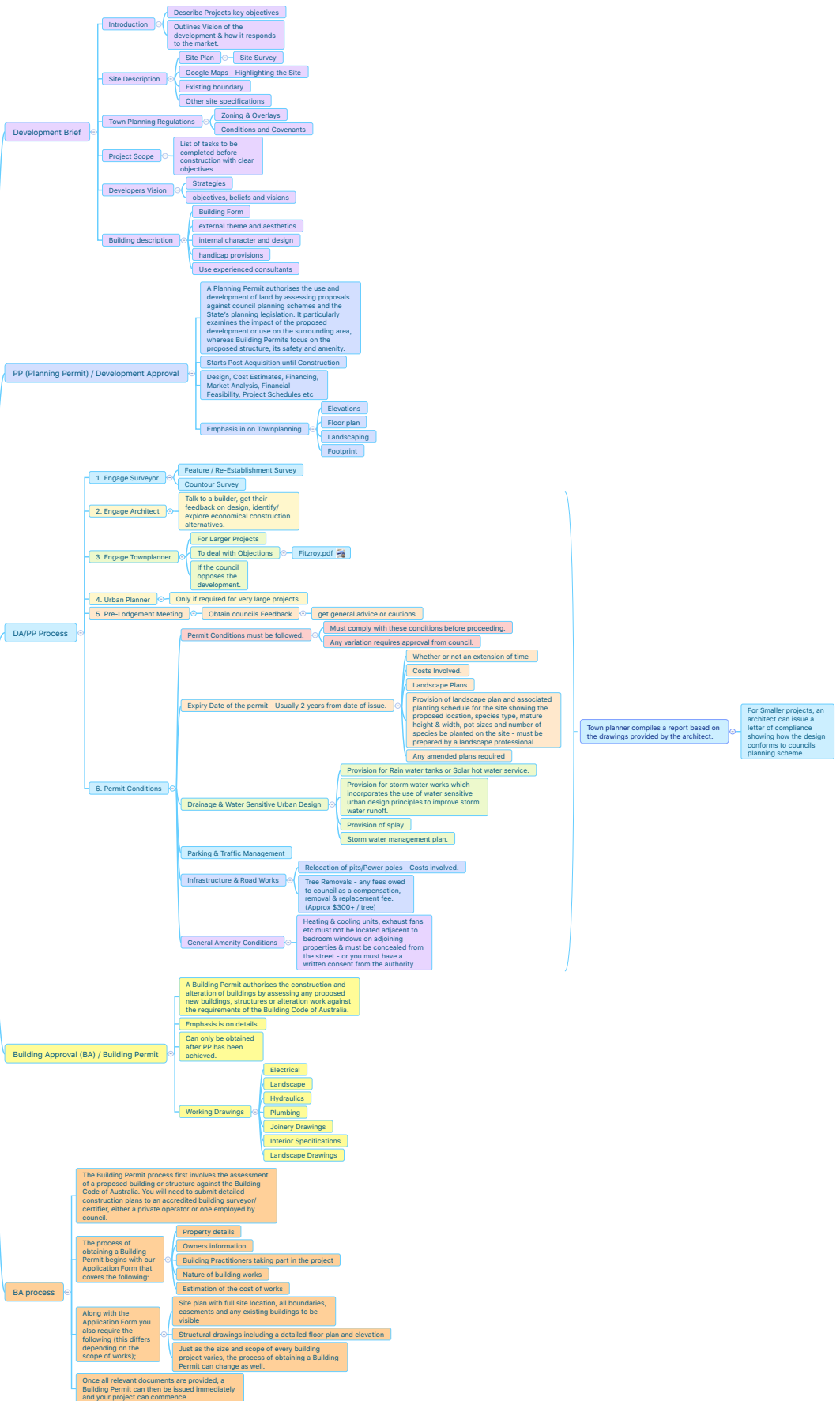


# PROPERTY DEVELOPMENT SYSTEM

Obtaining Planning Permit (PP) / Development Approval (DA)  
Gaining Council's Support



## Development Brief

### Introduction

Describe Projects key objectives

Outlines Vision of the development & how it responds to the market.

### Site Description

Site Plan

Site Survey

Google Maps - Highlighting the Site

Existing boundary

Other site specifications

### Town Planning Regulations

Zoning & Overlays

Conditions and Covenants

### Project Scope

List of tasks to be completed before construction with clear objectives.

### Developers Vision

Strategies

objectives, beliefs and visions

### Building description

Building Form

external theme and aesthetics

internal character and design

handicap provisions

Use experienced consultants

## PP (Planning Permit) / Development Approval

A Planning Permit authorises the use and development of land by assessing proposals against council planning schemes and the State's planning legislation. It particularly examines the impact of the proposed development or use on the surrounding area, whereas Building Permits focus on the proposed structure, its safety and amenity.

Starts Post Acquisition until Construction

Design, Cost Estimates, Financing, Market Analysis, Financial Feasibility, Project Schedules etc

Emphasis in on Townplanning

Elevations

Floor plan

Landscaping

Footprint

## DA/PP Process


### 1. Engage Surveyor

- Feature / Re-Establishment Survey
- Countour Survey

### 2. Engage Architect

- Talk to a builder, get their feedback on design, identify/ explore economical construction alternatives.

### 3. Engage Townplanner

- For Larger Projects
- To deal with Objections
  - Fitzroy.pdf 
- If the council opposes the development.

### 4. Urban Planner

- Only if required for very large projects.

### 5. Pre-Lodgement Meeting

- Obtain councils Feedback
  - get general advice or cautions

### 6. Permit Conditions

- Permit Conditions must be followed.
  - Must comply with these conditions before proceeding.
  - Any variation requires approval from council.
- Expiry Date of the permit - Usually 2 years from date of issue.
  - Whether or not an extension of time
  - Costs Involved.
  - Landscape Plans
    - Provision of landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height & width, pot sizes and number of species be planted on the site - must be prepared by a landscape professional.
    - Any amended plans required
- Drainage & Water Sensitive Urban Design
  - Provision for Rain water tanks or Solar hot water service.
  - Provision for storm water works which incorporates the use of water sensitive urban design principles to improve storm water runoff.
  - Provision of splay
  - Storm water management plan.
- Parking & Traffic Management
- Infrastructure & Road Works
  - Relocation of pits/Power poles - Costs involved.
  - Tree Removals - any fees owed to council as a compensation, removal & replacement fee. (Approx \$300+ / tree)
- General Amenity Conditions
  - Heating & cooling units, exhaust fans etc must not be located adjacent to bedroom windows on adjoining properties & must be concealed from the street - or you must have a written consent from the authority.

Town planner compiles a report based on the drawings provided by the architect.

For Smaller projects, an architect can issue a letter of compliance showing how the design conforms to councils planning scheme.

## Building Approval (BA) / Building Permit

A Building Permit authorises the construction and alteration of buildings by assessing any proposed new buildings, structures or alteration work against the requirements of the Building Code of Australia.

Emphasis is on details.

Can only be obtained after PP has been achieved.

Working Drawings

Electrical

Landscape

Hydraulics

Plumbing

Joinery Drawings

Interior Specifications

Landscape Drawings

## BA process

The Building Permit process first involves the assessment of a proposed building or structure against the Building Code of Australia. You will need to submit detailed construction plans to an accredited building surveyor/certifier, either a private operator or one employed by council.

The process of obtaining a Building Permit begins with our Application Form that covers the following:

Property details

Owners information

Building Practitioners taking part in the project

Nature of building works

Estimation of the cost of works

Along with the Application Form you also require the following (this differs depending on the scope of works);

Site plan with full site location, all boundaries, easements and any existing buildings to be visible

Structural drawings including a detailed floor plan and elevation

Just as the size and scope of every building project varies, the process of obtaining a Building Permit can change as well.

Once all relevant documents are provided, a Building Permit can then be issued immediately and your project can commence.