

Document notes (delete before finalising document)

- Contents page and footers will update themselves at printing
 - Council's Example Application gives further guidance to content
 - Use the text styles for consistent formatting, particularly headings, to get the best results from the template's formatting
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Tuesday, 25 June 2019

{highlight and insert picture}

Planning Report

Prepared by {click and type}

Development Application

{click and type application type e.g. Material Change of Use}

{click and type application detail e.g. Multiple dwelling}

{click and type property address }

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1 Summary

{Provide a brief overview of the proposal. Make sure to detail the basic information of the application the site address and any unusual features of the site, such as steep land.}

1.1 Development details

{Provide details about the type of application, what is proposed, and some of the proposal's particulars.}

1.2 Site details

{Provide details of the development site and surrounding area. Make sure to identify the zone and any relevant overlays. This is also a good place to identify any unique features of the land e.g. steep land or significant vegetation.}

{highlight and insert site plan}

1.3 Pre-lodgement meeting

{Provide details about any pre-lodgement meeting held with Council. You may like to add the minutes into an appendix}

1.4 Planning instruments

1.5 Referral agencies

{Have any referral agencies been identified? Schedules 9 & 10 of the Planning regulation identifies the applicable referral agencies.}

2 Assessment

{Provide a general overview of the assessment benchmarks that have been identified. The assessment tables within Part 5 of the Planning scheme identifies the assessment benchmarks for code assessable development}

2.1 {click and type zone code}

{If providing a detailed assessment within an appendix this is the best place to provide an overview of that assessment e.g. briefly discuss any matters that required a performance assessment or when an alternative solution is proposed.}

2.2 {click and type use type or ROL code}

2.3 Landscaping code

2.4 Nuisance code

2.5 Transport & parking code

2.6 Works, service & infrastructure code

2.7 {click and type overlay code}

3 Services

{Provide a general overview of the infrastructure required to service the development.}

3.1 Local Government services

3.1.1 Water

3.1.2 Sewer

3.1.3 Stormwater

3.1.4 Road

3.2 Other service providers

3.2.1 Telecommunications

3.2.2 Electricity

4 Conclusions

{Provide an overview to the reasons that the proposed development should be approved.}

Appendix 1 – Proposal plans

Appendix 2 – Assessment against benchmarks

Appendix 3 – DA forms

Appendix 4 – Owner’s consent