

TOWN PLANNING PRE-PLAN SCRUTINY FORM

VERSION 1 - JANUARY 2019

Developments that may require a Site Development Plan (SDP) should conform to the following:

- **Residential:** For any medium or high density unit development consisting often ten (10) or more units an SDP application must be submitted.
- **Offices:** For any offices development with an extent of 1500m² and more an SDP application must be submitted.
- **Commercial:** For any commercial development with an extent of 500m² and more an SDP application must be submitted.
- **Industrial:** For any industrial development with an extent of 500m² and more an SDP application must be submitted.



Any other development that the AO in its discretion deems to require the submission of an SDP application such as some developments of conservation areas and major developments where impact on the adjacent public environment (e.g. sidewalks, streets, public spaces, parks, etc) would be significant.

PROPERTY DESCRIPTION :

STREET ADDRESS:

ZONING:

		APPLICANT		OFFICIAL	
		YES	NO	YES	NO
1. BUILDING LINES					
All building lines are indicated.					
All building lines are correct.					
2. SCHEDULE OF AREAS					
Is schedule of areas is provided?					
Does the plan show break down of F.A.R and Coverage? (i.e. permitted and proposed)					
The F.A.R and Coverage do not exceed what is permitted.					
Are all rooms which are not habitable and those that are outside of the main building broken down in the area schedule i.e. correct items included in F.A.R and Coverage (e.g. carports, garages, staff accommodation, outbuilding, open patios and verandas)					
3. HEIGHT					
Does the building height comply with the specified height/ storey requirements as per the relevant scheme for the particular zone?					
4. USE					
Is the proposed building suitable for the property zoning?					
Land use affidavit form (original)					
5. PARKING					
Is parking provided as per scheme requirements?					
Is all parking onsite and accessible?					
Is the parking schedule provided?					
Are parking, loading bays and manoeuvring spaces dimensioned?					
6. SERVITUDES					
Are there any restrictive servitude applicable to the property?					
7. OTHER APPLICATIONS					
Are there any approvals required prior to this submission e.g. Relaxation, Special Consent, Rezoning, SDP? If yes, provide the letter of approval.					
8. NOTORIAL TIE/CONSOLIDATION/ TITLE DEED					
Are there any structures straddling over a common boundary? If yes, is there a notarial tie deed.					
Is there a copy of the title deed/s?					
Is there a copy of the SG Diagram/s?					
Is there Body Corporate/Home Owners Association/Managing agents approvals?					
9. PLANS					
Is there an overlay plan indicating Floor Areas and dimensions?					
Is there a copy of previously approved plan?					
Is there a setting out plan from registered land surveyor for all As Built and Proposed Additions?					
APPLICANT NAME:		OFFICIAL NAME:			
APPLICANTS SIGNATURE:		OFFICIALS SIGNATURE:			
DATE ACCEPTED:		DATE REFERRED:			
REASONS (IF NOT ACCEPTED):					

DISCLAIMER: APPLICANT/DEVELOPERS/AGENTS/OWNER NOT MEETING THE PRESCRUTINY AND TOWN PLANNING REQUIREMENTS WILL BE REFERRED IN TERMS OF THE KWADUKUZA TOWN PLANNING SCHEME (LUMS) AND THE KWADUKUZA SPLUMA BYLAWS. THE COMPLETED FORMS MUST BE ATTACHED WITH EVERY BUILDING PLAN SUBMISSION.

***NOTE: PLEASE NOTE THAT THIS DOCUMENT IS SUBJECT TO CHANGES AS AND WHEN REQUIRED. A NEWER VERSION WILL FOLLOW AND WILL BE DISTRIBUTED ACCORDINGLY AS AND WHEN AMENDMENTS OCCUR.**