



PLANNING REQUIREMENTS:

Some home sites require a planning permit and/or Architectural Review Committee building works. Planning authorities require extra details to endorse and approve projects.

At Pivot Homes we alleviate the stress associated with liaising with Government departments or Architectural Review Committees by submitting your design and compiling all relevant documents required to gain a planning permit. These documents are prepared and submitted once you have approved your sketch design. Your consultant will make preliminary enquiries to the relevant authorities to discuss your proposal.

Documents which may be applicable for a planning permit for your site are listed below and are quoted on a job per job basis.

Town Planning Authorities:

- Shadow diagrams
- A neighbourhood and site description and design response
In accordance with clause 54/55 of ResCode.
- External material selection and colour boards
- Landscaping Design and Plant specification

The Sands Architectural Review Process:

- Shadow diagrams
- Neighbourhood Survey, P.O.S/overlooking
- External material selection
- Design submission for forms 1, 2, 3 and Stage 2 approval
- Form 3 application (stage 1)
- Stage 2 application
- Landscape Design and plan specification
- Applications fees for form 3 (stage 1) and stage 2

Thirteenth Beach Golf Links Approval Process:

- Shadow diagrams
- Neighbourhood Survey, P.O.S/overlooking
- External material selection
- Design review by James Dean Architects
- Formal Plan submission
- Thirteenth Beach application fees
- Landscape Design and Plant specification

The Quay Torquay:

- Shadow diagrams
- Neighbourhood Survey, P.O.S/overlooking
- External material selection
- Design response to 4.03 requirements
- Design review from The Quay Design Assessment Panel
- Landscape Design and Plant specification