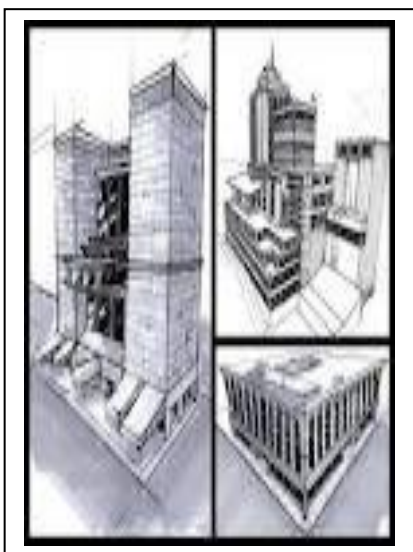


What is the ARCHITECTURAL REVIEW ADVISORY PANEL?

The Architectural Review Advisory Panel (ARAP) has been established by Council to assist in improving the design quality of development in Sutherland Shire.



Sutherland Shire Council has established an Architectural Review Advisory Panel to:

- ❖ Examine, evaluate and critique the design aspects of proposed major commercial, industrial, residential and community developments prior to the determination of the relevant development application.
- ❖ Assess the quality of the design of development proposals and identify how the proposed development could be improved by design changes.
- ❖ Critique proposed developments prior to submission of a development application and provide comment to applicants and their professional advisers of actions that need to be taken to improve the quality of the design.

- ❖ Advise Council and staff of its assessment of the design quality of development applications so that council can determine whether such applications warrant support because they contribute to an improvement in the built fabric of the Shire.

When assessing pre-development application proposals and formal development applications, the Panel has regard to the following ten design principles:

1. Context
2. Scale
3. Built form
4. Density
5. Resource, energy and water efficiency
6. Landscape
7. Amenity
8. Safety and security
9. Social dimensions
10. Aesthetics

Who sits on the Panel?

The Panel consists of three external professional architects, an external landscape architect, a Council employed professional architect and Council's Director – Environmental Services, who is the Chairman. Sufficient external panel members have been appointed to allow a rotational roster to be prepared.

What types of development proposals will the Panel consider?

The panel provides advice on all development applications for:

- ❖ Residential flat buildings
- ❖ Villa and townhouse developments of six units or more
- ❖ New buildings or major extensions in commercial centres
- ❖ Complexes providing housing for older persons
- ❖ Cluster housing
- ❖ New industrial buildings over 2000m² floor space
- ❖ Other public buildings such as Schools and Churches

Experience has shown that attending a meeting of the Panel prior to lodging a formal development application is beneficial to the applicant. Attendance at a pre-application discussion allows an applicant to present concept drawings and a brief outline of the proposal for the panel's initial consideration and comments prior to the preparation of detailed architectural, landscape and drainage plans.

Should the Panel have fundamental concerns about site planning of the design concept, such matters can be addressed before detailed plans are prepared.

Following consideration of a pre-development application proposal, the applicant will be provided with a copy of the Panel's recommendations, including any design changes required to improve the quality of the proposed development.

Following consideration of a formal development application the Panel will advise the Council Assessment Officer of its opinion. This will allow the officer to determine whether the proposal contributes to an improvement in the built fabric of the Shire. The Panel has no delegated authority to determine applications.

A fee will be payable by the applicant in accordance with Council adopted schedule of fees and charges. These fees are structured so that second referrals to the Panel are less expensive as the Panel often does not need to revisit the site and the extent of review is reduced.

How will the Panel operate?

Meetings of the Panel are not open to the general public. Applicants will be invited to attend the meeting to discuss their proposal but will not be present during Panel deliberations.

The Panel currently meets monthly and will consider each development application as soon as possible after community consultation concludes. This allows the Panel to provide feedback to the Assessment Officer at an early stage of the assessment process so that the applicant can be advised.

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