

Request a Pre-Application Meeting (PAM)

Residential Flat Buildings (RFBs) and multi dwelling housing

Blacktown City Council’s PAM service provides a meeting with relevant Council staff to discuss and give preliminary advice on a proposed development. Formal correspondence is then provided, outlining any issues that will need to be addressed prior to the lodgment of an application.

Please note the following:

- PAMs are not held for dual occupancies, dwelling houses, dwelling alterations/additions, or development ancillary to residential land uses (e.g. swimming pools, garages, awnings etc.).
- Sufficient plans (as outlined below) must accompany any request for a PAM.
- Minutes received after a PAM must be submitted if a subsequent application is lodged.

No guarantee that Council will support or approve a proposal can be given until a full and detailed assessment has been undertaken and development consent has been granted.

WHAT IS THE SITE OF THE PROPOSED DEVELOPMENT?

Lot:		Section:		DP/SP/MPS:	
Number:		Street:			
Suburb:		Post code:		Area of site:	

WHAT FORM OF DEVELOPMENT IS PROPOSED?

Details: _____

Number of dwellings/units: _____ Parking spaces _____

Estimated cost of development: _____

WHAT ISSUES DO YOU WISH TO DISCUSS?

- Issue 1: _____
- Issue 2: _____
- Issue 3: _____
- Issue 4: _____

WHO IS SUBMITTING THIS REQUEST?

Name: _____ Email: _____				
Company name: _____				
Postal address: _____				
Suburb: _____			Post code: _____	
Telephone: Office: _____			Mobile: _____	
Please circle:				
Owner	Purchaser	Developer	Builder	Consultant

INFORMATION TO BE SUBMITTED WITH THIS REQUEST

The following plans must be submitted with this form. A PAM is unable to be booked if the following plans are not included with the PAM request. **Please note: any plans submitted within 7 days of the booked meeting (or brought to the PAM on the day) will not be discussed.**

Required	Included?
1. Site Plan (minimum 1:500) Showing: site boundary; vehicular ingress/egress; building footprint and entry points; basement outline in relation to boundaries (including lift core location); deep soil areas; property setbacks; waste storage areas; waste collections points; retaining wall details (relative to existing levels and boundaries)	<input type="checkbox"/>
2. Elevations Showing: all facades; details of proposed external colours, materials and finishes	<input type="checkbox"/>
3. Ground Floor Plan Showing: Entry; units; circulation (corridors and lift); balconies; common areas	<input type="checkbox"/>
4. Typical Floor Plan Showing: individual units; circulation (corridors and lift); balconies; common areas	<input type="checkbox"/>
5. Sections through building Showing: existing ground line; floor to floor heights; roof thickness (allowing for drainage); lift overruns	<input type="checkbox"/>
Optional	Included?
1. Massing model	<input type="checkbox"/>
2. Shadow diagrams (9am, 12pm and 3pm on June 21)	<input type="checkbox"/>
3. Building height plane penetration	<input type="checkbox"/>

ATTENDEES (a maximum of five professionals may attend the meeting)

Name: _____	Role: _____	Organisation: _____
Name: _____	Role: _____	Organisation: _____
Name: _____	Role: _____	Organisation: _____
Name: _____	Role: _____	Organisation: _____

Name: _____ Role: _____ Organisation: _____