



CUMBERLAND
CITY COUNCIL

CHECKLIST FOR NSW COMPLYING DEVELOPMENT CERTIFICATE (CDC)

Environmental Planning & Assessment Act 1979 Section 85, 85A &
State Environmental Planning Policy (Exempt and Complying Development) 2008

CHECKLIST FOR COMPLYING DEVELOPMENT - DETACHED SINGLE STOREY DWELLING, SINGLE STOREY DWELLING ALTERATIONS AND ADDITIONS & GARAGE/CARPORTS

Unit	House	Lot & DP or SP
Street	Suburb	Postcode

Requirements- To be completed by applicant

If any **No** boxes are ticked the proposal is not "Complying Development".

General Requirements	YES	NO	N/A
Development is not complying development if it is carried out on land that:			
a) is identified in an environmental planning instrument as bushfire prone, flood liable or contaminated land, or land subject to subsidence, slip or erosion; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) is a site that has previously been used as a service station or a sheep or cattle dip, for intensive agriculture, mining or extractive industry, waste storage or waste treatment, or for the manufacture of chemicals, asbestos or asbestos products, and a notice of completion of remediation work for the proposed use has not been given to the local council in accordance with State Environmental Planning Policy No.55 – Remediation of Land; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) is an Aboriginal place under the National Parks and Wildlife Act 1974; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) is reserved or dedicated under the Crown Lands Act 1989 for the preservation of flora, fauna or geological formations or for other environmental protection purposes; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) is the site of a heritage item; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) is subject to a stormwater drainage easement; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) is land with a surface level below a 1% Annual Exceedance Probability (AEP) flood level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
[Note: - flood affectation is indicated on zoning certificates issued under Section 149(2) of the EP&A Act, details of known flood levels can be obtained on the basis of a written request from Councils Engineering Services Department]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>Note: Section 76 (3) of the EP&A Act says that Complying development cannot be carried out on land that is:</p> <p>a) state significant development,</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) designated development,</p> <p>c) any development, if consent for it requires the concurrence of a person (other than the consent authority or the Director-General of National Parks and Wildlife as referred to in section 79B (3) of the EP&A Act). The proposed development is permissible with development consent under the provisions of the Holroyd LEP 1991 on the land on which it is proposed.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • On lots over 450m². • The land is not subject to a restriction on title relating to the provision of on-site stormwater detention. • The proposed development is permissible with development consent under the provisions of the Holroyd LEP 1991 on the land on which it is proposed. • Does not apply to dual occupancy or medium density development 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Building Code of Australia</p> <ul style="list-style-type: none"> • The proposal complies with the deemed to satisfy provisions of the Building Code of Australia. <p><u>Streetscape</u></p> <ul style="list-style-type: none"> • Any part of the structure is setback at least 6metres from the principle street frontage. • Dwellings facing public streets and accessways have a front door or window to a habitable room facing the street • Carports and garages facing public streets or accessways are no more than 6 metres or 50% of the frontage wide, whichever is the lesser. <p>Car parking</p> <ul style="list-style-type: none"> • One covered car space is provided for any dwelling having a gross floor area not exceeding 110 square metres or not exceeding two bedrooms. • Two car spaces are provided for any dwelling having a gross floor area exceeding 110 square metres or containing three or more bedrooms including at least one covered car space <p>Energy efficiency</p> <ul style="list-style-type: none"> • The dwelling has at least a 3.5 star rating under the National House Energy Rating Scheme (NatHERS) <p>Bulk and scale</p> <ul style="list-style-type: none"> • The dwelling does not exceed a maximum floor space ratio of 0.5:1. • The ground floor level of the structure is not more than 500mm above natural ground level at any point. • The distance between the floor level and the underside of eaves is no more than 2.7 metres • The roof pitch is no more than 24 degrees and any openings are flush with the roof pitch <p>The next door property's main area of private open space or any habitable rooms are not in shadow between 10.00 am and 3.00 pm on 21 June, as a result of the development</p> <ul style="list-style-type: none"> • The external wall of any structure is at least 900mm from a side or rear boundary and security 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<ul style="list-style-type: none"> • Windows in a habitable room that allow an outlook to a window to a habitable room in the neighbour's house and are within 9 metres: <ul style="list-style-type: none"> ▪ Are offset from the edge of one window to the edge of the other window by a distance of 0.5 metres, or ▪ Have sill heights of 1.5 metres above floor level, ▪ Have fixed obscure glazing in any part of the window below 1.5 metres above floor level. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><i>Note: Only 1 of the above (3) measures must be provided</i></p>			
<p>Open space and landscaping</p>			
<ul style="list-style-type: none"> • An unbuilt upon rear courtyard area has been provided in a single tract of land having an area of not less than 30% of the total floor area of the dwelling plus 15 square metres • The principal part of the rear courtyard is contiguous to the main living area of the dwelling and has minimum dimensions of 5m x 5m • A minimum of 20% of the site is to be soft landscaped, that is, not hard surfaces • No more than one-third of the front setback area is paved or sealed 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><u>Drainage</u></p>			
<ul style="list-style-type: none"> • All impervious and roof area are capable of being connected to Council's piped stormwater disposal system, no stormwater is to be discharged to the ground • The proposed development will not prevent or impede the natural flow of stormwater drainage/runoff from adjoining sites • The proposed development will not increase or concentrate existing stormwater flows over adjoining properties 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Tree preservation</p>			
<ul style="list-style-type: none"> • Any proposed dwelling is situated outside of the drip line of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree • No excavations will take place within 5 metres of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>Noise & Vibration</p>			
<ul style="list-style-type: none"> • Any development on land adjoining a railway corridor or situated on the opposite side of a public road from a railway corridor; or on any property having frontage to an arterial road shall be designed to comply with the maximum design sound levels recommended by Australian Standard 2107 – 1987 as follows- 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Recreation Areas - 40dB(A) Sleeping Areas - 35dB(A) Work Areas - 40dB(A)</p>			