CHECKLIST FOR NSW COMPLYING DEVELOPMENT CERTIFICATE (CDC)

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

<table>
<thead>
<tr>
<th>Unit</th>
<th>House</th>
<th>Lot &amp; DP or SP</th>
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<tbody>
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<table>
<thead>
<tr>
<th>Street</th>
<th>Suburb</th>
<th>Postcode</th>
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<tbody>
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Requirements- To be completed by applicant

If any No ☐ boxes are ticked the proposal is not “Complying Development”.

<table>
<thead>
<tr>
<th>General Requirements</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development is not complying development if it is carried out on land that:</td>
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<tr>
<td>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</td>
<td>☐</td>
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<tr>
<td>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</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<td>c) is an Aboriginal place under the National Parks and Wildlife Act 1974; or</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>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</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>e) is the site of a heritage item; or</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<td>f) is subject to a stormwater drainage easement; or</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g) is land with a surface level below a 1% Annual Exceedance Probability (AEP) flood level.</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

[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]
Note: Section 76 (3) of the EP&A Act says that Complying development cannot be carried out on land that is:

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<td>a)</td>
<td>state significant development,</td>
<td></td>
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<tr>
<td></td>
<td>designated development,</td>
<td></td>
</tr>
<tr>
<td>c)</td>
<td>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&amp;A Act).</td>
<td></td>
</tr>
</tbody>
</table>

The proposed development is permissible with development consent under the provisions of the Holroyd LEP 1991 on the land on which it is proposed.

- 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

### Building Code of Australia

- The proposal complies with the deemed to satisfy provisions of the Building Code of Australia.

### Streetscape
- Any part of the structure is setback at least 6 metres 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.

### Car parking
- 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.

### Energy efficiency
- The dwelling has at least a 3.5 star rating under the National House Energy Rating Scheme (NatHERS).

### Bulk and scale
- 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.

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.

- The external wall of any structure is at least 900mm from a side or rear boundary and security.
- 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:
  - 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.

**Note:** Only 1 of the above (3) measures must be provided

### Open space and landscaping
- 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

### Drainage
- 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

### Tree preservation
- 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

### Noise & Vibration
- 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-

  - Recreation Areas - 40dB(A)
  - Sleeping Areas - 35dB(A)
  - Work Areas - 40dB(A)