

**COMPLYING DEVELOPMENT - C2**  
**Development Ancillary to Detached Single or Two Storey Dwellings (e.g Carport, Shed etc). (excluding Homebush Bay/Newington)**

**THIS CHECKLIST IS TO BE COMPLETED BY THE APPLICANT AND THEN COMPLETED BY THE DUTY OFFICER**

The Applicant is to complete this Checklist by indicating whether the proposed development conforms with all of the complying development standards. Where the proposed development does not comply with EVERY prescribed standard, the Applicant shall either redraw the plans to comply, or lodge a separate Development Application with Council.

Where the land is located within the Newington/Homebush Bay Area, the provisions of SEPP 60 – exempt and complying development apply and a separate checklist needs to be completed. Please ask us for further details if your site is located within these areas.

<b>Property Address</b>	
<b>Proposal</b>	

REQUIREMENT/DEVELOPMENT STANDARD	Applicant to complete	Applicant to complete	Duty Officer to complete
	PROPOSED	COMPLIES? YES/NO	CHECKED
<b>EXEMPT AND COMPLYING DEVELOPMENT DCP – PART 2.0</b>			
It is local development of a kind that is permissible under the provisions of Auburn Local Environmental Plan, on the land on which it is proposed			
It is not an existing use, as defined in Section 106 of the Environmental Planning and Assessment Act			
It complies with any deemed to satisfy provision of the Building Code of Australia relevant to the development			
It complies with any recovery plan or threat abatement plan in force under the Threatened Species Conservation Act 1995 that apply to the land			
It does not contravene any conditions of any development consent applying to the land			
It will be carried out behind the rear alignment of any building on the site on which it is proposed to be carried out, if that site is located in a heritage conservation area			
A certificate of compliance has been obtained for the development if required from Sydney Water Corporation			
It is not located on land that is identified in Auburn Local Environmental Plan or any environmental planning instrument or adopted Council policy as flood liable or contaminated land, or land subject to subsidence slip or erosion			

REQUIREMENT/DEVELOPMENT STANDARD	Applicant to complete	Applicant to complete	Duty Officer to complete
	PROPOSED	COMPLIES? YES/NO	CHECKED
It is not located on land that has previously been used as a service station, minimum or extractive industry, waste storage or waste treatment, or for the manufacture of chemicals, asbestos or asbestos products, and a notice of completion for remediation works has not been given to the local Council in accordance with State Environmental Planning Policy No. 55 – Remediation of Land			
It is not located on land that is an Aboriginal place under the National Parks and Wildlife Act 1974			
It is not located on land that is the site of a heritage item identified by Auburn Local Environmental Plan 2000			
It is not located on land that 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			
<b>GROUP C- GENERAL</b>			
Land must be zoned for residential development by an environmental planning instrument	Zone =		
A Section 73 Certificate has been obtained, if required, from Sydney Water Corporation			
Appropriate enquiries have been made with Sydney Water, Energy Australia, AGL and telecommunications provided to ensure that the development does not impact on any infrastructure and that services are available to the allotment			
Dwelling must be located clear of any drainage easement, right of carriageway or other encumbrance			
<b>GROUP C - STREETScape</b>			
New buildings within residential areas shall adhere to a front building line of whichever is the most appropriate: (a) 6.0 metres (b) the average of the minimum setbacks of any similar structures on land each side of the subject property but not less than 5.5 metres	Front setback =		
Carpports and garages facing a public street accessway are not more than 6 metres or 40% of the frontage whichever is the lesser and shall not extrude more than 2.0 metres beyond the front building envelope	Garage/carport width =  Distance beyond building envelope =		
Carpports, awnings, pergolas or the like built within 500mm of the boundary shall not be enclosed with wall panels or gates that exceed 1.8 metres in height or be fitted with roller doors			
<b>GROUP C – BULK AND SCALE</b>			
Where detached from the dwelling, the external wall or post of the structure shall be at least 500mm from the side and rear boundary	Side setback =  Rear setback =		
The maximum floor area of a garage, screen enclosure, glazed enclosure, awning, deck or the like is 50 square metres	Floor area =		

REQUIREMENT/DEVELOPMENT STANDARD	Applicant to complete	Applicant to complete	Duty Officer to complete
	PROPOSED	COMPLIES? YES/NO	CHECKED
The combined floor area of any ancillary structures and dwelling shall not occupy more than 60% of the site area	Site area occupied by ancillary structures =		
The external wall of each structure affected by the proposed development is at least 1500mm from the side and rear boundaries	Side setbacks = Rear setback =		
<b>GROUP C – PRIVACY AND SECURITY</b>			
Where overlooking of the adjoining property's private open space is likely to result from a deck, verandah or the like, a 1.5 metre high screen shall be fitted to the side of structure to restrict overlooking			
Windows that are within 9m of, and allow an outlook to a window of a habitable room in the neighbour's house: (a) are offset from the edge of one window to the nearest edge of the other by a distance of at least 0.5 metres (b) Have sill heights of at least 1.5 metres above floor level (c) Have fixed obscure glazing in any part of the window below 1.5 metres above floor level			

SUBMISSION REQUIREMENTS	No. of Copies Required	Applicant to complete	Duty Officer to complete
		YES/NO	CHECKED
<b>GENERAL</b>			
A completed application form, signed by the owner of the land or accompanied by the written authority of the owner to lodge the application (including where appropriate the company seal or seal of the body corporate)	1		
A completed pre-application checklist (this form) demonstrating that ALL of the development standards have been complied with	1		
Application fees as advised by Council	1		
<b>ENVIRONMENTAL PLANNING &amp; ASSESSMENT REGULATION 2000</b>			
Site Plan of the land at scale of 1:100 or 1:200 indicating (a) the location, boundary dimensions, site area and north point of the land (b) existing vegetation and trees on the land (c) the location and uses of existing buildings on the land (d) existing levels of the land in relation to buildings on the land (e) the location and uses of buildings on sites adjoining the land	4		

SUBMISSION REQUIREMENTS	No. of Copies Required	Applicant to complete	Duty Officer to complete
		YES/NO	CHECKED
<b>Plans of the development at a scale of 1:100 indicating:</b> (a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development (b) floor plans of any proposed buildings, showing layout, partitioning, room sizes and intended uses of each part of the building (c) elevations and sections showing proposed external finishes and height of any proposed buildings (d) proposed finished levels of the land in relation to existing and proposed buildings and roads (e) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions) (f) proposed landscaping and treatment of land (including plant types and their height and maturity) (g) proposed methods of draining the land (h) in the case where a BASIX certificate applies, any other matters specified on the certificate to be shown on the plans	4		
<b>Detailed building work plans at 1:100 scale consisting of a block plan and a general plan indicating:</b> (a) a plan of each floor section (b) a plan of each elevation of the building (c) the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground (d) the height, design, construction and provision for fire safety and fire resistance (if any) (e) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building	4		
<b>Detailed building specifications that:</b> (a) describe the construction and materials of which the building is to be built and the method of drainage, sewerage and supply (b) that state whether the materials to be used are new or second hand and (in the case of second hand materials) give particulars of the materials to be used	4		
<b>Copies of any compliance certificates to be relied on</b>	4		
<b>BASIX Certificate and any associated documentation (where required)</b>	4		
<b>Structural engineering plans for any structural steel or reinforced concrete components</b>	4		
<b>Political Donation or Gift Disclosure</b>	Disclosure any donation or gift – check if complete	<input type="checkbox"/>	<input type="checkbox"/>

**Warning: It is Council policy not to accept incomplete Complying Development Certificate Application documentation. This includes delayed provision of any consultant reports.**

### DECLARATION BY APPLICANT

I have read the **COMPLYING DEVELOPMENT PRE-APPLICATION CHECKLIST** and provided documentation for this application consistent with the provisions of the checklist. I understand that a failure on my part to provide all information required by the **CHECKLIST** will result in Council not proceeding with the processing of my application until the required documentation is provided in full and may result in a refusal or rejection of my application

Applicant's Name (Print Please) \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Date \_\_\_\_\_

### OFFICE USE ONLY

Is the CDC OK for lodgement?       Yes       No      I have sighted all of the above documents.

Full name of Duty Officer

Signature of Duty Officer

Date

**THE FOLLOWING ADDITIONAL INFORMATION MUST BE SUBMITTED PRIOR TO COUNCIL ACCEPTING THIS APPLICATION (TO BE COMPLETED BY DUTY OFFICER):**

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
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