

**COMPLYING DEVELOPMENT - C4**  
**Two Storey Dwellings & Additions on Lots over 450 m<sup>2</sup> in area (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			

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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 A- GENERAL</b>			
Minimum Land size = 450m <sup>2</sup>	Land Size =		
<i>Where an existing parcel of land (having an area greater than 450m<sup>2</sup>) is comprised of more than one allotment, consolidation of the allotments must occur before the development can be classified as Complying Development. Council or an accredited certifier cannot accept the application until evidence of consolidation is provided</i>			
Only one dwelling per allotment	No. of dwellings =		
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 B - 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 =		
A maximum unarticulated length of wall facing a public street to be 5.0m	Wall length =		
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 =		
Development on steeply sloping sites shall be stepped so that cut and fill shall not exceed 1.0 metre in height	Cut and fill height =		

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The frontage of buildings and their entries should be visible from the street			
Window and door patterns in front facades shall be provided in a symmetrical and balanced manner. Rooms or areas associated with highlighted or utility windows such as bathrooms, laundries, stairways or halls shall not be placed on any front facade			
<b>GROUP B – BULK AND SCALE</b>			
The ground floor of the structure at any point is not more than 1 metre above natural ground level	Floor height above natural ground level =		
The maximum height of a two storey building should not exceed 7.2 metres measured from natural ground level to the upper most eave	Height =		
The roof openings are flush with the roof pitch			
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 =		
The eaves and gutters of the dwelling are at least 1125mm from the nearest side and rear boundary	Eaves/gutters setback =		
The sunlight to at least 50% of the principal area of private open space of adjoining properties is not reduced to less than 3 hours between 9.00am and 3.00pm on June 21, or is not further reduced where existing overshadowing by buildings is greater Shadow diagrams must be submitted to demonstrate compliance			
Maximum floor space ratio for land zoned Residential 2(a) is 0.5:1 and for land zoned Residential 2(b) is 0.6:1	Floor Space Ratio =		
The built upon area shall not exceed 60% of the total site area and the remaining 40% shall be for landscaping and open space	Built upon area = Landscaped area =		
Compliance with a building height plane as outlined in Section 3 of Council's Residential Areas DCP A building height plane diagram must be submitted to demonstrate compliance			
<b>GROUP B – PRIVACY AND SECURITY</b>			
Direct views onto adjoining private open space from decks, balconies or the like are to be restricted by the installation of 1.5 metre high screens to the edge of such structures			
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			

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Balconies or decks at the first floor level shall be a maximum width of 1.2 metres and maximum length of 3 metres. The edge of any deck constructed at the rear of the house shall be provided with 1.5 metre high screening appropriately located to restrict overlooking of adjoining properties. Alternatively, recess the deck within the house wall to restrict overlooking of private open space	Balcony width =  Balcony length =		
<b>GROUP B – OPEN SPACE AND LANDSCAPING</b>			
Not more than one-third of the front setback area is to be paved or sealed All hard surfaced areas must be shown on the plans	Percentage of front setback paved =		
No trees are to be removed without prior approval granted by Council where subject to the provisions of Council's Tree Preservation Order	No. of trees proposed to be removed =		
No construction is to be built or located within the dripline of a tree			
<b>GROUP A – PRIVATE OPEN SPACE</b>			
Private open space must be directly accessible from a living area of the dwelling and capable of being used for recreation purposes			
A minimum of 50 square metres of the site must be soft landscaped, that is not a hard surface	Soft landscaped area =		
The private open space must be capable of receiving not less than 3 hours of sunlight between 9.00am and 3.00pm on June 21, over at least 50% of the private open space Shadow diagrams must be submitted to demonstrate compliance			
Private open space shall not be located within any street setback area			
<b>GROUP B - FENCING</b>			
Side and rear boundary fences, located behind the building line, shall have a maximum height of 1.8 metres and be constructed of timber or colour bonded steel	Boundary fence height =  Boundary fence material =		
Front fences and walls located within the building line shall be a maximum of 900mm or a maximum height of 1.2 metres for open construction	Front fence height =		
Fences and walls located within the building line shall be compatible with the existing street character			
Fences and walls shall not prevent the flow of natural water			
<i>Refer to the schedule of exempt development for additional information regarding fencing</i>			
<b>GROUP B – SITE ACCESS AND CIRCULATION</b>			
The finished level of the driveway to be a maximum height of 1 metre above natural ground level Driveway levels to be shown on the plans	Driveway height above natural ground level =		
Driveways to be located a minimum of 500mm from the side boundary Driveway position to be shown on the plans	Driveway setback =		

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Driveways to be located a minimum of 500mm from clear of all drainage structures within the street gutter and do not interfere with existing public utility infrastructure, unless prior approval is obtained from the relevant authority Driveway position, drainage structures and utility installations to be shown on the plans			
There is to a maximum of one driveway crossing per allotment	No. of driveway crossings =		
Driveway crossing is to a minimum distance of 6 metres from a road intersection and have a minimum width of 3 metres	Driveway crossing distance from road intersection =  Driveway width =		
Two car parking spaces shall be provided per dwelling with minimum dimensions of 2.4 metres by 5.4 metres where open and 3.0 metres by 5.4 metres where enclosed Location and dimensions of car parking spaces to be shown on the plans	No. of car parking spaces =		
<b>GROUP B – WATER AND SOIL MANAGEMENT</b>			
The land surrounding any structure is graded to divert uncontaminated surface water to the street or other stormwater disposal system, and clear of the proposed building area and adjoining properties			
A water and soil management plan to minimise soil erosion and other material from being washed or tracked by vehicles off site, is to be prepared and implemented during construction			

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		

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<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>	2		
<b>Political Donation or Gift Disclosure</b>	Disclosure any donation or gift – check if complete	<input type="checkbox"/>	<input type="checkbox"/>

