

COMPLYING DEVELOPMENT **C7**
HOMEBUSH BAY/NEWINGTON AREA
 (Covered by State Environmental Planning Policy No. 60 –
 Exempt & Complying Development)

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

The applicant is to complete this Checklist by ticking the relevant development type and indicating whether the proposed development conforms with all of the complying development standards for that development type. 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.

NOTE: Demolition of any existing work or building on the site that is necessary to enable the residential development described in Parts 3, 4 or 5 of this checklist to be carried out is also classified as complying development.

Property Address	
Proposal	

REQUIREMENT/DEVELOPMENT STANDARD		Applicant to complete	Applicant to complete	Duty Officer to complete
		PROPOSED	COMPLIES? YES/NO/N/A	CHECKED
<input type="checkbox"/>	1. BED AND BREAKFAST ACCOMMODATION <i>The use of an existing lawful house by its permanent residents for the temporary accommodation of visitors for commercial purposes</i>			
A maximum of 3 guest bedrooms		No. of guest bedrooms =		
A minimum of 2 bathrooms		No. of bathrooms =		
A smoke detection system that complies with AS 3786-1993 – Smoke Alarms and AS 3000 – 1991 – Electrical Installation – Buildings, Structures and Premises (known as the SAA wiring rules) is in the house				
A fire extinguisher and fire blanket is in the kitchen				
Approval has been obtained from the owners corporation, or the community precinct or neighbourhood association, if the house is subject to the Strata Schemes Management Act 1996 or the Community Land Management Act 1989 A copy of the consent to be included with the application				
<input type="checkbox"/>	2. COMMERCIAL USES AND BUILDING ALTERATIONS (1) A change of building use from a shop to an office, or from an office to a shop (2) Internal alterations (and any necessary demolition associated with the alterations)			
No increase to the total floor area of a building				
The total floor area involved is not more than 2000m ²		Total floor area involved =		

REQUIREMENT/DEVELOPMENT STANDARD	Applicant to complete	Applicant to complete	Duty Officer to complete
	PROPOSED	COMPLIES? YES/NO/N/A	CHECKED
Bulk and Scale (1) The maximum distance between ground floor level of the structure at any point and natural ground level is not more than 1 metre (2) The height between a floor and the ceiling above is not more than 2.7 metres (except the garage) (3) The roof openings are parallel with the roof pitch and extend not more than 150mm outside the roof (4) For at least 3 hours between 9am and 5pm on June 21 at least 50% of the neighbouring properties' main area of private open space is not in shadow, or where this standard cannot be met, no additional overshadowing occurs Shadow diagrams are to be submitted to demonstrate compliance (5) The external wall of the house are at least 900mm from the side and rear boundaries and all related development is at least 450mm from the side and rear boundaries	Distance from natural ground level to ground floor level = Floor to ceiling height = Side setbacks = Rear setback =		
Open Space and Landscaping (1) A minimum of 20 per cent of the site must be soft landscaped at the rear of the lot, that is, not a hard surface (2) Not more than one-third of the front yard is paved or sealed	Soft landscaped area = Percentage of rear yard soft landscaped = Percentage of front yard sealed/paved =		
<input type="checkbox"/>	4. HOUSES AND EXTENSIONS <i>Development on lots of 1000 square metres but not more than 2500m² in area consisting of:</i> (a) a detached house up to two storeys (including single or two storey alterations and additions to detached two storey houses), or (b) development related to a detached house (for example, erection of carports and garages)		
Streetscape (1) Each part of the structure (a) complies with any relevant building line fixed or under an environmental planning instrument or development control plan applying to the land (b) is set back at least 4 metres from the front boundary, except garages facing the street which are to be set back at least 5.5 metres from the front boundary, or is set back at least the average of the minimum setbacks of any like structures on land each side of the subject property, whichever is the greater (2) Carports and garages facing a public street or accessway are not more than 6.3 metres or 50% of the width of the lot at the building line whichever is the lesser (3) Driveways are not less than 6 metres from a road intersection	Front setback = Carport/garage width = Driveway distance from road intersection =		

REQUIREMENT/DEVELOPMENT STANDARD	Applicant to complete	Applicant to complete	Duty Officer to complete
	PROPOSED	COMPLIES? YES/NO/N/A	CHECKED
Energy Efficiency The house has at least a 3.5 star rating under the House Energy Rating Scheme (NatHERS) Note: BASIX may override this requirement – please check with us for details NatHERS / BASIX certificate to be submitted to demonstrate compliance			
Bulk and Scale (1) The maximum distance between ground floor level of the structure at any point and natural ground level is not more than 1 metre (2) The height between a floor and the ceiling above is not more than 2.7 metres (except the garage) (3) The roof openings are parallel with the roof pitch and extend not more than 150mm outside the roof (4) For at least 3 hours between 9am and 5pm on June 21 at least 50% of the neighbouring properties' main area of private open space is not in shadow, or where this standard cannot be met, no additional overshadowing occurs Shadow diagrams are to be submitted to demonstrate compliance (5) The external walls of each structures is: (i) at least 1350mm from the side and rear boundaries where the house is two storeys, or (ii) at least 900mm from the side and rear boundaries where the house is one storey (iii) at least 450mm from the side and rear boundaries for all related development	Distance from natural ground level to ground floor level = Floor to ceiling height = Side setbacks = Rear setback =		
Open Space and Landscaping (1) A minimum of 50 per cent of the site must be soft landscaped at the rear of the lot, that is, not a hard surface	Soft landscaped area = Percentage of rear yard soft landscaped =		
<input type="checkbox"/>	5. HOUSES AND EXTENSIONS <i>Development on lots of more than 2500m² in area consisting of:</i> <i>(a) a detached house up to two storeys (including single or two storey alterations and additions to detached two storey houses), or</i> <i>(b) development related to a detached house (for example, erection of carports and garages)</i>		

REQUIREMENT/DEVELOPMENT STANDARD	Applicant to complete	Applicant to complete	Duty Officer to complete
	PROPOSED	COMPLIES? YES/NO/N/A	CHECKED
Streetscape (1) Each part of the structure (a) complies with any relevant building line fixed or under an environmental planning instrument or development control plan applying to the land (b) is set back at least 15 metres from the front boundary, or is set back at least the average of the minimum setbacks of any like structures on land each side of the subject property, whichever is the greater (2) Carports and garages facing a public street or accessway are not more than 6.3 metres or 50% of the width of the lot at the building line whichever is the lesser (3) Driveways are not less than 6 metres from a road intersection	Front setback = Carport/garage width = Driveway distance from road intersection =		
Energy Efficiency The house has at least a 3.5 star rating under the House Energy Rating Scheme (NatHERS) Note: BASIX may override this requirement – please check with us for details NatHERS / BASIX certificate to be submitted to demonstrate compliance			
Bulk and Scale (1) All structures are within an area of not more than 500 square metres (which can be made up of a number of smaller building areas) (2) The maximum distance between ground floor level of the structure at any point and natural ground level is not more than 1 metre (3) The height between a floor and the ceiling above is not more than 2.7 metres (except the garage) (4) The roof openings are parallel with the roof pitch and extend not more than 150mm outside the roof (5) The external walls of each structures is at least 15 metres from the side and rear boundaries	Area occupied by structures = Distance from natural ground level to ground floor level = Floor to ceiling height = Side setbacks = Rear setback =		
Open Space and Landscaping (1) A minimum of 50 per cent of the site must be soft landscaped at the rear of the lot, that is, not a hard surface	Soft landscaped area = Percentage of rear yard soft landscaped =		
<input type="checkbox"/>	6. INDUSTRIAL AND WAREHOUSE BUILDINGS <i>Development and use of an industrial building or warehouse (including alterations and additions) on land zoned industrial where its use is:</i> <ul style="list-style-type: none"> • not for an actually or potentially hazardous or offensive industry • but is consistent with the classification of the building under the Building Code of Australia. 		

REQUIREMENT/DEVELOPMENT STANDARD	Applicant to complete	Applicant to complete	Duty Officer to complete
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Setbacks (1) Each part of the structure is set back not less than 5 metres from any boundary facing a road (2) Driveways are not less than 6 metres from a road intersection	Setbacks = Driveway distance from intersection =		
Floor Space Ratio The floor space ratio (ratio of the total floor space in all buildings to the site area) is not more than 1:1	Floor Space Ratio =		
Building Height (1) The height of any wall is not greater than 7.2 metres, excluding any parapet (2) The site is not cut or filled so as to alter a level by more than 1 metre	Maximum wall height = Maximum cut and fill height =		
Drainage (1) All roof and surface water is drained to a drainage system and discharged into the council's nearest stormwater drainage system (2) The drainage system is designed for a 1 in 20 year storm event, and so that any excess water will flow overland to the street Drainage plans must be submitted to demonstrate compliance			
Garbage and Storage Areas Garbage and storage areas are on site and behind the building line for the property			
Landscaping (1) A landscaped strip of at least 3 metres in width to each street frontage is planted with trees and shrubs Landscape plan must be submitted to demonstrate compliance (2) The driveway width has a maximum width of 7 metres	Landscaped strip width = Driveway width =		
<input type="checkbox"/>	7. SWIMMING POOLS <i>Development for the purpose of swimming pools (including coping, decking and fences related to the pool) on lots over 450 square metres in area if the pool will be related to a house occupied for private use only</i>		
Streetscape The pool is not between the house and the boundary	Pool location =		
Bulk and Scale (1) All coping or decking around the pool is not more than 750 millimetres above the natural ground level (2) The pool is at least 1.5 metres from the side and the rear boundaries	Coping or decking height = Side setbacks = Rear setback =		
Privacy and Security The noise level of any filtration equipment or pumps does not exceed 5dBA above the ambient background level measured at the property boundary Specifications of filtration equipment and/or pumps must be submitted to demonstrate compliance			

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Open Space and Landscaping A minimum of 20 per cent of the site must be soft landscaped, that is, not a hard surface	Amount of site soft landscaped =		
Installation and Construction The installation and construction of the pool complies, where relevant, with: (1) AS/NZS 1838:1994 Swimming Pools – Premoulded fibre reinforced plastics – Design and fabrication, and AS/NZS 1839:1994 Swimming Pools – Premoulded fibre-reinforced plastics- installation, or (2) AS2783-1992 – Use of reinforced concrete for small swimming pools Specifications and engineering plans must be submitted to demonstrate compliance			
The Pool and Surrounding Structures The pool and surrounding structures comply with AS1926.1-1993-Fencing for Private Swimming Pools and are located in accordance with the Swimming Pools Act 1992 Plans to indicate location and details of all fencing and specifications to demonstrate compliance with Act and Standards			

SUBMISSION REQUIREMENTS	No. of Copies Required	Applicant to complete	Duty Officer to complete
		YES/NO	CHECKED
GENERAL			
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		
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000			
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
Plans of the development at a scale of 1:100 indicating: (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		
Detailed building specifications that: (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		
Structural engineering plans for any structural steel or reinforced concrete components	4		
Copies of any compliance certificates to be relied on	4		
BASIX Certificate and any associated documentation (where required)	4		
If the development involves a change of use of a building: (a) a list of the Category 1 fire safety provisions that currently apply to the existing building (b) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use			
If the development involves work: (a) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and (b) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work			
Political Donation or Gift Disclosure	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):

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