

NEW OUTBUILDINGS SHEDS, GARAGES, CARPORTS

R1 – RESIDENTIAL ZONE

NSW SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008

PROPOSED DEVELOPMENT

PROPERTY ADDRESS

LAND REQUIREMENTS – LPSC LEP (2011)

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| 1. Property does not have a heritage item. | No |
| 2. Property is not identified as in a buffer area, environmentally sensitive land or has terrestrial biodiversity. | No |

for a full list of the land requirements, see Clause 1.19 of the SEPP.

BUILDING REQUIREMENTS

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|---|-----|
| 1. Building will be a minimum of 10 metres away from power lines. | Yes |
| 2. Building will be a minimum of 1 metre from an easement, sewer or water main. | Yes |
| 3. Building will be a minimum of 40 metres from a watercourse. | Yes |

for a full list of exclusions, see Clauses 3D.3 and 3D.4 of the SEPP.

DEVELOPMENT STANDARDS

- | | |
|---|-----------|
| 1. The lot (property) has an existing single dwelling with vehicular access. | Yes |
| 2. The width of the lot is at least 6 metres when measured at the building line. | Yes |
| 3. The lot (property) has an area of at least 200m ² . | Yes |
| 4. If the lot is a battle-axe lot, have an access laneway of least 3 metres. | Yes NA |
| 5. If the lot is a corner lot, have a primary road frontage of at least 6 metres. | Yes NA |
| 6. The maximum height of the building is 4.8 metres. | Yes |

7. The maximum floor area of **all buildings** on the lot complies with the following: Yes

| Lot area | Maximum gross floor area |
|---|-------------------------------------|
| 200m ² –250m ² | 78% of lot area |
| >250m ² –300m ² | 75% of lot area |
| >300m ² –350m ² | 235m ² |
| >350m ² –450m ² | 25% of lot area + 150m ² |
| >450m ² –560m ² | 290m ² |
| >560m ² –600m ² | 25% of lot area + 150m ² |
| >600m ² –740m ² | 335m ² |
| >740m ² –900m ² | 25% of lot area + 150m ² |
| >900m ² –920m ² | 380m ² |
| >920m ² –1,400m ² | 25% of lot area + 150m ² |
| >1,400m ² | 500m ² |

8. The maximum floor area of the building complies with the following: Yes

| Lot size | Maximum floor area |
|---------------------------------------|--------------------|
| 200m ² –300m ² | 36m ² |
| >300m ² –600m ² | 45m ² |
| >600m ² –900m ² | 60m ² |
| >900m ² | 100m ² |

9. The building will be located behind the building line of the existing dwelling and a minimum front setback of 5.5 metres. Yes

10. The building will have a side boundary setback of at least 5 metres for lots over 4,000m². Yes
NA

11. The building will have a side boundary setback as follows for lots less than 4,000m². Yes

| Lot width at boundary line | Minimum setback from each side boundary |
|----------------------------|---|
| 6m–18m | 900mm |
| >18m–24m | 1.5m |
| >24m | 2.5m |

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| 12. The building will have a rear boundary setback as follows: | Yes |
| Minimum setback from rear boundary | |
| Lot area | |
| 200m ² –900m ² | 0.9m |
| >900m ² –1,500m ² | 1.5m |
| >1,500m ² –4,000m ² | 2.5m |
| >4,000m ² | 5m |
| 13. The building will be set back at least 3 metres from a public reserve. | Yes NA |
| 14. The building does not result in any fill more than 600mm above the existing ground level. | Yes |
| 15. The landscaped area of the property is at least 50% of the lot area. | Yes |
| 16. The property has at least one off-street carparking space behind the building line and complies as follows: | Yes |
| Lot width at the building line Maximum width of garage door openings | |
| 8m–12m | 3.2m |
| >12m–24m | 6m |
| >24m | 9.2m |
| <i>All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities—Off-street car parking.</i> | |
| <i>The off-street car parking space for a battle-axe lot must be constructed so that vehicles can leave the lot in a forward direction.</i> | |

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| 17. For a building in a Heritage Conservation Area, the lot must not adjoin a lane, secondary road or parallel road. | Yes NA |
| 18. For a building in a Heritage Conservation Area, the building must be located behind the rear building line of the dwelling, be no closer to the side boundaries as the dwelling and have a maximum floor area of 20m ² . | Yes NA |
| 19. All building work will comply with the Building Code of Australia (Volume 2). | Yes |

Note:

Meeting all of the criteria above does not guarantee the proposed development will be approved as a CDC. The above criteria is the first screen for compliance.

If you comply with all of the above, you should now proceed lodge your development as a CDC.

Council will complete the assessment against all of the NSW State Environmental Planning Policy (Exempt and Complying Codes) 2008 to ensure 100% compliance.

COMPLYING DEVELOPMENT – PLANS & DOCUMENTS REQUIREMENTS

- A SITE PLAN** illustrates the whole development and shows all features on the site. The site plan will include a north point, site boundaries and dimensions, road frontage boundary, proposed and existing buildings, setbacks to boundaries, existing vegetation and proposed landscaping, private open space areas, parking and driveways, and easements. The site plan must include existing and proposed ground levels, as well as proposed floor levels, relative to a suitable datum. Details of the depth and extent of proposed cut and fill, and proposed retaining walls are to be shown as well as erosion and sedimentation controls. The method of roofwater and stormwater disposal should be indicated on the site plan. Contours should be indicated on site plans for proposed new dwellings and large additions.
- DESIGN PLANS** show the architectural elements of the proposed building and works. The plans must include a dimensioned floor plan (including room names) elevations of all sides of the building indicating external finishes and BASIX requirements when applicable. A sectional detail is to indicate the footings, wall and roof construction as well as ceiling heights, levels and overall height.
- STRUCTURAL PLANS** are for the major structural elements of the building, eg footings, slabs & structural steel, that are designed and certified by a professional engineer. The plans must include the relevant Australian Standards for the design and where applicable, reference the ground snow load for the relative altitude of the site, eg for sheds etc. The plans must be signed by the engineer and include details of their professional qualifications and/or accreditations.
- BUILDING SPECIFICATIONS** are a detailed description of the proposed building materials and finishes.

All plans must be drawn to an appropriate scale, in ink and to professional drafting standards.

Please note that in addition to a CDC Application, additional applications for a Section 68 Approval for plumbing and drainage, or the installation of septic tanks may be required.

Should any proposed development require work on public roads or Council land (eg driveways), an application under Section 138 of the Roads Act will be required.