

NEW DWELLINGS & ADDITIONS

RU5 – VILLAGE ZONE

NSW SEPP (EXEMPT & COMPLYING DEVELOPMENT CODES) 2008

PROPOSED DEVELOPMENT

PROPERTY ADDRESS

LAND REQUIREMENTS – LPSC LEP (2011)

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| 1. Property is not within a heritage conservation area or has 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 is connected to the sewer or has an existing septic tank with sufficient capacity (If not, a Section 68 Application can be lodged concurrently with the CDC application). | Yes |
| 4. Building is not an alteration or addition to a garage that is forward of the building line. | Yes |

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

DEVELOPMENT STANDARDS

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| 1. The lot (property) is greater than the minimum lot size specified in the Liverpool Plains Local Environmental Plan. | Yes |
| 2. The width of the lot is at least 6 metres when measured at the building line. | Yes |
| 3. There is only one dwelling on the property. | 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 6m. | Yes
NA |
| 6. The maximum building height is 8.5m above existing ground level. | Yes |

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| 7. The maximum floor area complies with the following table: | Yes
NA |
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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

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| 8. The primary road setback is not less than the average setback of the 2 nearest dwellings on the same side of the road. | Yes |
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If there are not 2 dwelling houses within 40m of the lot on the same side of the primary road, the dwelling house and any attached development must have a minimum setback from the primary road as shown in the following table:

Lot size	Minimum setback from primary road
>300m ² –1,500m ²	4.5m
>1,500m ²	10m

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| 9. If the lot is a corner lot, the secondary road frontage setbacks comply with the following table: | Yes
NA |
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Lot size	Minimum setback from secondary road
>600m ² –1,500m ²	3m
>1,500m ²	5m

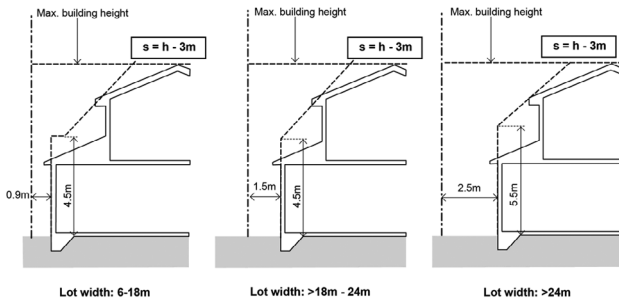
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| 10. If the lot fronts a classified road, the building is set back at least 9 metres. | Yes
NA |
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11. The side boundary setbacks of the building comply with the following table: Yes

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

12. If any part of the building is more than 4.5 metres above the existing ground level, the setback is the height minus 3 metres: Yes
NA

Setback above 4.5m = Building height at any point - 3m (subject to 3C.21(7))



13. The rear setback of the building complies with the following table: Yes

Lot area	Building height	Minimum setback from rear boundary
200m ² –300m ²	0m–4.5m	3m
	>4.5m–8.5m	10m or the average rear setback of the 2 adjoining dwelling houses, measured at 4.5m above ground level (existing), whichever is the lesser
>300m ² –900m ²	0m–4.5m	3m
	>4.5m–8.5m	8m
>900m ² –1,500m ²	0m–4.5m	5m
	>4.5m–8.5m	12m
>1,500m ²	0m–4.5m	10m
	>4.5m–8.5m	15m

14. The building has a setback to a public reserve of at least 3 metres. Yes
NA

15. If the lot is a battle-axe lot, the front setback is at least 3 metres. Yes
NA

16. The building does not result in any fill more than 600mm above the existing ground level within 1 metre of a boundary or sewer/ water mains or a require a retaining wall greater than 600mm in height. Yes

17. The building has a balcony, deck, patio, pergola, terrace or verandah attached to the side or rear of the dwelling only if the lot area is more than 300m² and the lot width at the building line is more than 10 metres. Yes
NA

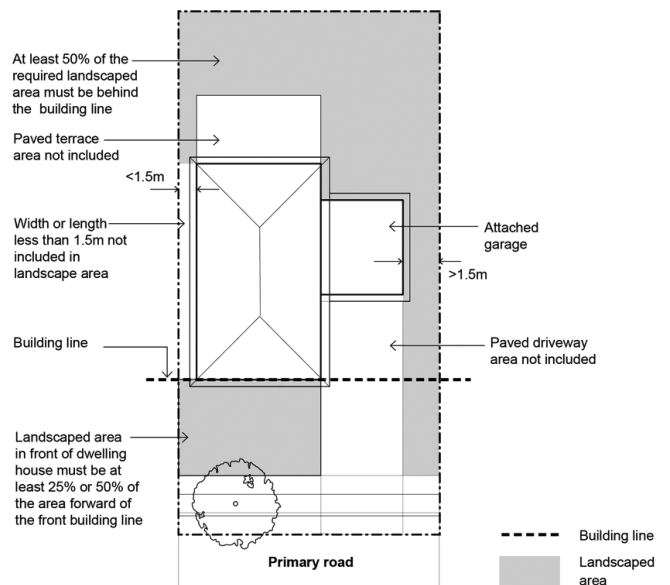
18. The maximum height of any balcony, deck, patio, pergola, terrace or verandah complies with: Yes
NA

Set back from the side or rear boundary	Maximum permitted floor level above ground level (existing)
<3m	2m
3m–6m	3m
>6m	4m

19. The total floor area of attached balconies, decks, patios, pergolas, terraces and verandahs that are within 6 metres from a side or rear boundary and have a finished floor level above existing ground level of more than 2 metres is no more than 12m². Yes
NA

20. The landscaped area complies with the following and will be a minimum of 1.5m by 1.5m. Yes

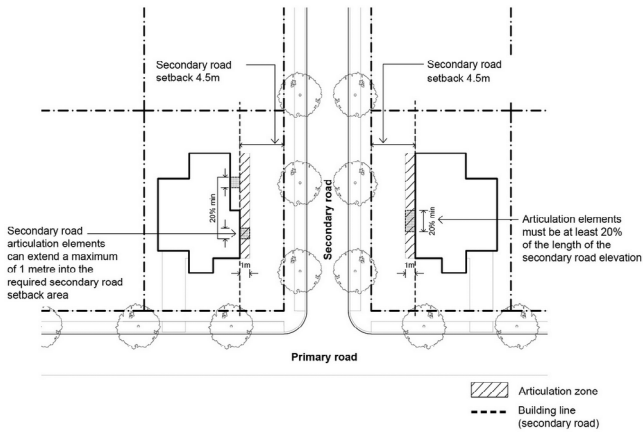
Lot area	Minimum landscaped area
200m ² –300m ²	10% of lot area
>300m ² –450m ²	15% of lot area
>450m ² –600m ²	20% of lot area
>600m ² –900m ²	30% of lot area
>900m ² –1,500m ²	40% of lot area
>1,500m ²	45% of lot area



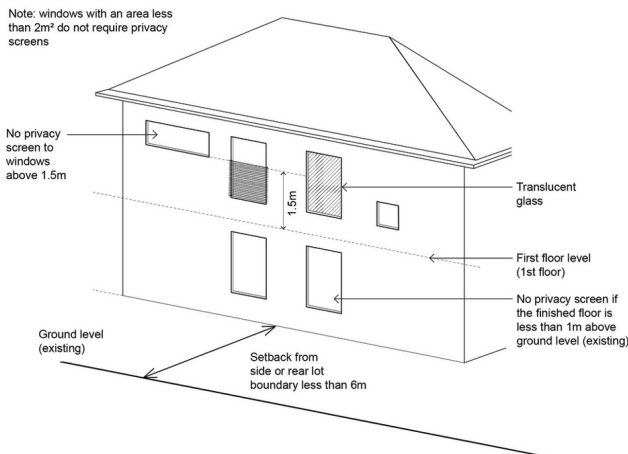
21. The house contains at least 1 door and 1 window to a habitable room at ground level facing the primary road. Yes

22. If the house is on a corner lot, it has a window facing the secondary road of at least 1m². Yes
NA

23. If the house is on a corner lot, it has building articulation elements, such as an entry feature, verandah, bay window or a step in the wall of at least 600mm, in the elevation that faces the secondary road. Yes
NA



24. Privacy Screens are provided in accordance with the following diagrams: Yes
NA

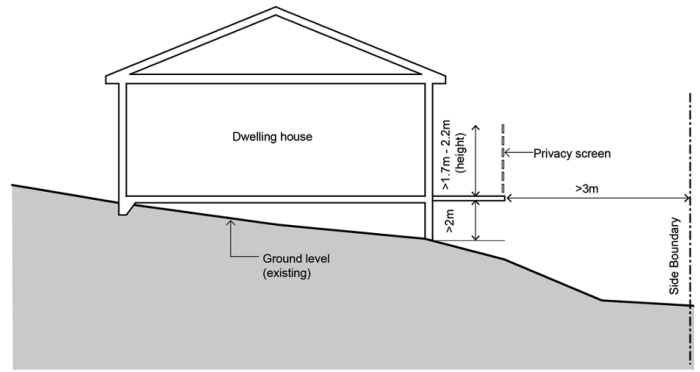


25. Privacy screens are provided to balconies, decks, patios, pergolas, terraces and verandahs in accordance with the following: Yes
NA

A balcony, deck, patio, pergola, terrace or verandah that has a floor area of more than 3m² must have a privacy screen installed at the edge of that part of the balcony, deck, patio, pergola, terrace or verandah that is parallel to or faces towards a side or rear boundary if –

- that edge is less than 3m from the boundary and the balcony, deck, patio, pergola, terrace or verandah has a finished floor level of more than 1m above ground level (existing), or
- that edge is at least 3m, but not more than 6m, from the boundary and the balcony, deck, patio, pergola, terrace or verandah has a finished floor level of more than 2m above ground level (existing).

Any required privacy screen required must be installed to a height of at least 1.7m, but not more than 2.2m, above the finished floor level of the balcony, deck, patio, pergola, terrace or verandah.

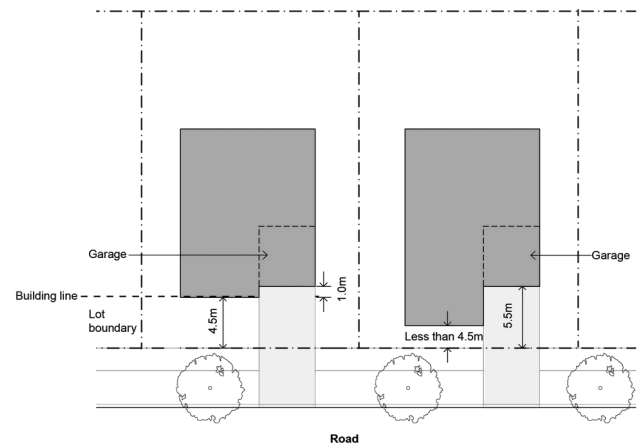


26. The property has at least one off-street carparking space behind the building line and complies as follows: Yes

Lot width at the building line	Maximum width of garage door openings
8m–12m	3.2m
>12m–24m	6m
>24m	9.2m

All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities—Off-street car parking.

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.



27. All building work will comply with the Building code of Australia (Volume 2). Yes

Note 1:

For detailed requirements, refer to the NSW State Environmental Planning Policy (Exempt and Complying Codes) 2008, in particular Part 3D - Inland Code.

Note 2:

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

- 1. 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.
- 2. 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.
- 3. 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.
- 4. BUILDING SPECIFICATIONS** are a detailed description of the proposed building materials and finishes.
- 5. A BASIX CERTIFICATE** for new dwellings, alterations and additions valued at \$50,000 or over, swimming pools with a capacity of over 40,000 litres.

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.

NOTES