

Checklist – Houses and Extensions COMPLYING DEVELOPMENT

This checklist is only to be used for Complying Development Certificate applications under Council's DCP 89

Property Address
(specify house no., unit no., name etc.)

Street

Town/Locality

Lot or Portion No.(s)

Section (where relevant)

DP No. or Parish Name

Applicant's Name

Signature of Applicant:
.....

Date of Application:

CD Number *Office Use Only*

This Checklist must be completed for the following developments:

- SINGLE-STOREY dwelling-house on vacant land; or
- SINGLE-STOREY alterations and additions to an existing lawful single-storey dwelling-house in a Residential or Township Zone.

You must complete the following checklist and submit it to Council with your Complying Development Application Form. If your answers fall into any ONE (1) of the shaded circles, your proposal does not satisfy the requirements for Complying Development. If you wish to proceed with your proposal you must, therefore, complete and submit a Development Application.

THE LAND

Tick the relevant box

Zoning

Is the land zoned residential under Shoalhaven Local Environmental Plan 1985 or Township under Interim Development Order No. 1 Yes No

Enter Zone

Vegetation

Does the proposal involve the removal of any trees? Yes No

Effluent Disposal

Does the proposal require the installation or upgrading of an effluent disposal system? Yes No

Flooding

Has the land been identified by Council as flood prone? Yes No

Utilities

Is town water available for connection to the property? Yes No

Is reticulated sewer available for connection to the property? Yes No

Excluded Land

Is the land identified in Schedule 3 to DCP 89 (Exempt and Complying Development)? Yes No

Integrated Development

Does your proposal involve excavation within 40 metres of a foreshore or watercourse? (See Note 1 – over) Yes No

State Policies/Legislation

Is the land affected by Drinking Water Catchment REP No1? (If your land is within the Sydney Water Catchment you may be affected) Yes No

Does your proposal comply with the BASIX requirements? (Attach Certificate if required) Yes No

Development Control Plans

Is the land affected by DCP 62 – Guidelines for Residential Development in Foreshore Areas? Yes No

Is the land affected by DCP 41 – Callala? Yes No

Does your proposal comply with any other development control plan applying to the land? Yes No

Restrictions-as-to-User (88B Instruments)

Does the proposal comply with the restrictions-as-to-user on the title of the land (where Shoalhaven City Council is the authority to release, vary or modify the restriction)? Yes No

Development Consent

Does the proposal comply with any existing development consent conditions applying to the land? (You do not need to answer this question if no development consent has been issued since the allotment was created) Yes No

Utilities

Does the proposal comply with the setbacks as stated in Council's "Building over Sewer Policy"? Yes No

Heritage

Is the land identified as the site of a heritage item in Shoalhaven Local Environmental Plan 1985, a draft local environmental plan; the Illawarra Regional Environmental Plan; the Jervis Bay Regional Environmental Plan or under the Heritage Act, 1977? Yes No

Is the land on the Register of the National Estate or Interim Listed? Yes No

Heritage Conservation Areas

Is the land located within a heritage conservation area? Yes No

If yes, is the proposal located behind the rear building alignment of any existing building on the land? (You do not need to answer this question if you answered "No" to the one above) Yes No

Access

Does the proposal restrict any vehicular or pedestrian access to the site? Yes No

Stormwater

Does the proposal obstruct stormwater drainage of the site? Yes No

Property Boundaries

Is the proposal wholly contained within the property boundaries? Yes No

Easements

Is the proposal located within 1 metre of any registered easement? Yes No

THE PROPOSAL

Building Code of Australia

Does the proposed dwelling-house comply with the deemed-to-satisfy provisions of the BCA? Yes No

Streetscape

- The relevant building lines and setbacks for the property are (enter the relevant details):
- Front building line
- Rear boundary setback
- Side boundary setback
- maximum height

And each part of the structure complies with the above. Yes No

Bulk and Scale

• The ground floor level of the structure at any point is not more than 1m above natural ground level. Yes No

• The distance between the floor level and the underside of the eaves is not more than 2.7m. Yes No

• Any roof openings are parallel to the roof pitch. Yes No

• Maximum excavation or fill is 600mm. Yes No

• Integral garages facing a public street or right-of-carriageway are not more than 6m wide or 50% of the frontage width whichever is the lesser. Yes No

• Any horizontal dimension parallel to a public street or right-of-carriageway is not more than 7m or alternatively the front elevation includes a verandah. Yes No

Privacy and Security

Any window in a habitable room within 9m of a window in a habitable room in a neighbour's house is either:

• Offset from the edge of one window to the nearest edge of the other by a distance of at least 0.5m; or Yes No

• Has a sill height of at least 1.7 m above floor level; or Yes No

• Has fixed obscure glazing in any part of the window below 1.7 m above floor level? Yes No

Carparking

Has one car parking space (5.5 m x 2.6 m) been provided behind the front building building line. Yes No

Open Space and Landscaping

Forty percent (40%) of the land is soft landscaping (i.e. grass, garden beds)? Yes No

Paving of the front setback is limited to one third of the area? Yes No

Note 1 – If your proposal involves excavation for foundations within 40 metres of a foreshore or watercourse you require approval under Part 3A of the Rivers and Foreshores Improvement Act 1948. You must, therefore, lodge an application for Integrated Development Consent..