



# Checklist – Houses and Extensions COMPLYING DEVELOPMENT

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

Is the land affected by SEPP No. 58? (If your land is within the Sydney Water Catchment you may be affected)

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

**Energy Efficiency**

Does the proposed dwelling-house have at least a 3.5 star rating under the House Energy Rating Scheme (NatHERS)? (Attach Certification)  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..