

COMPLYING CHECKLIST - CARPORTS AND GARAGES

Disclaimer: The information provided by you on this form will be used by Parramatta City Council or its agents to process to process this application. The provision of this information is voluntary, however, if you do not provide the information, Council may not be able to fully process your application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.

PART 1 - Property & Applicant Details

1. Property Details

Address	unit no:	house no:
	street:	
Lot/DP/SP etc	suburb:	postcode:
	lot:	DP/SP etc:

2. Applicant Details

Full name/company and contact person	family name (or company & ABN):	
	full given names:	
	OR company contact person:	
Postal address		
	suburb:	postcode:
Contact details	home phone:	mobile:
	office phone	fax:
	email:	date:

Note: Applicant is required to sign the last page of this application.

PART 2 - Complying Development Checklist

	Requirements under Section 6.4.3 Parramatta DCP 2005	Yes (✓)	No (✓)	N/A (✓)
1	The garage or carport has a maximum size of 6m x 6m.			
2	The maximum floor space ratio of the dwelling plus garage or carport is 0.45 : 1.			
3	The garage or carport is either located behind, or in equal line with, the building line of another adjoining development, whichever is the greater.			
4	The side boundary setbacks are a minimum of 1m from the wall of the building to the side boundary; or alternatively the eaves are setback at least 500mm from the side boundary.			
5	The external finishes are compatible with the existing buildings i.e. colours and finishes have been carefully selected to be in keeping with surrounding natural and built environment.			
6	The maximum of any cut and fill is 500mm above natural ground level.			

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PART 2 - Complying Development Checklist (Continued)

	Requirements under Section 6.4.3 Parramatta DCP 2005	Yes (✓)	No (✓)	N/A (✓)
7	The maximum floor to ceiling height is 3m.			
8	The maximum roof pitch is 22.5 degrees.			
9	Stormwater will be collected and disposed of in a manner which protects adjoining properties from any adverse affects.			
10	The proposed development provides for the existing stormwater or drainage run-off from adjoining sites.			
11	The proposed development maintains existing stormwater flows over adjoining properties at the same rate.			
12	The proposed stormwater arrangements comply with Council's requirements under 4.1.4 of DCP 2005 on www.parracity.nsw.gov.au/home/publications/development/development_control_plan .			
13	The driveways will be 500mm clear of all drainage structures and will not interfere with public utilities and infrastructure and will have a maximum gradient of 20%.			
14	The driveways will be a minimum of 2.7m and maximum of 6m wide within the property and where possible, be perpendicular to the kerb.			
15	If a corner block, the driveway will be a minimum of 6m from the intersection of the two property boundaries.			
16	The building works excludes the removal of trees protected under the Parramatta Tree Preservation Order. See www.parracity.nsw.gov.au/environment/plants_and_animals/trees/tree_preservation_order .			
17	The subject property and adjoining property is void of bushland.			
18	Adequate measures will be installed to minimise soil erosion and maintain water quality as per 4.1.5 of DCP 2005. See www.parracity.nsw.gov.au/home/publications/development/development_control_plan .			

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PART 2 - Complying Development Checklist (Continued)

	Requirements under Section 6.4.3 Parramatta DCP 2005	Yes (✓)	No (✓)	N/A (✓)
19	The structure will comply with the deemed to satisfy provisions of the Building Code of Australia. See http://www.aib.org.au/buildingcodes/bca.htm .			
20	A minimum 30% of the site will be Deep Soil Zone and a minimum 15% of this will be at the front of the site and a minimum 50% will be at the rear (minimum deep soil zone is 4m x 4m and 5m or 50% of the width of the rear boundary).			
21	A maximum of 50% of the building frontage will be paved or sealed.			
22	A minimum of 100 m ² private open space (minimum dimension 6m) will be maintained at the rear or side of the dwelling with direct access from a living area.			

PART 3 - Applicant Declaration

3. Declaration

I understand that this development proposal for a carport and/or garage must comply with the requirements under Section 6.4.3 of the Parramatta Development Control Plan 2005 otherwise it does not qualify as Complying Development. A Complying Development Certificate can only be issued if the development satisfies all of the standards listed in Section 6.4 and if you are located in a special character area the development must satisfy the requirements contained in Section 5.1 of this DCP (Special Character Areas) Where there is a conflict between Section 6.4 and Section 5.1, the controls in Section 5.1 take precedence. If the development falls outside these standards a Development Application must be submitted.

I declare that all the information in this checklist is, to the best of my knowledge, true and correct.

Applicant's signature

date:



You can log onto www.parracity.nsw.gov.au/development to track the progress of any application lodged after 30 June 2005. The information you supply on this form and any related documentation will be publicly available on this Council website.

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