

COMPLYING CHECKLIST - SINGLE STOREY DWELLING HOUSES

Disclaimer: The information provided by you on this form will be used by Parramatta City Council or its agents 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. Applicants 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 6.4.1 Parramatta DCP 2005	Yes (✓)	No (✓)	N/A (✓)
1	The dwelling is single storey and has a maximum of 220m ² in gross floor area.			
2	The front setback of the dwelling is consistent with prevailing setbacks of within 5m to 9m.			
3	If property is a corner allotment then the secondary street setback is a minimum of 3m.			
4	The sidewalls of the dwelling are at least 1200mm from side boundaries.			
5	The rear wall is setback 6 m from the rear boundary or 30% of the length of the site, whichever is greater.			
6	The eaves and gutter of the dwelling are a minimum of 675mm from the side property boundaries.			

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PART 2 - Complying Development Checklist (Continued)

	Requirements under Section 6.4.1 Parramatta DCP 2005	Yes (✓)	No (✓)	N/A (✓)
7	Garages are a maximum of 6.3m wide, or 50% of the width of the street elevation of the building, whichever is lessor.			
8	Garages are located a minimum of 30mm behind the front wall of the dwelling.			
9	The floor space ratio does not exceed 0.45 : 1.			
10	Cut and fill does not exceed 500mm above natural ground level at any point of the site.			
11	The finished floor level does not exceed 600mm from natural ground level at any point.			
12	The minimum ground floor to ceiling height is 2.7m and the maximum is 3m.			
13	The maximum roof pitch is 22.5°.			
14	If the dwelling adjoins an arterial or main road, then an acoustic report has been prepared showing compliance with the relevant standards.			
15	Building frontages are clearly visible from the street and entries overlook the street.			
16	External finishes are compatible with the streetscape and the surrounding natural and built environment.			
17	Stormwater will be collected and disposed of in a manner which does not adversely affect adjoining properties.			
18	The proposed development will not impede stormwater or drainage runoff from adjoining sites.			
19	The proposed development will not concentrate or increase stormwater flows over adjoining properties.			
20	The proposed stormwater arrangements comply with Council's requirements under 4.1.4 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 6.4.1 Parramatta DCP 2005	Yes (✓)	No (✓)	N/A (✓)
21	All windows in habitable rooms within of 9m from a neighbour's habitable room that allow an outlook to/from that neighbour's room are offset from the edge of one window to the nearest edge of the other by a minimum distance of 500mm; or have sill heights of a minimum of 1.5m above the floor level; or have fixed obscure glazing in any part of the window below 1.5m above floor level.			
22	A minimum of 30% of the site is deep soil zone (minimum 4m X 4m).			
23	A minimum of 15% of the deep soil zone is located at the front of the site.			
24	50% or 5m of the deep soil zone is located as a consolidated area at the rear of the site and extends along 50% of the width of the rear boundary.			
25	A maximum of 50% of the frontage area of the building will be paved or sealed.			
26	A minimum of 100m ² of private open space of minimum dimensions 6m X 6m is provided at the rear or side of the dwelling with direct access formal living area.			
27	The building works do not require 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 .			
28	The property and adjoining properties are void of bushland.			
29	The internal width of the garage is a minimum of 3m.			
30	Driveways are a minimum of 500mm clear of all drainage structures on the kerb and gutter, and do not interfere with existing public utility infrastructure unless approval is obtained from the relevant authority.			
31	The maximum gradient of the driveway is 20%.			



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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PART 2 - Complying Development Checklist (Continued)

	Requirements under Section 6.4.1 Parramatta DCP 2005	Yes (✓)	No (✓)	N/A (✓)
32	If the property is a corner allotment, are driveways a minimum of 6m from the point of the intersection of the two property boundaries.			
33	Is the driveway a minimum of 2.75m wide and a maximum of 6m wide within the property.			
34	Where possible, driveways are perpendicular to the kerb and guttering.			
35	Crossings comply with Council's requirements set under 6.4.1 of DCP 2005. See www.parracity.nsw.gov.au/home/publications/development/development_control_plan .			
36	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 .			
37	A BASIX Certificate has been prepared for submission with the Complying Development application. See www.basix.nsw.gov.au/information/index.jsp			
38	The rainwater tank is located clear of the front setback.			

PART 3 - Applicant Declaration

3. Declaration

I understand that this development proposal for a single storey dwelling house must comply with the requirements under Section 6.4.1 of the Parramatta Development Control Plan 2005 otherwise it does not qualify as Complying Development and will require a Development Application. 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:

Parramatta City Council
30 Darcy Street, Parramatta 2150
PO Box 32, Parramatta 2124

DX 8279 Parramatta
phone: 9806 5524
fax: 9806 5917