



PLANNING MADE EASY

Report correct at:
11/01/2021

Complying Development Certificate Planning Compliance Report

Applicant

John Smith

Address of Proposed Works

42 Muriel Street
Porpoise Spit, NSW 9999

Proposed Development Type

Housing Code - Single Storey Dwelling House

PURSUANT TO CLAUSES 1.17-1.20 AND PART 3 OF STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008, THE PROPOSED DEVELOPMENT CAN BE COMPLYING DEVELOPMENT (IF IT IS ABLE TO COMPLY WITH THE RELEVANT PROVISIONS OF THE BUILDING CODE OF AUSTRALIA (BCA)) AS:

The development does not require the concurrence of any NSW government authority.

The development is not on land containing critical habitat.

The development is not on land that is, or is part of, a wilderness area.

The development is not on land that—

- (i) comprises an item that is listed on the State Heritage Register under the Heritage Act 1977 or on which such an item is located, or
- (ii) is subject to an interim heritage order under that Act or on which is located an item that is so subject, or
- (iii) is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified.

The development is not on land that is within an environmentally sensitive area.

The development is not Exempt Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The development is permissible, with consent, under an environmental planning instrument applying to the land.

The development will not require an environment protection licence within the meaning of the Protection of the Environment Operations Act 1997.

The development is not designated development.

The development will not be carried out on land that comprises, or on which there is, a draft heritage item.

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The development does not require:

- an on-site effluent disposal system or
- an on-site stormwater drainage system.

The development is not located on land in a mine subsidence district.

The development is not on land within:

- Coonamble Shire
- Gilgandra Shire
- Warrumbungle Shire
- or that part of the local government area of Dubbo Regional that was formerly in the City of Dubbo;

The development is not on land within any 20-25 ANEF contours.

The development is not on land within a heritage conservation area or a draft heritage conservation area.

The development is not on land that is reserved for a public purpose by an environmental planning instrument.

The development is not on land identified on an Acid Sulfate Soils Map as being Class 1 or Class 2.

The development is not on land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.

The development is not on land subject to a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 or a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003.

The development is not on land that is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016 or that is a set aside area under section 60ZC of the Local Land Services Act 2013.

The development is not on land that is identified by an environmental planning instrument as being:

- (i) within a buffer area, or
- (ii) within a river front area, or
- (iii) within an ecologically sensitive area, or
- (iv) environmentally sensitive land, or
- (v) within a protected area.

The development is not on land that is identified by an environmental planning instrument, a development control plan or a policy adopted by the council as being or affected by—

- (i) a coastline hazard, or
- (ii) a coastal hazard, or
- (iii) a coastal erosion hazard.

The development is not on land in a foreshore area.

The development is not on land that is declared to be a special area under the Water NSW Act 2014.

The development is not on unsewered land.

The development is not on land described or otherwise identified on a map specified in Schedule 5 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The development is not on land subject of any agreement, covenant, or other similar instrument on the title of the land.

The development will be on a lot with an area of greater than 200sqm.

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The development will be on a lot with a width at the building line of at least 6m.

The development will not be on a battle-axe lot.

The development will not be on a corner lot.

The development is not on bushfire prone land.

The development is not on a flood control lot.

The proposed maximum building height is 5m, which is less than the 8.5m permitted.

The proposed maximum gross floor area is 334sqm, which is less than the 335sqm permitted.

The site does not adjoin a classified road.

The proposed minimum primary street setback is 6m, which is not less than the average of the two nearest dwellings within 40m of the site (6m).

The proposed minimum side setback is 0.9m, which is not less than the 0.9m permitted.

The proposed minimum rear setback is 3.5m, which is not less than the 3m permitted.

The proposed side or rear deck has a minimum setback of 3.5m from a side or rear boundary and has a maximum height of 2m, which is less than the 3m permitted.

The total floor area of the side or rear decks that are higher than 2m and are within 6m of the side or rear boundary is 10sqm, which is less than the 12sqm maximum permitted.

The proposed landscaped area is 121sqm, which is less than the 120sqm maximum permitted.

The proposed private open space is 60sqm, which is greater than the 24sqm minimum permitted.

The proposal contains at least 1 door and 1 window to a habitable room at ground floor level facing the primary road.

Privacy screens are provided for any part of a window to a habitable room that is less than 1.5m above the finished floor level of that where the window faces and is less than 3m from a side or rear boundary and the room has a finished floor level of more than 1m above ground level (existing).

The proposal includes 1 car space is not less than the 1 space minimum permitted and complies with AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking*.

The proposed parking has a minimum primary street setback of 7m, which is not less than the 7m minimum permitted.

The width of all garage door openings facing a primary, secondary, or parallel road is 6m which is not less than the 6m maximum permitted.