



PLANNING MADE EASY

Report correct at:  
11/01/2021

# Exempt Development Report

## Applicant

John Smith

## Address of Proposed Works

42 Muriel Street  
Porpoise Spit, NSW 9999

## Proposed Development Type

Cabanas, Cubby Houses, Ferndrums, Garden Sheds, Gazebos, Greenhouses

**BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THE PROPOSED DEVELOPMENT SUBJECT OF THIS REPORT IS EXEMPT DEVELOPMENT PURSUANT TO CLAUSES 1.15, 1.16, 1.16A AND DIVISION 1 OF PART 2 OF STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 AS:**

The work will have minor environmental impact.

The work is not a type that is excluded from being exempt development.

The work will not be located in any area where exempt development is not permitted or is restricted.

The work will not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning.

If the work involves the erection of a building or structure or a change to an existing building or structure, it will meet the relevant provisions of the Building Code of Australia (BCA) or be otherwise be structurally adequate.

If the work results in changes to an existing building that is classified under the Building Code of Australia as class 1b or class 2-9, it will have:

- (a) a current fire safety certificate or fire safety statement, or
- (b) fire safety measures that are currently implemented, required or proposed for the building.

If relevant, the item will be installed in accordance with the manufacturer's specifications.

## AND

The work will have a maximum floor area of: 50sqm if it is located in Zone RU1, RU2, RU3, RU4, RU6 or R5; or 20sqm if

it is located in any other zone.

The work will not be higher than 3m above ground level (existing).

The work will be located at a distance from each lot boundary of at least: 5m if the land is zoned RU1, RU2, RU3, RU4, RU6 or R5; 900mm if the land is in any other zone.

The work is not located on land within zone in RU1, RU2, RU3, RU4 or RU6 and will be setback behind the building line of any road frontage.

The work is not a shipping container.

The work will be constructed or installed so that roofwater is disposed of without causing nuisance to adjoining neighbours.

Any metal components will be constructed of non-reflective, factory pre-coloured materials.

The work is located on bush fire prone land, is less than 5m from a dwelling and will be constructed of non-combustible material.

Where the property contains a draft heritage item or is located within a heritage conservation area or a draft heritage conservation area, the work will be located in a rear yard.

Where the work is located adjacent to another building, it will be located so that it does not interfere with the entry to, or exit from, or the fire safety measures contained within that building.

The work will be a Class 10 building and not be habitable.

The work will be located at least 1m from any registered easement.

When constructed, the work will not result in more than 2 of any of the following on the property: cabanas, cubby houses, ferneries, garden sheds, gazebos or greenhouses.

**EXAMPLE ONLY**