



CHECKLIST FOR THE GENERAL HOUSING CODE

This Checklist will assist accredited certifiers when assessing applications for Complying Development Certificates (CDCs) made under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP).

This Checklist is accompanied by the *Guide to Assessing Complying Development Under the Codes SEPP* (the Guide) that explains and adds details to a number of items in the Checklist. The Checklist must be read alongside the Guide.

The Checklist and Guide relate to complying development under Part 3 (General Housing Code) of the Codes SEPP.

Neither the Guide nor the Checklist replace the need for accredited certifiers to read and have a full understanding of the Codes SEPP.

Application of the Guide and Checklist

The Guide and Checklist include amendments to the Codes SEPP up to 25 February 2011. If further amendments are made to the Codes SEPP, applications for CDCs made under the SEPP must be assessed only against the requirements that are in force *when the application is lodged*. If the Codes SEPP is amended between application lodgement and issuing of the complying development certificate, that amendment will not apply to the application.

Certifying authorities must establish if any further amendments to the Codes SEPP are current at the time an application is received.

To allow for cross referencing with the Codes SEPP, the relevant clauses of the Codes SEPP are included in brackets throughout the Checklist.

For more information:

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Section 1 – Introduction**(Page 2 of the Guide)**

Has the applicant provided all necessary information and documents, including a BASIX certificate?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has the application been properly delivered?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has the application been endorsed with the date of receipt?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will a Section 149 certificate be provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No
When will the development site be inspected, and who will do the inspection?	
Are any other approvals required or does any other legislation apply?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do any of these requirements preclude the issue of a CDC?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Section 2 - Determining whether the Codes SEPP applies**(Page 3 of the Guide)**

Is the Codes SEPP the appropriate EPI to apply to the assessment of the CDC application in accordance with the Table in Section 2 of the Guide? (1.8 & 1.9)	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the application should not be assessed under the Codes SEPP.</i>
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Section 3 - General Requirements and Exclusions**(Page 4 of the Guide)**

3.1: Is the development on land to which any of the following apply? (a) SEPP (Kosciuszko National Park—Alpine Resorts) 2007 (b) SEPP (Western Sydney Parklands) 2009 (c) Land within 18 km of the land owned by the Australian National University at Siding Springs (1.4)	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “Yes” the development is NOT complying development under the Codes SEPP.</i>
3.2: Does the development require concurrence? (1.17A(a))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “Yes” the development is NOT complying development under the Codes SEPP.</i>
3.3: Is the development to be carried out on land that: (a) is critical habitat? (1.17A(b)), or (b) is, or is part of, a wilderness area (within the meaning of the Wilderness Act 1987)? (1.17A(c)), or (c) is an “environmentally sensitive area”? (1.17A(e) and 1.19(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “Yes” the development is NOT complying development under the Codes SEPP.</i>
3.4: Is the development to be carried out on land that comprises, or on which there is, an item of the environmental heritage: (a) that is the subject to an interim heritage order under the Heritage Act 1977, or that is listed on the State Heritage Register under that Act, or (b) that is identified as such an item in an environmental planning instrument (1.17A(d))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “Yes” the development is NOT complying development under the Codes SEPP.</i>
3.5: Is the proposed development “exempt development” under the Codes SEPP? (1.18(1)(a))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “Yes” the development is NOT complying development under the Codes SEPP.</i>
3.6: Is the development permissible, with consent, in the land use zone in which it is to be carried out? (1.18(1)(b))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No” the development is NOT complying development under the Codes SEPP.</i>

<p>3.7: If the development is the construction or installation of a skylight or roof window, is the development on land to which Orana Regional Plan No 1-Siding Springs applies? (1.18(g))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" the development is NOT complying development under the Codes SEPP</p>
<p>3.8: In the case of the erection of a new dwelling house or additions to a dwelling house proposed on land in the 20 – 25 ANEF contours (see definition in the Codes SEPP), will the development comply with AS 2021-2000 (Acoustics – Aircraft Noise Intrusion – Building Siting and Construction)? (1.18 (2))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No" the development is NOT complying development under the Codes SEPP</p>
<p>3.9: Is the land described or otherwise identified on a map specified in Schedule 5 of the Codes SEPP. (1.19(1B)) (Note: See Guide at 3.9 for exception and Annexure 1 for copy of Schedule 5 of the Codes SEPP)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" the development is NOT complying development under the Codes SEPP</p>

Section 4 - Other Approvals required under the Codes SEPP before a CDC may be issued **(Page 5 of the Guide)**

<p>4.1: If the proposed development involves the removal or pruning of vegetation that would otherwise require a permit or development consent, has that permit or consent been obtained before the CDC is issued? (1.18(1)(h)) (Note: See Guide at 4.1 for exception)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No" a complying development certificate cannot be issued until the permit or consent is obtained.</p>
<p>4.2: If required by the Local Government Act 1993, does the development have approval, before the CDC is issued, for an on-site effluent disposal system if the development is undertaken on unsewered land, and for an on-site stormwater drainage system? (1.18(1)(d))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No" a complying development certificate cannot be issued until the approval is obtained.</p>
<p>4.3: If required by the Roads Act 1993, does the development have written consent, before the CDC is issued, from the relevant roads authority for any required opening of a public road and to operate or store machinery, materials or waste on a road or footpath reserve? (1.18(1)(e))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No" a complying development certificate cannot be issued until the consent is obtained.</p>
<p>4.23A7.1 If the development is on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961, does the development have the prior approval of the Mines Subsidence Board? (1.18(f))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No" a complying development certificate cannot be issued until the approval is obtained.</p>

Section 5 – Land based exclusions **(Page 5 of the Guide)**

<p>5.1: Is the development to be carried out on any of the following:</p> <ul style="list-style-type: none"> (a) land within a heritage conservation area or a draft heritage conservation area (unless the development is a detached outbuilding or a swimming pool) (b) land that is reserved for a public purpose in an EPI (c) land identified on an Acid Sulfate Soils Map as being Class 1 or Class 2 (d) land that is subject to a biobanking agreement under Part 7A of the <i>Threatened Species Conservation Act 1995</i> or a property vegetation plan under the <i>Native Vegetation Act 2003</i> (e) unsewered land to which Drinking Water Catchments REP No 1 applies or in any other drinking catchment identified in any other EPI, (f) excluded land identified by an EPI (g) land in a foreshore area (h) land that is in the 25 ANEF contour or a higher ANEF contour (unless the development is only for the erection ancillary development, the alteration or addition to ancillary development or the demolition of a 	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" to any of (a) –(i), the development is not complying development under the Codes SEPP.</p>
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dwelling house) (i) land declared to be a special area under the <i>Sydney Water Catchment Management Act 1998</i> (1.19(6))	
5.2: Is the development to be carried out on land that comprises, or on which there is, a draft heritage item? (1.19(3))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes" the development is NOT complying development under the Codes SEPP.

Section 6 – Development Standards under the General Housing Code (Page 6 of the Guide)

6.1: Is the development to be carried out on a lot: (a) zoned R1, R2, R3, R4 or RU5, and (b) with an area of at least 200 square metres, and (c) with a width at the building line fronting a primary road of at least 6 metres. (3.1)	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.2: Is the development: (a) the erection of a new single or two storey dwelling house (3.2), or (b) alterations or additions to an existing single or two storey dwelling house or the addition of a second storey to an existing single storey dwelling house,* (3.3) or (c) the erection of a basement (subject to maximum area criteria), either as part of a new dwelling house or as an addition or alteration to an existing dwelling house**(3.4), or (d) the erection of new ancillary development or alterations and additions to existing ancillary development, which is ancillary to a dwelling house? * & *** (3.5) *Note: Development specified under the Housing Alterations Code is not included. **Note: The maximum area criteria is set out in the Guide at 6.2(c). ***Note: Lot dimension criteria also applies if the development is a balcony, deck, patio, pergola, terrace or verandah. See the Guide at 6.2(d).	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No" to (a) – (d), the development is not complying development under the General Housing Code.
6.3: Is the development the erection of a roof terrace to the topmost roof of an existing or new dwelling house, or to an existing or new outbuilding that is detached from a dwelling house? (3.4)	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.

Site requirements

6.4: Upon completion of the development, will the lot have only one dwelling house? (3.8(1)(a))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.5: If the lot is a battle-axe lot, does the lot have an access laneway of at least 3m wide, and will the lot measure at least 12m by 12m, excluding the access laneway? (3.8(1)(b))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.6: If the development is for the erection of a new single storey or 2 storey dwelling house, does the lot have lawful access to a public road? (3.8(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.

Site Coverage

6.7: Does the site coverage of the dwelling house (including all ancillary development) comply with Table 6.7 of the Guide? (3.9)	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code
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Floor areas

<p>6.8: Does the floor area of the dwelling house comply with Table 6.8 of the Guide? (3.10)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.9: Does the floor area of any outbuilding comply with Table 6.9 of the Guide? (3.11)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.10: Is the floor area of any balcony, deck, patio, pergola, terrace or verandah attached to a dwelling house with a floor level of more than 3.0m above ground level (existing), more than 12sqm? (3.12)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.</p>

Building heights

<p>6.11: Is the maximum height to be more than:</p> <p>(a) 8.5m above ground level (existing) for a new dwelling house or alterations and additions to an existing dwelling house, or</p> <p>(b) 4.8m above ground level (existing) for a new outbuilding or alterations and additions to an existing outbuilding (3.13)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code</p>
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Setbacks

<p>6.12: Does the dwelling house and all ancillary development on the lot comply with the requirements of Table 6.12 of the Guide in relation to setbacks from roads? (3.14 & 3.15) (See Guide for exceptions)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.13: Does the dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah attached to the dwelling house and any outbuilding, or alterations and additions to an outbuilding, comply with the requirements of the Table 6.13 of the Guide in relation setbacks from side boundaries? (3.16)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.14: Does the dwelling house and any carport, garage, balcony, deck, patio, pergola, terrace or verandah attached to the dwelling house comply with the requirements of Table 6.14 of the Guide in relation to its distance to the rear boundary? (3.17) (See Guide for exceptions)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code</p>
<p>6.15: Does any new outbuilding, or alterations and additions to an existing outbuilding comply with the requirements of Table 6.15 of the Guide in relation to their proximity to the rear boundary? (3.18) (See Guide for exceptions)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.16: If the development involves the erection of a wall to a boundary that has a wall within 900mm of the boundary, has a professional engineer's report been provided which specifies the method of support for the wall? (3.20A)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>

Articulation zones

<p>6.17: Does any new dwelling house (other than one on a battle-axe lot) have:</p> <p>(a) a front door and a window to a habitable room in the building wall that faces a primary road, and</p> <p>(b) a door and a window to a habitable room in the building wall that faces a parallel road? (3.22(1))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.18: Are any of the building elements in the articulation zone (other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house):</p> <p>(a) more than 1 metre higher than the eave gutter line on a single storey</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.</p>

house, or (b) above the eaves gutter line on a two storey house? (3.22(2))	
6.19: Is the total area of all building elements within the articulation zone (other than an awning or other feature over a window or a sun shading feature) more than 25% of the area of the articulation zone, measured through the horizontal plane of the elements? (3.22(3))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.

Privacy

6.20: Is there a privacy screen for each window in a new dwelling house and for any new window in any alterations and additions to an existing dwelling house that: (a) is in a habitable room (other than a bedroom) with a floor level greater than 1.0m above ground level (existing), and (b) is located in a wall that has a setback of less than 3.0m from a side or rear boundary, and (c) has a sill height of less than 1.5m? (3.23(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.21: Is there a privacy screen for each new balcony, deck, patio, pergola, terrace or veranda and for any alterations and additions to these items that: (a) has a setback of less than 3.0m from a side or rear boundary, and (b) has a floor area more than 3.0sqm, and (c) has a floor level more than 1.0m above ground level (existing)?(3.23(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.22: Is the floor level of any detached deck, patio, pergola or terrace or any alterations and additions to an existing deck, patio, pergola or terrace more than 600mm above ground level (existing)? (3.23(3))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.

Landscaping

(Note: The requirements of this section do not apply to development comprising alterations or additions to an existing single storey or two storey dwelling house **or** the addition of an additional storey to a single storey dwelling house, if the development does not increase the existing site coverage of the lot or decrease the existing landscaped area.)

6.23: Does the lot have a landscaped area that complies with Table 6.23 of the Guide? (3.24(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.24: If the lot has a width (measured at the building line) of less than 18m, is at least 25% of the area forward of the building line to the primary road landscaped?	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.25: If the lot has a width (measured at the building line) of at least 18m, is at least 50% of the area forward of the building line to the primary road landscaped?	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.
6.26: Is at least 50% of the landscaped area located behind the building line to the primary road boundary? (3.24(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.

6.27: Is the landscaped area at least 1.5m wide? (3.24(3))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>
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Principal Private Open Space

6.28: If the development is for the construction of a new dwelling house on a lot which has a width (measured at the building line) of at least 6 m but less than 10 m, is there at least 16 sq m of principal private open space? (3.25(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>
6.29: If the development is for the construction of a new dwelling house on a lot which has a width (measured at the building line) of at least 10 m, is there at least 24 sq m of principal private open space? (3.25(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>

Car Parking

6.30: If a new dwelling house is to be erected, is there at least one off-street car parking space on the lot? (3.26(1)) (See Guide at 6.30 for exceptions)	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>
6.31: If alterations or additions to an existing car parking space are to be carried out, is there at least one off-street car parking space retained on the lot? (3.26(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>

Garages, carports and parking spaces

6.32: Is the garage, carport or car parking space at least: <ul style="list-style-type: none"> (a) 1.0m behind the building line, if the dwelling house has setback from a road boundary of at least 4.5m or (b) 5.5m from a road boundary, where the dwelling house has a setback of less than 4.5m? (3.27(1)) 	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>
6.33: If there are doors on a garage facing a primary, secondary or parallel road, is the total width of all of those door openings: <ul style="list-style-type: none"> (a) not more than 3.2m, if the lot has a width of more than 8m but less than 12 m, or (b) not more than 6m if the lot has a width of 12m or more.? (3.27(2)) 	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>
6.34: In respect of the construction of a garage, does the lot have a width, measured at the building line, of at least 8 m? (3.27(3)) (See Guide at 6.34 for exceptions)	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>
6.35: If the car parking space is an open hard stand space, does that space measure at least 2.6m by 5.4m? (3.27(4))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>

Vehicle Access

6.36: If the answer to either 6.30 or 6.31 is “Yes”, does the lot have a driveway to a public road? (3.28(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>
6.37: Is any driveway to be constructed in accordance with Australian Standard AS 2890.1-2004, <i>Parking facilities-Off-street car parking</i> ? (3.28(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If “No”, the development is not complying development under the General Housing Code.</i>

<p>6.38: If the lot is a battle-axe block, is the off-street parking space designed to allow for vehicles to leave the lot in a forward direction? (3.28(3))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
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Earthworks and drainage

<p>6.39: Where excavation is required:</p> <ul style="list-style-type: none"> (a) in the case of a swimming pool, is the excavation no greater than the depth required for the pool structure, or (b) in the case of the erection of a dwelling house or ancillary development, is the excavation: <ul style="list-style-type: none"> (i) not more than 1.0m below ground level (existing), and (ii) constructed using either: <ul style="list-style-type: none"> o a retaining wall that does not redirect surface water onto adjoining properties and which does not extend more than 2.0m horizontally from the external wall of the dwelling house or ancillary development, or o an unprotected embankment extending not more than 2.0m horizontally beyond the external wall of the dwelling house or ancillary development. (3.29) 	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.40: In the case of fill associated with the erection of, or alterations and additions to, a dwelling house or ancillary development, is the fill:</p> <ul style="list-style-type: none"> (a) to be wholly contained within the footprint of the dwelling house or ancillary development, or (b) adequately contained by a retaining wall that is not more than 600mm (including batters) above existing ground level and which does not redirect surface water onto adjoining property. (3.30) 	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", proceed to 6.41. If "Yes", proceed to 6.42</p>
<p>6.41: In the case of exposed fill associated with the erection of, or alterations and additions to, a dwelling house or ancillary development which does not meet the requirements of 6.40, is the fill constructed using an unprotected embankment where:</p> <ul style="list-style-type: none"> (a) the dwelling house or ancillary development has a minimum setback of more than 2.0m from a side or rear boundary, and (b) the exposed fill (but not the embankment) extends less than or equal to 1.0m beyond an external wall of the dwelling house or ancillary development, and (c) the toe of the unprotected embankment has a setback of at least 400mm from a side or rear boundary, and <p>the exposed fill is less than or equal to 600mm above ground level (existing)? (3.30)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code</p>
<p>6.42: Are run-off and erosion controls to be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land? (3.31)</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.43: Is all stormwater drainage resulting from the development to be conveyed by a gravity fed or charged system to a public drainage system, an inter-allotment drainage system or an on-site disposal system? (3.32(1))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.44: Do all stormwater drainage systems within the lot and the connection to a public or an inter-allotment drainage system:</p> <ul style="list-style-type: none"> (a) have, if required, an approval under section 68 of the Local Government Act 1993, or (b) if approval is not required, comply with requirements for the disposal of stormwater drainage contained in the relevant DCP? (3.32(2)) 	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>

Detached studios*

*Note: Points 6.45 to 6.49 only apply to detached studios that adjoin a lane.

<p>6.45: Does the detached studio meet the requirements of 6.7 (Site coverage) and 6.23 to 6.27 (Landscaping)? (3.33(1))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.46: Is the detached studio at least:</p> <p>(a) 3 m from any part of the dwelling house below 4.5 in building height, and</p> <p>(b) 6 m from any part of the dwelling house above 4.5 in building height (3.33(2))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.47: Does the detached studio have a floor area that complies with Table 6.47 of the Guide? (3.33(4))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.48: Does the detached studio have setbacks that comply with Table 6.48 of the Guide?(3.33(5))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.49: Is the detached studio more than:</p> <p>(a) 6m high</p> <p>(b) 9m wide, or</p> <p>(c) 7 m deep (3.33(3))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.</p>

Swimming pools

<p>6.50: In respect of any proposed swimming pool:</p> <p>(a) is it for private use (3.34(1))</p> <p>(b) is it located behind the setback area from a primary road or in the rear yard (3.34(1))</p> <p>*Note: See Guide at 6.51 for information concerning pools constructed at different times to the dwelling house.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No" to any , the development is not complying development under the General Housing Code</p>
<p>6.51: Is the water line of the pool setback at least 1.0m from a side or rear boundary? (3.34(2))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.52: If the swimming pool is in a heritage conservation area or a draft heritage conservation area, is the pool located behind the rear most building line of the dwelling house and no closer to each side boundary than the dwelling house (regardless as to whether the pool complies with the setback requirements in Points 6.50 and 6.51). (3.34(2A))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>
<p>6.53: Is any decking around the pool more than 600mm above ground level (existing)? (3.34(3))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.</p>
<p>6.54: Is any coping around the pool more than:</p> <p>(a) 1.4 m above ground level (existing),or</p> <p>(b) 300 mm wide, if the coping is more than 600 mm above ground level (existing)? (3.34(4))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", the development is not complying development under the General Housing Code.</p>
<p>6.55: If the lot is not connected to a sewer main, is the water from the swimming pool discharged in accordance with an approval under the <i>Local Government Act 1993</i>? (3.34(5))</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No If "No", the development is not complying development under the General Housing Code.</p>

6.56: Is the pool pump in a soundproof enclosure? (6.34(6))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>
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Fences and retaining walls

6.57: Is any fence and any associated retaining wall located within the setback area from a primary road: (a) not more than 1.2m above existing ground level (b) open for at least 50% of the upper two-thirds of the area of the fence (c) in relation to any brick or other solid portion of the fence more than 600mm above existing ground level, not more than 250mm wide? (3.35(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No" to any, the development is not complying development under the General Housing Code.</i>
6.58: In the case of any fence and any associated retaining wall located behind the setback area from a primary road or any side or rear boundary fence, is it more than 1.8m above existing ground level? (3.35(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "Yes", the development is not complying development under the General Housing Code.</i>
6.59: In the case of any retaining wall or embankment not subject to Points 6.39 to 6.44 above, does that retaining wall or embankment have a height above or below ground level (existing) of not more than: (a) 600mm at any distance of up to 500mm from a side or rear boundary and (b) 1.0m at any distance of more than 500mm from a side or rear boundary? (3.35(3)) (c)	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>
6.60: In the case of any fence and any associated retaining wall on a sloping lot that is stepped, is the height of each step not more than: (a) 1.6m above existing ground level, if it is located within a setback area from a primary road, or (b) 2.2m above existing ground level, in any other case? (3.35(4))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>
6.61: Is any fill on a lot that is not subject to Points 6.39 to 6.44 above, retained by a retaining wall? (3.35(5))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>
6.62: In the case of any fill which is more than 150mm deep, does it occupy an area less than or equal to 50% of the landscaped area of the lot? (3.35(6))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>
6.63: If the land is bushfire prone land, is any fence or retaining wall to be constructed from non-combustible materials? (3.35(4A))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>

Fences

6.64: Is any proposed fence to be constructed without barbed wire or any form of electrification? (3.36(1))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>
6.65: If the land is bushfire prone land, is any fence to be constructed from non-combustible materials? (3.36(2))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>
6.66: In the case of any metal to be used in the construction of a fence, is that metal low reflective and factory pre-coloured? (3.36(3))	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If "No", the development is not complying development under the General Housing Code.</i>

<p>6.67: Will any fence be constructed so as not to redirect overland flow of surface water onto adjoining properties? (3.36(4))</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "No", the development is not complying development under the General Housing Code.</i></p>
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Outbuildings*

*Note: Points **6.68 to 6.71** only apply to outbuildings in a heritage conservation area or in a draft heritage conservation area.

<p>6.68: Does the outbuilding meet the requirements of 6.7 (Site coverage), 6.11 (Building heights), 6.13 (Side setbacks) and 6.15 (Setbacks from rear boundaries)? (3.36A(1))</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "No", the development is not complying development under the General Housing Code.</i></p>
<p>6.69: Is the outbuilding located: (a) behind the rear most building line of the dwelling house, and (b) no closer to each side boundary than the dwelling house? (3.36A(2))</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "No", the development is not complying development under the General Housing Code.</i></p>
<p>6.70: Is the floor area of the outbuilding more than 20 sq m? (3.36A(3))</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "Yes", the development is not complying development under the General Housing Code.</i></p>
<p>6.71: Does the lot adjoin a lane or a secondary road or a parallel road frontage? (3.36A(4))</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "Yes", the development is not complying development under the General Housing Code.</i></p>

Bush Fire Prone Land

<p>6.72: If the development* is to be carried out on a lot that is wholly or partly bush fire prone land, does the development:</p> <p style="margin-left: 40px;">(a) meet the meet all of the requirements set out at 6.72 of the Guide, and (b) all other relevant Development Standards under SECTION 6. (3.36B)</p> <p>*Note: The requirements of 6.73 do not apply to the erection of:</p> <p style="margin-left: 40px;">(i) non-habitable ancillary development that is more than 10 m from any dwelling house, (ii) landscaping, (iii) a non-combustible fence, or (iv) a swimming pool</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "No", the development is not complying development under the General Housing Code.</i></p>
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Flood Control Lots

<p>6.74: If the development is to be carried out on a flood control lot, does the development:</p> <p style="margin-left: 40px;">(a) meet the meet all of the requirements set out at 6.73 of the Guide, and (b) all other relevant Development Standards under SECTION 6. (3.36C)</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "No", the development is not complying development under the General Housing Code.</i></p>
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Section 7 – BCA Compliance

(Page 20 of the Guide)

<p>If the development is not disqualified from being complying development by any of the matters in the preceding Sections, does the proposed development meet the relevant provisions of the <i>Building Code of Australia</i>? (1.18(b))</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;"><i>If "No", the development is not complying development under the General Housing Code</i></p> <p style="text-align: center;"><i>If "Yes", the development is complying development under the General Housing Code and a CDC may be issued, subject to Section 8.</i></p>
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Section 8 – Other requirements*(Page 20 of the Guide)*

Do the fire safety requirements under Clauses 130(2A)(2B)(2C) of the EP&A Regulation apply, and if so, has a compliance certificate and/or a report from a fire safety engineer been provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the fire safety requirements under Clause 130(2E) of the EP&A Regulation apply, and if so, has an appropriate report been provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have the development standards under the EP&A Regulation been considered and applied to the assessment of the proposed development?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have all relevant persons been notified and provided with appropriate documentation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the CDC contain all required information?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have all relevant conditions been imposed on the complying development and attached to the certificate?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have all documents been endorsed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have any required levy payments been made?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has the development site been inspected by the council or accredited certifier?	<input type="checkbox"/> Yes <input type="checkbox"/> No