

Exempt and Complying Development

PART I Exempt and Complying Development

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1.0 INTRODUCTION

This section does not apply to those lands otherwise zoned under *State Environmental Planning Policy (SEPP) No. 59 – Central Western Sydney Economic and Employment Area* (see map opposite). Proponents for development in the area covered by SEPP 59 are referred to [Part G](#) for details of provisions relating to exempt and complying development. Interested persons should also note that *State Environmental Planning Policy No. 4 – Development Without Consent and Miscellaneous Complying Development* and *State Environmental Planning Policy No. 64 – Advertising and Signage* may also override this plan and Holroyd Local Environmental Plan 1991. Applicants should refer to the website of the NSW Department of Planning (www.planning.nsw.gov.au) for further information.



1.1 Objectives

- a) To give effect to the provisions of the Environmental Planning & Assessment Act relating to exempt and complying development.
- b) To compliment the provisions of the Holroyd Local Environmental Plan 1991 (LEP 1991) by providing details of preset standards to be met by categories of exempt and complying development.
- c) To provide standards for exempt and complying development that will ensure development that is environmentally responsible and compatible with the character and amenity of surrounding development.
- d) To ensure that the development assessment and approval processes are appropriate to the nature of the development and the likely environmental impacts.

1.2 Holroyd LEP

The Holroyd LEP 1991 classifies land in the City of Holroyd according to various land use zones and determines the uses to which land may be put in each zone, either with or without the need to first obtain development consent. The Holroyd LEP 1991 also determines those uses that are prohibited in each zone.

Proponents are encouraged to consult with Council Officers to establish whether a proposed development is permitted on the land on which it is proposed to be erected or carried out, under the provisions of the Holroyd LEP 1991.

Clause 40 of the Holroyd LEP 1991 refers to this plan for the adoption of standards and conditions relating to exempt and complying development. Categories of development that meet the requirements of this plan will not require development consent by virtue of the operation of the above clause.

Section 1.3 & Schedule 1 of this plan stipulates the predetermined standards and requirements to be met by “exempt” development. Any development that complies in all

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respects with the provisions of this plan relating to exempt development will not require any approval from Council in order to proceed.

Section 1.4 & Schedule 2 of this plan stipulates the predetermined standards and requirements to be met by “complying” development. Any development that complies in all respects with the provisions of this plan relating to complying development will require a complying development certificate in order to proceed.

A complying development certificate may be obtained from either Council or a private accredited certifier and is required to be determined within 7 days (or such longer time as may be agreed to by the applicant) after lodgement of the application.

An application for a complying development certificate is to be publicly notified in accordance with the requirements of Section 1.5 of this Part of the DCP.

Schedule 3 of this plan contains conditions to be attached to all complying development certificates issued either by Council or by a private accredited certifier.

If development does not meet any of the predetermined standards, as detailed in this plan, it will not constitute exempt or complying development and will therefore require development consent, requiring the submission of a development application.

1.3 What is Exempt Development?

Development listed in schedule 1 is exempt development, except as provided below.

Development is exempt development only if:

- a) it does not cause interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or otherwise; and
- b) it complies with the deemed-to-satisfy provisions of the Building Code of Australia relevant to the development; and
- c) it complies in all respects with any relevant standards set for the development in schedule 1 to this plan; and
- d) it does not contravene any condition of a development consent applying to the land; and
- e) it does not obstruct drainage of the site on which it is carried out; and
- f) it does not restrict any vehicular or pedestrian access to or from the site; and
- g) it is carried out at least one metre from any easement or public sewer main*; and
- h) it does not require a tree to be removed; and
- i) a Subdivider/Developer Certificate has been issued for the development by Sydney Water Corporation under Section 73 of the Sydney Water Act 1994 where the development involves a change in the type or volume of trade waste from the premises, or an increase in water or wastewater usage.

[*Note; - The following developments also require the building plans to be stamped by Sydney Water:

- a development that interferes with any Sydney Water water or sewer mains surface fittings,
- development with tile roofs and/or brickwork anywhere on the structure higher than 1.0 metre,
- developments with enclosed area with fixtures within, that is, basins, toilets and showers]

Development is not exempt development if it is carried out on land that:

- a) is the site of a heritage item; or
- b) is an Aboriginal place under the National Parks and Wildlife Act 1974; or
- c) is within a no development area indicated on the zoning map under the Holroyd LEP 1991 or as provided in [Part G](#) – Greystanes Creek; or

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- d) is reserved or dedicated under the Crown Lands Act 1989 for the preservation of flora, fauna or geological formations or for other environmental protection purposes; or
- e) is subject to a stormwater drainage easement; or
- f) is land with a surface level below a 1% Annual Exceedance Probability (AEP) flood level.

[Note: - flood affectation is indicated on zoning certificates issued under Section 149(2) of the EP&A Act, details of known flood levels can be obtained on the basis of a written request from Councils Engineering Services Department.]

1.4 What is Complying Development?

Development listed in schedule 2 of this plan is complying development if:

- a) it is local development of a kind that can be carried out with consent on the land on which it is proposed; and
- b) it is not an existing use, as defined in section 106 of the Act, except as provided below.

Development is complying development only if:

- a) it complies with the deemed-to-satisfy provisions of the Building Code of Australia relevant to the development; and
- b) it will achieve the outcomes listed in schedule 2 to this plan for the development; and
- c) it complies in all respects with the requirements and standards listed in schedule 2 of this plan for the development; and
- d) no environmental planning instrument states that the adequacy of an acid sulphate soils management plan for the proposed development must be considered before consent can be granted for it; and
- e) it does not contravene any condition of a development consent applying to the land; and
- f) it is carried out at least one metre from any easement or public sewer main and complies with the building over sewer requirements of Sydney Water Corporation applying to the land; and
- g) a certificate of compliance has been obtained for the development, if required, from Sydney Water Corporation Limited.

Note: Section 76 (3) of the EP&A Act says that exempt development cannot be carried out on land that is:

- a) state significant development,
- b) designated development,
- c) any development, if consent for it requires the concurrence of a person (other than the consent authority or the Director-General of National Parks and Wildlife as referred to in section 79B (3) of the EP&A Act).

Development is not complying development if it is carried out on land that:

- a) is identified in an environmental planning instrument as bushfire prone, flood liable or contaminated land, or land subject to subsidence, slip or erosion; or
- b) is a site that has previously been used as a service station or a sheep or cattle dip, for intensive agriculture, mining or extractive industry, waste storage or waste treatment, or for the manufacture of chemicals, asbestos or asbestos products, and a notice of completion of remediation work for the proposed use has not been given to the local council in accordance with State Environmental Planning Policy No.55 – Remediation of Land; or
- c) is an Aboriginal place under the National Parks and Wildlife Act 1974; or
- d) is reserved or dedicated under the Crown Lands Act 1989 for the preservation of flora, fauna or geological formations or for other environmental protection purposes; or
- e) is the site of a heritage item; or
- f) is subject to a stormwater drainage easement; or

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g) is land with a surface level below a 1% Annual Exceedance Probability (AEP) flood level.

[Note: - flood affectation is indicated on zoning certificates issued under Section 149(2) of the EP&A Act, details of known flood levels can be obtained on the basis of a written request from Councils Engineering Services Department]

Note: Section 76A (6) of the EP&A Act says that complying development cannot be carried out on land that is:

- a) critical habitat (within the meaning of the Threatened Species Conservation Act 1995); or
- b) within a wilderness area (within the meaning of the Wilderness Act 1987); or
- c) that comprises, or on which there is, an item of environmental heritage to which an order under the Heritage Act 1977 applies or that is identified as such an item in an environmental planning instrument; or
- d) that is identified as an environmentally sensitive area in the environmental planning instrument providing for the complying development.

A complying development certificate issued for any such development is to be subject to the conditions for the development specified in Schedule 3, as in force when the certificate is issued.

1.5 Public Notification

No public notification is required in the case of exempt development. In the case of complying development the certifying authority shall cause notice to be give to adjoining owners upon receipt of an application and again within 7 days of issuing a complying development certificate. The initial notice shall contain:

- a) A description and address of the land to which the complying development certificate relates.
- b) The name of the applicant.
- c) The name and contact details of the Accredited Certifier.
- d) A description of the complying development.
- e) An A4 reduced scale dimensioned plan showing the site layout, elevation and outline plan of the complying development.

The notice issued to adjoining owners following the issue of a complying development certificate shall contain:

- a) A description and address of the land to which the complying development certificate relates.
- b) The name of the applicant.
- c) The name and contact details of the Accredited Certifier.
- d) A description of the complying development.
- e) A statement to the effect that a complying development certificate has been issued in accordance with the Holroyd LEP 1991 (as amended).

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SCHEDULE 1

EXEMPT DEVELOPMENT PROVISIONS

TYPE OF ACTIVITY	EXEMPTION REQUIREMENTS	ADVISORY NOTES
ACCESS RAMPS FOR THE DISABLED	<ul style="list-style-type: none"> Maximum height 1m above natural ground level Maximum grade 1:14 and otherwise in compliance with AS1428.1 Located behind the building line to any street frontage Does not obstruct or interfere with vehicular access to existing car parking behind the building line 	
ADVERTISING & ADVERTISING STRUCTURES	<ul style="list-style-type: none"> See Schedule 4 for advertising signs and structures that are exempt in various zones. Advertising is not of a general nature but relates specifically to the use of the land on which it is proposed to be displayed 	See Part F- Advertising and Signs – of this DCP
AIR CONDITIONING UNITS FOR DWELLINGS attached to external walls or ground mounted.	<ul style="list-style-type: none"> Located behind the building line to any street frontage. Building work must not reduce the structural integrity of the section of the building affected by the installation of the unit. Any opening created by the installation is to be adequately weatherproofed. Noise level not to exceed 5dBA above ambient background noise level measured at the property boundary. Shall not obstruct or interfere with vehicular access to existing car parking behind the building line Shall not obstruct pedestrian access to the perimeter of the dwelling 	Under the Protection of the Environment Operations Act 1997 – action can be taken to control the use of air conditioning units that exceed 5dBA above existing ambient background noise levels.
AVIARIES	<ul style="list-style-type: none"> Maximum 10m² total cumulative area Maximum height 2.1m above natural ground level. Other than masonry construction Non-reflective material. Located in rear yard and no closer than 900mm from any adjoining property boundary. Located a minimum of 10m from any dwelling on an adjoining property. Structurally adequate construction. One only per site Not for the keeping of poultry or pigeons 	
AWNINGS, CANOPIES, STORM BLINDS attached to a dwelling.	<ul style="list-style-type: none"> Maximum area 10m². Located behind the building line to any street frontage Located at least 900mm from any property boundary. Non-reflective finishes. Installed to manufacturers specifications. 	
BARBECUES	<ul style="list-style-type: none"> Located in rear yard and no closer than 900mm from any adjoining property boundary. 	

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	<ul style="list-style-type: none"> • Maximum height 2.1m above natural ground level. • Situated no closer than 15m to the nearest dwelling on an adjoining site. • Maximum area of base 4m². • One only per site 	
CHILDRENS PLAY EQUIPMENT	<ul style="list-style-type: none"> • Located in rear yard and no closer than 900mm from any adjoining property boundary. • Maximum height 2.4m. • Maximum ground coverage 20m². 	Structure must be at least 1.2m away from a pool safety fence measured in accordance with Cl.2.3 AS1926
CLOTHES LINES/HOISTS – in connection with dwelling houses only	<ul style="list-style-type: none"> • Located in rear yard and no closer than 900mm from any adjoining property boundary. • Screened from view of the street. • Installed to manufacturer's specifications. 	
DECKS (unroofed and attached to a dwelling)	<ul style="list-style-type: none"> • Located behind the building line to any street frontage. • Located at least 3m from any property boundary. • Timber only above foundations. • Deck to be unroofed • Maximum height 500mm above natural ground level to top of deck. • Balustrade height not to exceed 1.2m above top of deck. • Maximum ground coverage 20m². • One only per property 	Roofing of decks requires development consent
DEMOLITION OF EXEMPT DEVELOPMENT	<ul style="list-style-type: none"> • Item to be demolished shall conform strictly to the standard for categories of development listed in this schedule. • Demolition does not involve the removal of asbestos. • Compliance with AS 2601. • Covering an area of not more than 25m². 	Approval is not required if the Council has issued an order to demolish under section 124 of the Local Government Act 1993
DRIVEWAYS & PATHS FOR DWELLING HOUSES	<ul style="list-style-type: none"> • Fully located within the boundary of the site • Does not cross public property • Is constructed on natural or filled land • Is constructed of reinforced concrete or of pavers on a concrete base • Has a non-slip finish • Has a maximum gradient of 1:6 (16%) • Has a maximum width of 3.0m in the case of a driveway and 1.5m in the case of a path. • Driveways are to provide direct access across the building line setback, from a Council approved footpath crossing to a car space situated wholly behind the building line. • Does not redirect stormwater onto adjoining sites. • A minimum of 20% of the site is to be soft landscapes, that is, not hard surfaces. • No more than one-third of the front setback area is paved or sealed • Driveways are to be positioned to ensure a minimum clearance of 6 metres from a road intersection and 1.0m from any existing drainage structure or public utility installations in the street. 	<p>Vehicular crossings over public land require the approval of Council.</p> <p>Exemption does not apply to multi-unit residential development to which on-site stormwater detention provision apply.</p>

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<p>FENCES</p>	<ul style="list-style-type: none"> • Maximum height 0.9m if located between the building line and the street frontage. • Maximum height 1.8m if located behind the building line to any street frontage and not of masonry construction. • Maximum height 1.2m if it is of masonry construction. • Masonry fences are to be structurally adequate for the intended purpose and to comply with AS3700, AS1170 and the Building Code of Australia. • Not to contain barbed wire. • Not to be electrified. • All fences are to be constructed so that they do not prevent or impede the natural flow of stormwater drainage/run off. 	<p>These requirements do not set aside the provisions of the Dividing Fences Act 1991.</p> <p>Proponents are advised to talk to any adjoining neighbour at an early stage and consult the Dividing Fences Act.</p> <p>Council does not adjudicate in matters of dispute on boundary fencing.</p>
<p>FISH PONDS</p>	<ul style="list-style-type: none"> • Located in the rear yard and no closer than 900mm from any adjoining property boundary. • Maximum surface area of 2m² • Is not capable of being filled with water to a depth of 300mm or more, including freeboard. • Designed and constructed so as not to prevent the natural flow of stormwater drainage/run off. • No higher than 300mm above natural ground level. 	<p>A pond that is capable of being filled with water to a depth of 300mm or more is required to comply with the provisions of the Swimming Pools Act 1992 requiring the provision of swimming pool (child proof) fencing. Such development does not constitute exempt development.</p>
<p>FLAG POLES</p>	<ul style="list-style-type: none"> • Maximum height 6m above existing ground level. • Located at least 7m from any property boundary. • Only one per property. • Installed in accordance with manufacturers specifications. • Must be structurally adequate. 	<p>Care should be taken to minimise noise from the flapping of flag ropes or like equipment.</p>
<p>GOAL POSTS, SIGHT SCREENS & SIMILAR SPORTING STRUCTURES (excluding grandstands, dressing sheds and other structures designed to accommodate people)</p>	<ul style="list-style-type: none"> • Are constructed on sporting or playing fields for use in the playing/performance of sporting events • Are constructed by or for the Council • Are installed in accordance with the relevant Australian Standard and/or the Building Code of Australia 	
<p>HOME OCCUPATION</p>	<ul style="list-style-type: none"> • To be carried out in a dwelling-house or in a dwelling in a residential flat building by the permanent residents of the dwelling-house of dwelling <p>Does not involve:</p> <ul style="list-style-type: none"> • The registration of the building under the Factories, Shops and Industries Act 1962; • The employment of persons other than the permanent residents; • Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste, water, waste products or grit, oil or otherwise; • The display of goods, whether in a window or otherwise; • The exhibition of any notice, advertisement or 	<p>See Part F- Advertising and Signs – of this DCP</p>

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	<p>sign (other than a notice, sign or advertisement exhibited on the dwelling-house or dwelling to indicate the name and occupation only of the resident); or</p> <ul style="list-style-type: none"> The sale of items (whether goods or materials) or the exposure or offer for sale of items, by retail 	
LETTER BOXES	<ul style="list-style-type: none"> Maximum height of 1.2m above existing ground level. Sufficient boxes to provide one for each dwelling. Appropriate numbering for each dwelling. Structurally stable with adequate footings. Located wholly within the property. To comply with the requirements and specifications of Australia Post. 	
<p>MINOR INTERNAL ALTERATIONS</p> <p>1. Dwelling houses</p> <p>2. Commercial premises</p>	<ul style="list-style-type: none"> Work to comply with the Building Code of Australia and not affect the structural stability of the building. Involves non-structural work only such as replacement of doors; wall, ceiling or floor linings or deteriorated frame members with equivalent or improved quality materials. Also renovations of bathrooms, kitchens and inclusion of built-in fixtures such as vanities, cupboards and wardrobes. Applies only to renovations or alterations to previously completed buildings. Works shall not change the configuration of rooms. Works shall not cause a reduction in window arrangements for light and ventilation needs, a reduction in doorways for egress purposes or involve the enclosure of open areas. Non-structural work only such as shelving, displays, benches, and partitions, that do not provide structural support to any part of the building. Floor area not to exceed 20m². Work must not compromise fire safety or affect accessibility to a fire exit. Works shall not change the configuration of rooms whether by removal of walls or other means of structural support. Food premises to comply with council's food premises code, premises to be registered and inspected by Council's Environmental Health Officer prior to use of works. Alterations involving the activities referred to in Schedule 6 of this plan require a Section 73 Compliance Certificate from Sydney Water for trade waste purposes 	<p>The alterations must not affect the structural strength and stability of the building. For example, external walls are often strengthened and stabilised by internal walls that resist loads such as wind forces. The removal of internal walls without considering overall strength and stability may result in failure to external walls.</p> <p>You are advised to consult a structural engineer, architect or building surveyor before commencing alterations to ensure compliance with the Building Code of Australia and that works will not affect the structural sufficiency and stability of the building.</p> <p>The WorkCover Authority has advised that:</p> <p>Care should be taken in work involving the removal of lead based paint to avoid lead contamination;</p> <p>The Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement.</p>
<p>OUTBUILDINGS – erected at ground level and used exclusively for the following:-</p> <ul style="list-style-type: none"> -Cabana -Cubby House -Garden shed 	<ul style="list-style-type: none"> Located in rear yard and no closer than 900mm from any adjoining property boundary. Detached from other structures Maximum area 10m². 	<p>Structure must be at least 1.2m away from a pool safety fence measured in accordance with Cl.2.3 AS1926</p>

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<p>-Gazebo -Green house</p>	<ul style="list-style-type: none"> • Maximum height 2.1m above natural ground level. • Other than of masonry construction • Not to be used for habitable purposes. • Non-reflective finishes to be used. • One only per site. • Safety glass to any glass doors conforming to AS 2208. • Structurally adequate construction on a uniformly stable foundation. • Installed in accordance with manufacturer's instructions. 	
<p>PARK & STREET FURNITURE</p>	<ul style="list-style-type: none"> • Is constructed by or for Council • Is erected in accordance with the manufacturers specifications, relevant Australian Standards or the Building Code of Australia 	
<p>PATIO in connection with a dwelling-house</p>	<ul style="list-style-type: none"> • At existing ground level. • Not to exceed an area of 20m². • Stormwater not to be redirected onto adjoining property. • Sufficient step down is to be provided to prevent the entry of stormwater into the associated dwelling. 	<p>Exemption does not apply to multi-unit residential development to which on-site stormwater detention provisions apply.</p>
<p>PERGOLA</p>	<ul style="list-style-type: none"> • Located behind the building line to any street frontage. • Maximum area 20m². • Maximum height 2.4m above natural ground level. • Must maintain required boundary setbacks for the associated dwelling with a minimum of 900mm from any boundary. • Structurally adequate construction. • Not enclosed 	<p>Where weatherproof covering is proposed development consent will be required.</p>
<p>PUBLIC MEETING IN A CLASS 9b BUILDING</p>	<ul style="list-style-type: none"> • Approval has already been granted by Council for the use of the building for the purpose of a class 9b building. 	
<p>REPLACEMENT OR REPAIR OF AN EXISTING ROOF TO A DWELLING/ CARPORT/GARAGE</p>	<ul style="list-style-type: none"> • Must not result in a change to the roofline. • Must not result in any structural alterations or change to the external configuration of the building. • Must only involve the replacement of existing materials with similar materials, which are compatible with the existing building and finish. • All works involving asbestos must comply with the WorkCover Authority's "Guidelines for Practices Involving Asbestos Cement in Buildings". 	<p>Must comply with requirements of the WorkCover Authority which has advised that:</p> <p>Care should be taken in work involving the removal of lead based paint to avoid lead contamination;</p> <p>The Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement.</p>
<p>REPLACEMENT OR REPAIR OF EXISTING WALLS TO A DWELLING/ CARPORT/GARAGE Exemption does not apply in the case of heritage buildings.</p>	<ul style="list-style-type: none"> • Must not involve alteration to existing window and door openings or their location or size. • Must not result in any structural alterations to the building. • Involve only materials other than masonry. • All works involving asbestos must comply with the WorkCover Authority's "Guidelines for Practices Involving Asbestos Cement in 	<p>Must comply with requirements of the WorkCover Authority which has advised that:</p> <p>Care should be taken in work involving the removal of lead based paint to avoid lead</p>

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	<p>Roof Mounted</p> <ul style="list-style-type: none"> • Maximum 1.5m diameter. • Located out of view of the street. • Suitably coloured to blend in with the building. • Only one installation per premises. • To be located a minimum of 900mm from any property boundary. • Structurally stable. 	
<p>SOLAR WATER HEATERS AND SOLAR PANELS</p>	<ul style="list-style-type: none"> • Installed to manufacturer's specifications and requirements. • Installed by a licensed tradesperson. • Associated building work must not reduce the structural integrity of the building or involve structural alterations. • Any opening created by the installation is to be adequately weatherproofed. • Must not protrude above the ridge level. 	
<p>SKYLIGHT ROOF WINDOWS including solar tubes and the likes.</p>	<ul style="list-style-type: none"> • Maximum area of skylight not to exceed 1m². • Located not less than 900mm from a boundary or the dividing wall between two attached dwellings. • Associated building work must not reduce the structural integrity of the building or involve structural alterations. • Any opening created by the installation is to be adequately weatherproofed. • Installed to manufacturer's specifications and requirements. 	
<p>TELEVISION AERIALS/ MICROWAVE ANTENNAE Exemption does not include short wave radio antennas.</p>	<ul style="list-style-type: none"> • For domestic use only • Structurally adequate • Maximum height 6m above roof. • For receiving only not for purposes of transmitting 	
<p>TEMPORARY STRUCTURES AND TEMPORARY BUILDINGS:</p> <ul style="list-style-type: none"> • Builders shed • Portable toilets • Scaffolds • Marquees • Mini stages 	<ul style="list-style-type: none"> • Builders sheds, scaffolds and portable toilets are to be associated with approved or certified building works and must be removed on completion of associated development or within six (6) months of placement whichever is less. • Maximum height of the building is one storey • Located wholly within the property and setback from all boundaries by a minimum of 3 metres. • Marquees and mini stages are not to be in place for more than 1 week and are to have a maximum floor area of 12m². • The building must not be used for residential purposes or for the storage of or handling of inflammable materials. • Does not involve a building designed for residential purposes, alterations or additions to an existing building or a building more than 1 storey in height 	
<p>TEMPORARY USE OF A BUILDING AS A PLACE OF PUBLIC ENTERTAINMENT</p>	<ul style="list-style-type: none"> • Building does not exceed 25metres in height • Temporary use of building does not exceed 72 hours 	<p>A separate approval may be required from the Council under the Local Government Act 1993 for a place of public entertainment. Proponents should contact Council for</p>

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		<p>details of required approvals.</p> <p>A change of use permitted by this provision does not also allow alterations to the building as exempt development. However, some building alterations are allowed as exempt development by other provisions of this schedule</p>
WATER TANKS	<ul style="list-style-type: none"> • Located behind the building line to any street frontage. • Located at least 900mm from any property boundary. • Maximum height 2m above ground level. • Maximum size 2000 litres. • Installed on a solid base or attached to an existing dwelling in accordance with manufacturer's specifications and requirements. • One only per site 	
WINDOWS, GLAZED AREAS AND EXTERNAL DOORS (Replacement or repair of existing)	<ul style="list-style-type: none"> • Replacement in residential premises with materials that comply with: <ul style="list-style-type: none"> AS1288 – Glass in Buildings – Selection and installation; and AS2208 Safety Glazing Materials for Use in Buildings (Human Impact Considerations). • No reduction in the area provided for light and ventilation is permitted and structural support members cannot be removed. • For commercial and industrial premises the reflectivity index shall not exceed 20%. 	<p>You are advised to consult a structural engineer, architect or building surveyor before commencing alterations to ensure compliance with the Building Code of Australia and that works will not affect the structural sufficiency and stability of the building.</p> <p>You should particularly consult one of the above professionals or a recognised glazier to ensure the appropriate quality of glass and glazing is used for the window or doorway concerned, especially as to whether safety glass is required and installed.</p> <p>The WorkCover Authority has advised that:</p> <p>Care should be taken in work involving the removal of lead based paint to avoid lead contamination;</p> <p>The Authority's "Guidelines for Practices Involving Asbestos Cement" should be referred to for any work involving asbestos cement.</p>

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Schedule 2: Complying Development Provisions

DEVELOPMENT TYPE	REQUIREMENTS AND OUTCOMES
<p>BED AND BREAKFAST ACCOMMODATION (The use of an existing lawful dwelling by its permanent residents for the temporary accommodation of visitors for commercial purposes)</p>	<p>REQUIREMENTS</p> <ul style="list-style-type: none"> • The premises are lawfully approved for the purpose of a dwelling –house. • The establishment is operated solely by the permanent residents of the dwelling and does not employ persons not permanently residing on the site. <p>OUTCOMES</p> <ul style="list-style-type: none"> • A maximum of 3 guest bedrooms. • A minimum of 2 bathrooms. • A smoke detection system that complies with AS 3786-1993 – Smoke Alarms and AS 3000-1991 – Electrical Installation for Buildings, Structures and Premises (the SAA wiring rules) is in the dwelling. • A fire extinguisher and fire blanket are in the kitchen. • Approval has been obtained from the owner’s corporation, or the community, precinct or neighbourhood association, where a dwelling is subject to the Strata Schemes Management Act 1996 or the community Land Management Act. • Each guest bedroom is provided with space and facilities for occupants to store clothes and travel gear. • Each guest bedroom is provided with natural light and either natural or mechanical ventilation. • Bedding and flooring is provided to each guest bedroom that is easily cleaned. • No key release deadlocks are fitted to guest bedrooms or exit doors. • Guest bedrooms are insulated from all noise generating sources in accordance with BCA requirements. • One off-street parking space per guest bedroom is provided on site and behind the building line. • Only one external sign is provided on or behind the building line having a maximum area of 0.5m² • Compliance with all requirements of the Food Act 2003, the Food (General) Regulation 1992 and the Food Standards Code. • A separate hand wash basin and commercial grade dishwasher that can heat water to at least 77 degrees Celsius must be provided. • Kitchen flooring and benches are to be of impervious material and refrigerators are to maintain food at below 5 degrees Celsius.

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<ul style="list-style-type: none"> • Single-storey alterations and additions to existing detached single storey dwellings • Carports and garages associated with an existing or proposed detached single-storey dwelling. <p>DETACHED SINGLE-STOREY DWELLINGS</p>	<ul style="list-style-type: none"> • The proposed development is permissible with development consent under the provisions of the Holroyd LEP 1991 on the land on which it is proposed. • Does not apply to dual occupancy or medium density development <p>OUTCOMES</p> <p>Building Code of Australia</p> <ul style="list-style-type: none"> • The proposal complies with the deemed to satisfy provisions of the Building Code of Australia. <p><u>Streetscape</u></p> <ul style="list-style-type: none"> • Any part of the structure is setback at least 6metres from the principle street frontage. • Dwellings facing public streets and accessways have a front door or window to a habitable room facing the street • Carports and garages facing public streets or accessways are no more than 6 metres or 50% of the frontage wide, whichever is the lesser. <p>Car parking</p> <ul style="list-style-type: none"> • One covered car space is provided for any dwelling having a gross floor area not exceeding 110 square metres or not exceeding two bedrooms. • Two car spaces are provided for any dwelling having a gross floor area exceeding 110 square metres or containing three or more bedrooms including at least one covered car space <p>Energy efficiency</p> <ul style="list-style-type: none"> • The dwelling has at least a 3.5 star rating under the National House Energy Rating Scheme (NatHERS) <p>Bulk and scale</p> <ul style="list-style-type: none"> • The dwelling does not exceed a maximum floor space ratio of 0.5:1. • The ground floor level of the structure is not more than 500mm above natural ground level at any point. • The distance between the floor level and the underside of eaves is no more than 2.7 metres • The roof pitch is no more than 24 degrees and any openings are flush with the roof pitch • The next door property's main area of private open space or any habitable rooms are not in shadow between 10.00 am and 3.00 pm on 21 June, as a result of the development • The external wall of any structure is at least 900mm from a side or rear boundary and security • Windows in a habitable room that allow an outlook to a window to a habitable room in the neighbour's
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Exempt and Complying Development

<p>DETACHED SINGLE-STOREY DWELLINGS</p>	<p>house and are within 9 metres:</p> <ul style="list-style-type: none"> ▪ Are offset from the edge of one window to the edge of the other window by a distance of 0.5 metres, or ▪ Have sill heights of 1.5 metres above floor level, or ▪ Have fixed obscure glazing in any part of the window below 1.5 metres above floor level. <p>Open space and landscaping</p> <ul style="list-style-type: none"> • An unbuilt upon rear courtyard area has been provided in a single tract of land having an area of not less than 30% of the total floor area of the dwelling plus 15 square metres. • The principal part of the rear courtyard is contiguous to the main living area of the dwelling and has minimum dimensions of 5m x 5m. • A minimum of 20% of the site is to be soft landscaped, that is, not hard surfaces. • No more than one-third of the front setback area is paved or sealed <p><u>Drainage</u></p> <ul style="list-style-type: none"> • All impervious and roof area are capable of being connected to Council's piped stormwater disposal system, no stormwater is to be discharged to the ground • The proposed development will not prevent or impede the natural flow of stormwater drainage/runoff from adjoining sites. • The proposed development will not increase or concentrate existing stormwater flows over adjoining properties. <p>Tree preservation</p> <ul style="list-style-type: none"> • Any proposed dwelling is situated outside of the drip line of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree. • No excavations will take place within 5 metres of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree. <p>Noise & Vibration</p> <ul style="list-style-type: none"> • Any development on land adjoining a railway corridor or situated on the opposite side of a public road from a railway corridor; or on any property having frontage to an arterial road shall be designed to comply with the maximum design sound levels recommended by Australian Standard 2107 – 1987 as follows: <p>Recreation Areas - 40dB(A)</p>
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Exempt and Complying Development

	<p>Sleeping Areas - 35dB(A) Work Areas - 40dB(A)</p>
<p>MINOR BOUNDARY ADJUSTMENTS</p>	<p>OUTCOMES A change in the area of any allotment of up to 10% will be considered as complying development, provided that:</p> <ul style="list-style-type: none"> • the adjustment will not result in any building contravening the deemed-to-satisfy provisions of the Building Code of Australia; • the adjustment will not create any additional allotments; • the adjustment will not result in any building contravening the conditions of any development consent applying to the site; and • the adjustment will not result in any variation to the minimum lot size or maximum floor space ratio requirements appropriate to the zone and nature of development as specified in the Holroyd LEP 1991 or in any Development Control Plan applying to the site.
<p>SWIMMING POOLS (in ground and above ground)</p>	<p>REQUIREMENTS</p> <ul style="list-style-type: none"> • Ancillary to a dwelling for private use only and on lots over 450m². • The proposed development is permissible with development consent under the provisions of the Holroyd LEP 1991 on the land on which it is proposed. <p>OUTCOMES Building Code of Australia</p> <ul style="list-style-type: none"> • The proposal complies with the deemed to satisfy provisions of the Building Code of Australia <p><u>Streetscape</u></p> <ul style="list-style-type: none"> • The pool is not between the dwelling and the front property boundary <p>Setbacks</p> <ul style="list-style-type: none"> • The pool is at least 1.5 metres from side and rear boundaries. <p><u>Decking for aboveground pools</u></p> <ul style="list-style-type: none"> • All coping or decking around the aboveground pool is no more than 500mm above existing ground level. <p><u>Privacy</u></p> <ul style="list-style-type: none"> • The noise level of any filtration equipment or pump does not exceed 5dBA above ambient background level measured at the property boundary. <p><u>Open space and landscaping</u></p> <ul style="list-style-type: none"> • A minimum of 20% of the site is to be soft

Exempt and Complying Development

	<p>landscaped, that is, not hard surfaces.</p> <p><u>The Swimming Pool Act 1992</u></p> <ul style="list-style-type: none">• All aspects of the structure comply with the Swimming Pool Act and Regulations and AS 1926 <p><u>Drainage</u></p> <ul style="list-style-type: none">• The proposed development will not prevent or impede the natural flow of stormwater drainage/runoff from adjoining properties.• The proposed development will not increase or concentrate the flow of existing stormwater over adjoining properties. <p>Tree preservation</p> <ul style="list-style-type: none">• Any proposed pool is situated outside of the drip line of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree.• No excavations will take place within 5 metres of any existing tree having a height greater than 3.5m other than where separate approval has already been obtained from Council for removal of the tree.
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Exempt and Complying Development

Schedule 3: Complying Development Certificate Conditions for all Categories of Complying Development Involving Construction and/or site works

Prior to work commencing

At least two days before any site works, building or demolition begins, the applicant must give Notice of Commencement of Work and Appointment of Principal Certifying Authority (Form 7 of the EP&A Regulations available from your principle certifier) to the Council.

Before any site works, building or demolition begins, the applicant must:

Notify the Council in writing of the name, address, phone number and licence number of the builder, and

Pay to Council a kerb & gutter damage deposit in accordance with its current fees & charges, and:

Erect a sign at the front of the property clearly showing:

- a) the name of the owner, builder, builder's licence number, site address and consent number,
- b) a statement that unauthorised entry to the work site is prohibited,
- c) the name of the person in charge of the work site and a telephone number at which that person can be contacted outside working hours,

[Note: - This requirement does not apply to building works carried out inside an existing building or on premises that are occupied continuously, both during and outside work hours, while the work is being carried out.]

Erect at the front of the property the standard Council sign indicating the approved hours of operation (available from Council), and

Provide on-site toilet facilities at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

If an excavation associated with the development extends below the level of the base of the footings of a building on an adjoining allotment of land (including a public road and any other public place):-

- a) preserve and protect the building from damage, and
- b) if necessary, underpin and support the building in an approved manner, and
- c) at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars to the owner of the building being erected or demolished.

[Note:-The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. In this clause, allotment of land includes a public road and any other public place.]

Erect a hoarding or fence between the work site and any public place, if the work involved is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

Exempt and Complying Development

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

Follow any other conditions prescribed by the Regulation.

Provide protection for Council footpaving, kerbing and guttering. Wooden mats must also be provided at all entrances where the site fronts paved footpaths.

This item does not impose a requirement on an applicant if it is complied with by the builder.

Site management

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land, as follows:

- a) divert uncontaminated run-off around cleared or disturbed areas, and
- b) erect a silt fence to prevent debris escaping into the drainage systems or waterways, and
- c) prevent tracking of sediments by vehicles onto roads, and
- d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.
- e) Removal or disturbance of topsoil must be confined to within 5 metres of the proposed building and within the confines of the property.
- f) All soil erosion measures required to be put in place prior to the commencement of construction works are to be maintained during the entire construction period until disturbed areas are restored by turfing, paving or revegetation. On-the-spot fines may be issued where maintenance of measures is inadequate.
- g) To reduce nuisance to the surrounding properties, the site shall be kept clean and tidy during the construction period. Builder's refuse disposal and storage facilities are to be provided on the development site for the duration of construction works with all rubbish being removed from the site upon completion of the project.
- h) All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.
- i) All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Drainage

The land surrounding any structure must be graded to divert surface water to the street, and must be clear of existing and proposed structures and adjoining premises.

Where the water falls to the rear of the property, it must be collected and piped via a gravity system directly to a Council stormwater system.

Roadworks

The applicant is to arrange with the relevant public utility authority for the alteration or removal of any affected services in connection with the development. Any such work must be carried out at the applicant's expense.

The applicant is to submit to Council an application for a road opening permit when the drainage connection into Council's system is within the road reserve. In this regard the applicant shall pay to Council a road opening fee in accordance with the Council's current fees and charges. Additional road opening permits and fees may be necessary where there are connections to public utility services (eg. telephone, electricity, sewer, water or gas) required within the road reserve.

Exempt and Complying Development

Compliance with Building Code of Australia

All building work must comply with the deemed-to-satisfy provisions of the Building Code of Australia.

Inspections during construction

The building works are to be inspected during construction, by the Council (where Council is the principle certifying authority) or by an accredited certifier and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the BCA, is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:

- a) Sediment and erosion control, site works and site set out, before building starts;
- b) PRIOR to concreting of pier holes;
- c) All trenches and steel reinforcement PRIOR to pouring of concrete;
- d) Framework, when complete, PRIOR to the fixing of floor, wall, ceiling and roof finishes;
- e) Wet areas, after the placement of damp proof and flashing courses;
- f) Stormwater and drainage lines and pits PRIOR to back filling;
- g) Completion of all works and PRIOR to occupation/use of the structure.

Copies of the above stated documentary evidence are to be submitted to the principle certifying authority upon completion of each specified stage of construction and prior to occupation of the building.

In addition, the person carrying out the inspection is required to ensure that adequate provisions are made for the following measures during every stage of construction, to ensure compliance with the approval and documentary evidence of compliance is to be provided to the satisfaction of the principal certifying authority:

- a) Sediment control measures
- b) Public safety
- c) Fences or hoardings.

The applicant must notify either the Council (where Council is the Principle Certifying Authority) or an accredited certifier in advance (at least 48 hours in writing or 24 hours by phone) to inspect the building works.

Hours of work

For the purpose of preserving the amenity of neighbouring occupations, building work, including the delivery of materials to and from the site, is to be restricted to the hours of 7.00am to 6.00pm Mondays to Fridays and 7.00am to 4.00pm on Saturdays. Work on the site on Sundays and public holidays is prohibited.

Survey certificate

The following survey certificates must be given to the principle certifying authority, at the following stages:

- a) on completion of floor slab framework before concrete is poured, detailing the location of the structure to the boundaries, and
- b) at completion of the lowest floor, confirming that levels are in accordance with the complying development certificate (which levels must relate to the datum shown on the complying development certificate).

Safety

Fire safety measures must be included.

Exempt and Complying Development

Site access

Driveways are to be a minimum of 1.0m clear of all drainage structures on the kerb and gutter and are not to interfere with the existing public utility infrastructure, including Council drainage structures, unless prior approval is obtained from the relevant authority.

Finished street levels shall not be assumed. The owner or builder must make application to Council's Engineering Services Department for street levels.

Driveways are to be located a minimum of 6 metres from a road intersection.

Driveways are to be constructed in accordance with any relevant requirements of AS 2890.1 Second edition 1993, with appropriate transition zones.

Removal of temporary buildings

Builders sheds, scaffolds and portable toilets must be removed on completion of associated development or within six (6) months of placement whichever is less.

Occupation Certificate

An occupation certificate is to be obtained prior to the occupation of a new building or addition.

Additional Conditions Involving Residential Development

Prior to work commencing

Building work that involves residential building work (within the meaning of the Home Building Act 1989) must not be carried out unless the principal certifying authority for the development to which the work relates:

- (a) in the case of work to be done by a licensee under that Act:
 - (i) has been informed in writing of the licensee's name and contractor licence number, and
 - (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or
- (b) in the case of work to be done by any other person:
 - (i) has been informed in writing of the person's name and owner-builder permit number, or
 - (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in section 29 of that Act, and
 - (iii) is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part.

Fire safety

An automatic fire detection alarm system is to be installed in every dwelling and must comply with the requirements of Part 3.7.2.2 of the BCA – Housing Provisions.

Exempt and Complying Development

[Note: - A smoke detector system complying with AS 3786 and connected to the mains electrical power with standby power (battery backup) located outside the entrance to each bedroom and in any storey.]

The applicant is required to provide certification to the principle certifying authority prior to the issue of an occupation certificate that the fire detection and alarm system:

- a) Has obtained the relevant standards mark approval and complies with AS 3786;
- b) Has mains electrical wiring and standby power source;
- c) Protects every bedroom or group of bedrooms from the remainder of the building; and
- d) Protects every storey of the building

Additional Conditions Involving Domestic Swimming Pools

Inspection of Works – Swimming Pools

The building works are to be inspected during construction, by the Council or by an accredited certifier and documentary evidence of compliance with the relevant terms of the approval/standards of construction detailed in the BCA, is to be obtained prior to proceeding to the subsequent stages of construction, encompassing not less than the following key stages:

- a) The pool excavation with steel in position prior to the spraying of concrete;
- b) The excavation prior to the pool being placed in position;
- c) Bond beam prior to placement of concrete;
- d) The pool safety fencing prior to filling the pool with water;
- e) The pool and associated works prior to use;

Copies of the above stated documentary evidence are to be submitted to the principle certifying authority upon completion of each specified stage of construction and prior to occupation of the building.

In addition, the person carrying out the inspection is required to ensure that adequate provisions are made for the following measures during every stage of construction, to ensure compliance with the approval and documentary evidence of compliance is to be provided to the satisfaction of the principle certifying authority:

- a) Sediment control measures
- b) Public safety
- c) Fences or hoardings.

To provide for the safety of small children, the Swimming Pool Act 1992, requires that the owner of premises must ensure that the swimming pool is at all times surrounded by a child-resistant barrier that:

- a) separates the swimming pool from any residential building situated on the premises and from any place (whether public or private) adjoining the premises; and
- b) is designated, constructed, installed and maintained in accordance with the standard prescribed by the regulations.

The fence must be a minimum 1.2metres high and fitted with a self-closing and self-locking device prior to filling the pool with water. The fence must swing outwards

Additional Conditions Involving the Use of Commercial Premises

No signs or goods are to be displayed or trading of any description is to be carried out on the public road, public footpath, service land, customer and/or employee parking area, the driveways or pedestrian walkways outside or in the immediate vicinity of the premises.

Exempt and Complying Development

Business is to be conducted and patrons are to be controlled at all times so that no interference occurs to the amenity of the adjoining occupations.

Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants. If an intruder alarm is installed on the premises it shall be fitted with a timing device in accordance with the requirements of the Noise Control Act 1975.

Refuse & trade waste

Refuse and trade waste material shall be stored in an area outside the building and suitably screened and is to be removed from the premises at regular intervals.

All medical waste is to be safely stored within the building until removed at regular intervals by a medical waste transporter holding a current licence to transport medical waste as issued by the Environment Protection Authority. All used sharps are to be stored in purpose designed containers to prevent needle stick injury.

Food premises

Premises used in the manufacture, preparation, storage, packaging or cartage of food shall be maintained in their "as approved" form in compliance with the Food Act, 2003 and Regulations thereunder, and Council's Code for Food Premises.

Additional Conditions Involving the Removal of Asbestos Cement

All asbestos cement sheeting must be removed by licensed contractors familiar with asbestos removal prior to the commencement of:

- a) Brick veneering or re-cladding of any building where the existing walls to be covered are currently clad with asbestos cement; OR
- b) Construction work where new work abuts existing asbestos cement sheeting and/or where parts of the existing building clad with asbestos cement sheeting are to be altered or demolished.

Removal must be carried out strictly in accordance with Council's information sheet "Removal of Asbestos Cement Sheeting".

All asbestos laden waste, including asbestos cement flat and corrugated sheets must be disposed of at a tip recommended by the EPA.

NOTE: The person responsible for disposing of the above asbestos waste is to telephone the EPA on 9325 5709 to determine the location of a tip licensed to receive asbestos. Upon completion of tipping operations the applicant shall lodge with Council's Department of Environmental and Planning Services, prior to commencement of brick veneering and/or construction works, all receipts issued by the receiving tip as evidence of proper disposal.

Exempt and Complying Development

Schedule 4: Advertising Structures Exempt in Various Zones

ZONE	EXEMPT SIGNAGE	EXEMPT REQUIREMENTS
Residential 2(a) Residential 2(c) Residential 2(d)	1. Home occupation signs; 2. Public notices 3. Real estate signs	<ul style="list-style-type: none"> • Signage is displayed on a dwelling house in which a home occupation is undertaken in accordance with the requirements for a home occupation referred to in schedule 1 to this policy, • Has maximum dimensions of 0.5m x 0.5m • Serves only to identify the name and occupation of the resident. • Notice for public information displayed by a public authority giving information or direction about services provided. <hr/> <ul style="list-style-type: none"> • Must not exceed 1.2 m² in area, for any individual sign, • Should not have returns exceeding 180mm, • Should not exceed a height of 1.8m to the top of the sign measured from ground level, • Shall be limited to 1 sign per agent per property*, • Must be located wholly within the property and not less than 1.0 metre behind the property boundary, • Displayed for no more than ten (10) days after letting or exchange of contract for sale of the property. <p>* [Note: - The word "property, in the case of strata development for the purpose of this schedule, refers to the whole of the land comprising the lots and common property but does not refer to individual lots in a strata scheme]</p>
Business 3(a) Business 3(b)	1. Under awning signs 2. Window signs 3. Fascia signs	<ul style="list-style-type: none"> • Attached to the underside of an awning (other than the fascia or return end), • Unilluminated • Is a maximum of 2.5 metres in length, 0.5 metres in depth and 0.08 metres in width, • Is erected at a horizontal angle no less than 2.6m to the ground, • Is erected at a right angle to the building to which it is attached, • Does not project beyond the edge of the awning, • Does not extend or project beyond a point 600mm within the vertical projection of the kerb line, • Only one sign per premises per street frontage. <hr/> <ul style="list-style-type: none"> • Does not obscure more than 30% of the area of any window • Street level windows only • Only one sign per premises per street frontage <hr/> <ul style="list-style-type: none"> • Attached to the fascia or return of the awning, • Does not project above, below, or extend from, the fascia or return end of the awning, • Does not extend or project beyond a point 600mm within the vertical projection of the kerb line, • Has a maximum area of 3.0m². • Only one sign per premises per street frontage

Exempt and Complying Development

	4. Wall signs	<ul style="list-style-type: none"> Does not extend laterally beyond the wall of the building to which it is attached, Does not project above the top of the wall to which it is attached. Does not cover any window, door or architectural projections Is securely fixed to the building Shall not have an area greater than 4m² Unilluminated Only one sign per premises per street frontage
	5. Top hamper	<ul style="list-style-type: none"> Attached to the transom of a doorway or display window of a building, Does not extend beyond any building line, Does not extend below the level of the head of the doorway or window above which it is attached Is not more than 3.7 metres above the ground measured to the top , Has a maximum dimensional height of 600mm, Only one sign per premises per street frontage, Has a maximum area of 5.0m²
	6. Real estate signs	<ul style="list-style-type: none"> Must not exceed 2.5m² in area; Only one sign per agent per property*, Is located wholly within the property, Does not exceed a height of 1.8m to the top of the sign measured from ground level, Is not less than 1.0 metre behind the property boundary, Displayed for no more than ten (10) days after letting or exchange of contract for sale of the property. <p>* [Note: - The word "property, in the case of strata development for the purpose of this schedule, refers to the whole of the land comprising the lots and common property but does not refer to individual lots in a strata scheme]</p>
	7. Temporary signs	<ul style="list-style-type: none"> Advertisement is of a temporary nature which: - <ol style="list-style-type: none"> announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event; and does not include advertising of a commercial nature other than the name(s) of an event's sponsor(s). <p>(Note: - Advertisements, such as bill posters, which are not removed by the advertiser within forty eight (48) hour after the advertised event, would not be considered "temporary signs". Temporary signs may include advertisements such as banners, bunting, posters etc.)</p>
	8. Public notices	<ul style="list-style-type: none"> Notice for public information displayed by a public authority giving information or direction about services provided.
Industrial 4(a) Industrial 4(b)	1. Wall signs	<ul style="list-style-type: none"> Only one wall sign is permitted per occupancy, Is located on the facade of the unit with which that

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Exempt and Complying Development

	5. Temporary signs	<p>educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event; and</p> <p>d) does not include advertising of a commercial nature other than the name(s) of an event's sponsor(s).</p> <p>(Note: - Advertisements, such as bill posters, which are not removed by the advertiser within forty eight (48) hour after the advertised event, would not be considered "temporary signs". Temporary signs may include advertisements such as banners, bunting, posters etc.)</p>
Special Uses 5(a) Special Uses 5(b) Open Space 6(a) Open Space 6(b) Open Space 6(c)	1. Identification signs	<ul style="list-style-type: none"> • Sign serves only to identify the premises or land on which the sign is situated, the name of the occupier, the activity carried out thereon and directions to access the site
	2. Public notices	<ul style="list-style-type: none"> • Notice for public information displayed by a public authority giving information or direction about services provided.
	3. Temporary signs	<ul style="list-style-type: none"> • Advertisement is of a temporary nature which: - <ul style="list-style-type: none"> e) announces any local event of a religious, educational, cultural, political, social or recreational character or relates to any temporary matter in connection with such an event; and f) does not include advertising of a commercial nature other than the name(s) of an event's sponsor(s). <p>(Note: - Advertisements, such as bill posters, which are not removed by the advertiser within forty eight (48) hour after the advertised event, would not be considered "temporary signs". Temporary signs may include advertisements such as banners, bunting, posters etc.)</p>

Schedule 5: Activities requiring a Section 73 Compliance Certificate to be obtained from Sydney Water

Butchers	Hospitals	Photographic Processing
Charcoal Chicken Shops	Hot Bread Shops	Pizza Shops
Commercial Car Washes	Hotels	Restaurants
Commercial Laundries	Medical Centres	Schools
Delicatessens	Mechanical Repairers	Service Stations
Dry Cleaners	Motels	Take Away Food Shops
Fresh Chicken Shops	Nursing Homes	Veterinary Surgeries

Exempt and Complying Development

Appendix 1: Example Notification Letters for Complying Development

These are to be read in conjunction with the remainder of this Part of this DCP but do not form a part of the DCP for legal purposes.

LETTER REGARDING COMPLYING DEVELOPMENT

Date

Dear

PROPERTY:

APPLICANT:

ACCREDITED CERTIFIER: (NAME & ADDRESS OF PCA)

CD

This letter is to advise that (*name of PCA*) has received an application to carry out the following work:-

*

This application has been submitted to (*name of PCA*) as **Complying Development** and as such (*name of PCA*) is required to notify the proposal to adjoining owners.

The legislation does not provide for consideration of objections or comments and there is no right of appeal. Complying Development is routine development, which is capable of being certified as meeting predetermined development standards. Complying development may be certified by either Council or a Private Accredited Certifier.

(*Name of PCA*) is required under the Environmental Planning and Assessment Act, 1979 to determine this application within seven (7) days. This is provided that full compliance with both the Local Environmental Plan (LEP) 1991 and Development Control Plan (DCP) No. 32 – “Guidelines for Exempt and Complying Development” is achieved. Attached for your information is a copy of the site Plan and elevations.

In the event that this application is approved and in order to preserve the amenity of Holroyd, and restricting noise which may affect neighbouring residents, the Council limits building operations to the hours of 7.00am to 6.00pm, Monday to Friday, 7.00am to 4.00pm Saturday with no work on Sundays.

Please ring (*name of PCA*) at anytime, should you be affected by building and development work outside the above hours.

Yours faithfully,

Exempt and Complying Development

LETTER REGARDING COMPLYING DEVELOPMENT CERTIFICATE

Date

Dear

PROPERTY:

APPLICANT:

ACCREDITED CERTIFIER: *(NAME & ADDRESS OF PCA)*

CD

This letter is to advise that a **Complying Development Certificate** has been issued enabling the applicant shown above to carry out the following work:-

*

All requirements of the Local Environmental Plan (LEP) 1991 and Development Control Plan (DCP) No. 32 – “Guidelines for Exempt and Complying Development” have been achieved. Council limits building operations to the hours of 7.00am to 6.00pm, Monday to Friday, 7.00am to 4.00pm Saturday with no work on Sundays.

Please ring *(name of PCA)* at anytime, should you be affected by building and development work outside the above hours.

Yours faithfully,