



Construction of Carports, Garages and Outbuildings

Requirement for Non-Notification of Development
Warringah Development Control Plan 2008 (Schedule 3)

This checklist will determine whether your application will be exempt from notification in accordance with the Warringah Development Control Plan. To qualify for non notification, you will need to be able to demonstrate compliance, with 'yes' being applicable in all boxes.

Address of development: _____

June 09

	Compliant		Office Use
	Yes	No	
<p>GENERAL</p> <p>Does the proposed development comply with the development standards contained in any Local Environment Plan and Development Control Plan made by Council under the headings of Building Setbacks/Envelopes; Building Height; Landscaped Open Space and Private Open Space.</p> <p>In the case where a development standard referred to in the Warringah Development Control Plan is more restrictive than the requirements of this Schedule, the requirements outlined in this Schedule prevail.</p>			
Building Setbacks – 6.5m front - _____ proposed, 0.9m side _____ proposed, 6m rear - _____ proposed			
Building Envelopes – 4 or 5m @ 45°			
Building Height _____ Max _____ m proposed Refer to 'Locality Statement' in the WLEP 200			
Landscape Open Space _____ % required _____ % provided Refer to 'Locality Statement' in the WLEP 2000.			
Private Open Space (60m ² min at rear) _____ provided			
<p>STREETSCAPE</p> <p>Any proposed carports and garages facing a public street or access way are not more than 7m wide or 50% of the width of the lot measured at the minimum front setback building line, whichever is the lesser</p>			
<p>BULK, SCALE AND LOCATION</p> <p>All proposed carports, garages, and outbuildings associated with, but separated from, a residential flat building, have a maximum overall height of 3.5m and external wall height no more than 3m (not including gables).</p>			
The ground floor level of the structure at any point is no more than 600mm above ground level (existing).			
The development does not involve balconies or decks associated with any structure more than 600mm above ground level (existing).			

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BULK, SCALE AND LOCATION Cont			
The external wall or facade of any structure is at least 900mm from a side boundary.			
The eaves and roof gutter of any structure are a minimum distance from the boundary of 675mm.			
The maximum area of any detached carport, garage or outbuilding, does not exceed 50m ² . The maximum wall length (or length of structure, excluding eaves) of any detached carport, garage or outbuilding, does not exceed 7m.			
The use of any building must be clearly stated on plans and is not to be used for any industrial, commercial or habitable purposes.			
The proposal does not involve roof decks or roof terraces.			
There is no net increase in the impervious area of the site.			
The proposal is not burdened by a watercourse, or within 3m of a Council pipeline or drainage easement.			
VEHICULAR ACCESS AND CIRCULATION			
The finished level of the driveway is within a maximum of 250mm from ground level (existing)			
Any new driveways are a minimum of 500mm from the side boundary.			
Proposed driveways are a minimum of 1m clear of all drainage structures on the kerb and gutter and do not interfere with the existing public utility infrastructure, unless prior approval is obtained from the relevant authority.			
There is a maximum of one driveway crossing per allotment with any redundant laybacks being reinstated in accordance with Council's technical specifications.			
Proposed driveways are a minimum distance of 6m from a road intersection.			
Driveway crossings and gradients for proposed works are in accordance with Council's Driveway Profiles.			
WATER DRAINAGE AND SOIL MANAGEMENT			
The development collects stormwater; provides the necessary drainage works pertinent to the development proposed and disposes of it to an approved, operational drainage system constructed in accordance with Council's technical specifications, Council Policies and relevant Australian Standards. All work will be required to be certified as adequate to perform its intended function. Additionally, all low level properties (i.e. land that falls away from the street) are to drain to an approved drainage easement, containing a pipeline of sufficient capacity to cater for flows from the new development.			

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<p>WATER DRAINAGE AND SOIL MANAGEMENT Cont Note: Collected roof and surface waters may flow to or via energy saving water devices or stormwater harvesting and reuse systems, complying with the exempt or complying development provisions contained within this WLEP 2000, prior to being disposed of in accordance with the above.</p>			
<p>No structure is proposed within 2.0m of a sewer/sewer manhole/water main without the prior approval of the relevant service authority.</p>			
<p>The total impervious area for all development is less than 35% of the total site area plus 50m², or the total impervious area of a proposed addition is less than 50m². For additions where the existing impervious area exceeds 35% of the site area, a 'one off' addition of 50m² only is permitted (refer to Council's on-site detention checklist).</p> <p>Note: Total impervious area means existing and proposed roofed areas, built upon areas, paved surfaces and hardstand areas.</p>			
<p>Any cut and/or fill does not exceed 900mm from ground level (existing).</p>			
<p>CAR PARKING Any existing approved carparking spaces, including garages and carports, remain available for carparking as approved.</p>			
<p>Any increase in carparking demand, resulting from additions or alterations is met with the corresponding additional carparking provided on site in accordance with the requirements of Division 5 of the Warringah Local Environment Plan 2000 under the heading of <i>Traffic, Access and Parking</i>.</p>			

Note:

Tree Preservation - If any tree to be removed is listed as a heritage item, or considered by Council to be a significant tree, notification will be required and fees collected.

Checklist completed by: _____
(Name)

Address: _____

Phone no: _____
(For use during business hours)

Signature: _____

**Council reserves the right to require notification of
proposed development where site circumstances so warrant.**