

COMPLY AND DEVELOPMENT CERTIFICATE (CDC)

- House construction under CDC must comply with the codes outlined under the State Environmental Planning Policy (Exempt and Complying Developments Code) 2008, Part 3 Housing Code. (SEPP)
 - Documents needed to obtain an approval through CDC include:
 - Section 10.7 Part 2 & Part 5 (This gives the certifier and the builder information in relation to the subject site. The main points in the report will address; Flooding, Bushfire, Mine Substance, Potential contamination and a variety of other important facts),
 - Structural and Hydraulic Engineering (This is used for the concrete slab and the stormwater design),
 - BASIX Certificate (This document is an Energy, Water and Thermal rating document that is essential for construction),
 - Water Approval (I.E. Sydney Water) (This document advises the builder and certifier as well as the Water Authorities if their assets will be impacted by the construction. Should the granny flat be built over a water asset, the water main must be encased with concrete and piers are to be deeper),
 - Architectural Plans (This document is the plans that show the site, elevations, floor plan, sections, landscape plan, sediment erosion control barrier),
 - Detailed Contour and Boundary Survey by a registered Land Surveyor and Title Search,
 - All Council Fees must be paid prior to CDC being issued (Council fees generally include a Section 7.11 and any other relevant bonds for construction).
 - The subject lot on which the house is to be built, must be in the following zones:
 - Zone R1 General Residential
 - Zone R2 Low Density Residential
 - Zone R3 Medium Density Residential
 - Zone R4 High Density Residential
 - Zone R5 Large Lot Residential
 - Zone RU5 Village
 - The minimum lot size must be 200 square meters
 - The minimum lot frontage must be 6m
 - There must only be 1 dwelling house being constructed
 - If the lot is a battl-axe lot, the lot must be a minimum of 12m by 12m excluding the access laneway.
 - The maximum building height under CDC must not exceed 8.5m above ground level.
 - Maximum Gross Floor (MGF) areas for all buildings on the subject site must comply with the SEPP. The MGF varies in accordance with the lot size. Included in the calculations is the Dwelling House and attached or detached garage spaces (enclosed only)
 - If the house is being constructed on an established area (existing houses neighbouring the proposed dwelling), the setback to the front of the proposed house from the primary street, must be the average of the neighbouring dwellings; excluding carports or articulation elements.
 - On vacant blocks of land (new development lands) setbacks from the front boundary will vary depending on your lot size.
 - All other setbacks including side, read and secondary street boundary setbacks are subject to the lot size of the land.
 - Landscape areas vary in accordance with lot sizes.
- The following list will show some of the non compliance requirements under CDC. If you tick yes to any one of the following, the proposed construction cannot be approved through a private building certifier, rather your proposed construction will have to go through your Local Council.
- If the subject site is built on any of the following lands:
 - SEPP (Kosciuszko National Park—Alpine Resorts) 2007
 - SEPP (Western Sydney Parklands) 2009
 - Orana REP No 1—Siding Spring
 - Warringah LEP 2000
 - Bathurst Regional (Interim) Local Environmental Plan 2005 (1.4 & 1.4A)
 - If the proposed construction needs a concurrence.
 - If the proposed construction is a designated development.
 - The proposed construction must comply with all parts of the SEPP.
 - The proposed construction must be within the zone permissible under CDC.
 - All trees that are to be removed or pruned, must be approved by council prior to a CDC being issued.
 - The proposed construction must not be in:
 - Land within a heritage conservation area or a draft heritage conservation area
 - Land that is reserved for a public purpose in an EPI
 - Unsewered land to which Drinking Water Catchments REP No 1 applies
 - Land identified on an Acid Sulfate Soils Map as being Class 1 or Class 2
 - Land that is bush fire prone land
 - A flood control lot
 - Excluded land identified by an EPI
 - Land in a foreshore area
 - The proposed construction must not have a basement.