

LITHGOW CITY COUNCIL
EXEMPT DEVELOPMENT CHECKLIST
SEPP 60 EXEMPT & COMPLYING DEVELOPMENT

MINOR DEVELOPMENT
RESIDENTIAL AREAS

(NB if a reply has not been received from Council within 14 days of receipt of this checklist a Development Application is not required and the proposed work can proceed)

Provided that the proposed development complies with the requirements of the attached checklist, Exempt Development may include;

- Retaining Walls under 600mm in height,
- A Shed,
- Single car garage,
- Single vehicle carport,
- Deck,
- A roofed structure including an awning, pergola or the like.

The following work is also classified as exempt development;

- non-structural alterations to the exterior of a building, such as painting, plastering, cement rendering, cladding, attaching fittings and decorative work, or
- non-structural alterations to the interior of a building that do not result in the current load-bearing capacity of the building being exceeded.

Transforming an existing timber clad home into a brick veneer dwelling is **not** exempt development.

To be classified as Exempt Development it must comply with the attached checklist. Should the proposed development not meet all of the exempt development criteria a Development Application must be submitted to and approved by Council.

Any building work that structurally changes the existing building in any way requires Development Consent from Council including alterations to the size of, any opening in a wall or roof of a building, such as a doorway, window or skylight.

Should you have any questions or are uncertain please ask for a Building and Development Officer.

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Section 1 – General

Is the development on the site of an item of environmental heritage?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the development within 40 metres of a watercourse?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the land reserved or dedicated or does it contain an Aboriginal relic within the meaning of the National Parks & Wildlife Act, 1974?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the proposed development to be carried out on or next too an item subject to an interim heritage order or an item already listed on the State Heritage Register?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the development on land that slopes in excess of 18 degrees?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the development less than 1 metre from any easement or public sewer main?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the building classified 1b or 2-9 under the <i>Building Code of Australia</i> ?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If an existing building will the proposed structure cause the building to contravene the Building Code of Australia?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Will the development create interference with the neighbourhood because it is noisy, causes vibrations, creates smells, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, grit or soil?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

(If you have answered yes to any of these questions then you need a Development Application. If all answers are no or not applicable then proceed to Section 2).

Section 2 – Specific

Is the development located a minimum 1 metre from each boundary of the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the development 3 metres or less above natural ground level?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the development have an area of 25 metres squared or less?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If the development involves the erection of a new structure, does it comply with Council’s fixed building lines?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the development constructed at natural ground level or require less than 600mm excavation?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The area of the development must not provide support for any neighbouring buildings and land. Is this the case?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The development must not involve the handling, storing or using hazardous chemicals or materials otherwise than on a domestic scale (except on farms and at a distance of more than 25 metres from any habitable building and more than 40 metres from a watercourse). Is this the case?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The development must not propose to release any hazardous chemicals or materials or any pollutants into the environment. Is this the case?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the minor structure located in a fire protection zone or an asset protection zone? If so is it made of non-combustible materials?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If the structure has a roof covering is there a Structural Engineers Certificate supplied with this form certifying that the roof structure can withstand a wind rating of W33 and a ground Snow Load of 1Kpa?	Yes <input type="checkbox"/> No <input type="checkbox"/>

(If you have answered yes to all applicable questions in section 2, then the development is Exempt Development and Council approval is not required or if you have answered no to any question then a Development Application is required).

I hereby certify that the above information is correct and that the structure will comply with the deemed to satisfy provisions of the Building Code of Australia 1996.

Name of Owner:

Signature of Owner:

Date:/...../.....

Lot.....Section.....DP.....or portion.....

Street No.Street

Town

Contact phone number;.....

PLEASE NOTE: A SITE PLAN MUST BE PROVIDED OVERLEAF.

Site Plan

Scale