

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

RURAL EXEMPT DEVELOPMENT

(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, Rural Exempt Development may include;

- Rural sheds,
- Bore tripods,
- Stables,

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

Please note should the development wish to be occupied in the future it cannot be classified as rural exempt development and a development application/construction certificate needs to be submitted to Council.

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"/>
Will the proposed structure 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 land zoned rural 1 (a)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If a shed is proposed, is it to be used for rural purposes (storage of farm equipment, farm produce or stock feed)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is there an established rural use on the property (eg. Grazing) and an existing dwelling occupied by a person or persons responsible for maintaining that use (eg primary producer or manager)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the development located a minimum 10 metres from each boundary of the site, and 18m off a boundary that fronts a road?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the height of the development 10m or less?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does the development cover an area of 300 metres squared or less?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the floor level of the structure less than 1m above or below natural ground level?	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 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 W41 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.
