

## Application for Clause 61A - Deemed-to-Comply Check (Residential Single House and Additions to a Single House Only)

Property details				
Lot No:	Unit No:	Street No.		
Street Name:	Suburb:			
Title encumbrances (e.g. easements, restrictive covenants):				
Proposed development				
Description of proposed works:				

Owner(s) details	
Name:	
Address:	
Postcode:	
Preferred contact number(s):	
Email:	
Contact person for correspondence:	
Signature:	Date:

<b>Applicant details (if different from owner)</b>	
Name:	
Address:	
Postcode:	
Preferred contact number(s):	
Email:	
Contact person for correspondence:	
Signature:	Date:

### Applicant Demonstration of Assessment (R-Codes Volume 1)

The deemed-to-comply pathway was introduced on 15 February 2021 and are applicable for development relating to new single houses or alterations/additions to existing single houses. This pathway provide certainty for applicants to know whether development approval is required, enabling a more streamlined and efficient application and building process.

In order to demonstrate compliance, applicants are encouraged to complete the 'R-Codes Volume 1 Assessment Checklist' published by the Department of Planning Lands and Heritage and available on their website.

## Accompanying Material

*Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 63*

Applicant	Officer	Primary Checklist
<input type="checkbox"/>	<input type="checkbox"/>	Cover Letter – Providing an outline of the proposal, description of the development and any justification for variations (if applicable) where the applicant is seeking discretion to be exercised under the relevant planning framework.
Applicant	Officer	Required Information
<input type="checkbox"/>	<input type="checkbox"/>	1.1 Existing and Proposed Site Plans, including all relevant dimensions to a scale of 1:100 or 1:200 only <ul style="list-style-type: none"> <li>a) Street and lot number and street/road name</li> <li>b) North Point (on all plans)</li> <li>c) Existing and proposed buildings</li> <li>d) Existing and proposed uses</li> <li>e) Natural ground level and proposed ground and finish floor levels (relative to nominated datum point or AHD) (to be indicated by both contours and spot levels)</li> <li>f) All property boundaries and lot dimensions</li> <li>g) Setbacks to all lot boundaries</li> <li>h) Details and Location of any fencing (existing or proposed).</li> <li>i) Location, layout and dimension of any car parking areas</li> <li>j) Street verge including – street verge trees, power poles, drainage pits, manholes, crossover, footpaths and any other obstructions. As well as any proposed changes to these things.</li> <li>k) Location of any easements</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	1.2 Elevation plans (showing all relevant dimensions) to a scale of 1:100 only. Elevations are to be labelled with the relevant compass direction. <ul style="list-style-type: none"> <li>a) All applicable elevations are to be submitted with description/heading (i.e. direction) of each elevation</li> <li>b) Existing/natural ground levels to be indicated vertically below any proposed/existing walls where the wall intersects with the ground. Existing/natural ground level to be relative to nominated datum point or AHD.</li> <li>c) Existing/natural ground level to be indicated as found at all adjacent lot boundaries. Existing/natural ground level to be relative to nominated datum point or AHD.</li> <li>d) Overall height dimensions to be shown from existing/natural ground level to ridge and pitch.</li> <li>e) Wall height dimensions to be shown from existing/natural ground level to where the wall intersects with the roof e.g. Plate height.</li> <li>f) Existing and proposed external fixtures (including but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, batter storage units, air conditioners and hot water systems.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	1.3 Floor plan (showing all relevant dimensions) <ul style="list-style-type: none"> <li>a) A plan of every storey with floor levels (RL or AHD)</li> <li>b) Internal Layout showing doors / windows etc and room names</li> <li>c) Roof/eaves lines</li> <li>d) Total floor area in square metres</li> <li>e) Lot boundaries and setbacks to all boundaries on all sides</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	2.2. Overshadow Diagram – diagram showing extent of overshadowing on adjoining properties, expressed in percentages and square metres.
<input type="checkbox"/>	<input type="checkbox"/>	2.3. Open Space Calculations – expressed in both percentages and square metres
<input type="checkbox"/>	<input type="checkbox"/>	2.4. All new single houses require a Landscaping Plan to show the location and species of planting as well as hard/soft scaping treatment area, legend of plant species and indication of areas which consist of irrigation/reticulation.

- \* The City takes no responsibility for delays associated with incomplete applications. If applications are received incomplete the applicant will be contacted and given up to 5 business days in which to provide any outstanding information, if this is not received in the required time frame the application will be returned to the applicant as incomplete and will not be processed by the City. Should additional information be requested, the statutory assessment timeframes will be paused until such a time the additional information is received by the City.
- \* Upon review of the application type and works/use proposed, the City may request additional information at the time of lodgment in accordance with Clause 63(D) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- \* The City may waive or vary a requirement outlined above at its discretion.
- \* Applicants are advised that the City will complete one (1) review of the submitted plans forming part of their 'Deemed-to-Comply Check'. Should the assessment of the proposal find the application does not satisfy all 'Deemed-to-comply' development requirements, a Development Application is required to be lodged with the City for the proposed works.
- \* **The City will not complete assessments of multiple plans for a single 'Deemed-to-Comply' Check. This will require a new 'Deemed-to-Comply Check' each time along with the associated application fee.**

## Applicant Declaration:

I/We \_\_\_\_\_ declare that the above information has been provided with the development application **and is accurate and correct to the best of my/our knowledge**. Where information is not provided, I have submitted written justification as to why the information is not required.

Signatures: \_\_\_\_\_