

Complying Development Assessment Report — New Two-Storey Dwelling

Lot 42 Wattlebark Street (fictional), Bringelly NSW 2556 — DP 1234567 — Kingsbrook estate (all details fictional) — the designer's drawings (sample set — superseded issue) — Greenfield Housing Code (Part 3C)

Client: K. Sample (fictional client) **Registered proprietors:** unknown — title search not provided **Prepared:** 16 July 2026 **Council:** Camden **Edition:** Sample

Sample document. A real assessment, fictionalised: the property, lot, estate, people and document references have been replaced (and the map figure swapped for an illustrative example), but every finding, clause row and verdict is exactly as the system produced them on the underlying job. This is what a certifier receives.

Scope of this document. Draft assessment prepared for professional review, walking every clause of Codes SEPP 2008 Part 3C (in-force text current 23 May 2025) plus the applicable general requirements of the Policy, against the supplied documents. It is not a certification decision. All judgement and sign-off remain with the certifier. The land-gate rows draw on the property information held on file for this estate stage: the s10.7 certificate for the adjoining lot (sample certificate number) — same registered stage of DP 1234567 (fictional), used for LGA-, precinct- and estate-wide matters, with the lot-specific certificate to be obtained at lodgement and the DP 1234567 (fictional) s88B instrument read in full. No title search, survey or BASIX certificate for the lot was provided. The supplied file is named a superseded issue (sample narrative) — the revision status must be confirmed before any reliance on this assessment.

Summary (plain English)

This design, as drawn, does not fit the Greenfield Housing Code — five development standards fail, all of them fixable by redesign. The lot is 261 m² and 9.0 m wide, which puts it in the tighter 7–<10 m band, and the design runs hard against that band's limits:

- 1. First-floor side setbacks are 1,080 mm on both sides** — the code requires 1.2 m on one side at the upper level (cl 3C.11(3)). An extra 120 mm inset on one side fixes it.
- 2. The double garage door cannot comply.** On a 7–<10 m lot, all garage door openings facing the road are capped at 3.2 m (cl 3C.19(6)); the drawn panel-lift door is about 4.8 m. A tandem garage with a ≤ 3.2 m door complies; a double door does not.
- 3. The garage sits at the dwelling's building line, not behind it.** With the dwelling face at 5.5 m (≥ 4.5 m), cl 3C.19(5) requires parking at least 1 m behind the building line. Recess the garage, or bring the dwelling face forward of 4.5 m.
- 4. The driveway is about 4.0 m wide at the boundary** (matching the existing crossing) against a 3.2 m cap with no double-entry allowance in this band (cl 3C.19(7)).
- 5. No ground-floor habitable-room window faces the street** — the garage and entry occupy the whole frontage (cl 3C.16(2)).

Two more things need close attention: the **GFA margin is 0.67 m²** (195.08 vs 195.75 — any recount could flip it), and the **south garage wall stands 130 mm from the boundary**, which makes cl 3C.35's engineer's

support-method report a mandatory application document — none is in the pack. On the plus side: height (~7.1–7.5 m vs 8.5 m), rear setbacks, landscaping and the boundary-wall height/length limits all clear, the estate DRP stamp is signed and dated on the sheets, and **the lot is not burdened by the estate's acoustic covenant** (88B restriction 13) — one less report than the adjoining lot needed.

Property information now incorporated from file: the estate-stage 10.7 (the sample estate-stage certificate) clears the land gates — R2 zoning with the Greenfield Housing Code available, not bushfire prone, no flood controls, no heritage, no acid sulfate, not mine subsidence, biodiversity certified — and the 88B confirms the lot carries restrictions 12, 14, 15 and 16 but **not** the acoustic covenant. Still outstanding for lodgement: the lot-specific 10.7, title search (proprietors/consent), detail survey (the site plan says boundaries are unsurveyed), BASIX certificate and the engineering — and the drawings are marked "superseded".

Pathway: Greenfield Housing Code (Part 3C)

Indication: CDC NOT permissible as drawn — redesign or DA

Does not comply: 5

Missing documents: 7

Certifier to confirm: -2

Documents assessed

Document	Reference / date	Received
CDC architectural set (20 sheets), the designer	SAMPLE-001 the superseded issue, 28.01.2026; estate DRP stamp signed 22/01/2026; file marked "superseded"	Yes
10.7 planning certificate (sample number) — adjoining the adjoining lot, same stage (Camden Council, 03/06/2026)	Used for LGA-, precinct- and estate-wide matters; lot-specific certificate to be obtained	Yes — on file
DP 1234567 (fictional) s88B instrument (29 sheets)	Held and read in full on the the adjoining lot assessment	Yes — applies to the lot
Codes SEPP Part 3C, in-force text	Current version 23 May 2025	Yes — assessment basis

Missing documents

Document	Why it matters
10.7 planning certificate for the lot (lot-specific)	The estate-stage certificate (the adjoining lot) has been applied to the land gates; the lot-specific certificate is still required at lodgement
Title search (the lot)	Registered proprietors (consent), easement verification (incl. the "sanitary sewer easement" on the plan legend)
Detail survey	The site plan itself states boundaries are unsurveyed and approximate; lot area/width and every setback rely on it
BASIX certificate	Mandatory for the CDC application; plans reference it
Structural engineering incl. cl 3C.35 support-method report for the 130 mm boundary wall and 88B R12 salinity-designed footings	Both are mandatory for this design — 3C.35 requires the report WITH the application
Owner's consent from the registered proprietors	Application validity — proprietors currently unknown

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 — Part 1 general requirements (cl 1.17–1.19A)

Quoted text is from the in-force instrument; square brackets show the table value applying to this lot; ellipses mark trimmed machinery text. The full clause always prevails. Rows noting the 10.7/title/survey reflect that those documents were not provided.

Clause	Clause text (operative extract, as in force 23 May 2025)	Proposed / comment (source)	Compliance	Note
1.17	Development is complying development for this Policy if it is specified for a code in this Policy, complies with the development standards specified for that development, and meets the requirements of this Part	The proposal is development specified for the Greenfield Housing Code (Part 3C)	Complies	
1.17A(1) (a)	"To be complying development ... the development must not — be development for which development consent cannot be granted except with the concurrence of a person other than (i) the consent authority, or (ii) the Planning Secretary..."	No concurrence requirement applies to a dwelling house	Complies	
1.17A(1) (b)	"...be on land that is critical habitat..."	No critical habitat / outstanding biodiversity value in this estate — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 2(e)	Complies	Lot-specific 10.7 to be obtained at lodgement
1.17A(1) (c)	"...be on land that is, or is part of, a wilderness area (within the meaning of the Wilderness Act 1987)..."	Urban release area lot — not wilderness	Complies	
1.17A(1) (d)	"...be carried out on land that (i) comprises an item listed on the State Heritage Register, or (ii) is subject to an interim heritage order, or (iii) is identified as an item of environmental heritage or a heritage item by an environmental planning instrument..."	No heritage item or conservation area in this estate stage — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), items 2(f)–(g)	Complies	Lot-specific 10.7 to be obtained at lodgement
1.17A(1) (e)	"...except as otherwise provided by this Policy, be on land that is within an environmentally sensitive area."	No environmentally sensitive identification — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional))	Complies	Lot-specific 10.7 to be obtained at lodgement
1.17A(2)	Heritage Act s57 exemptions: development meeting the Policy's standards that holds such an exemption is complying development	No heritage listing indicated — exemption machinery not needed	N/A	
1.17A(3)	Partial-lot State Heritage Register listings: subclause (1)(d) applies only to the mapped part	No SHR listing indicated	N/A	

1.17A(4)	Partial-lot EPI heritage items: exclusion applies only to the described and mapped part	No EPI heritage item indicated	N/A	
1.18(1) (a)	"To be complying development for the purposes of this Policy, the development must — not be exempt development under this Policy..."	New two-storey dwelling — beyond any exempt provision	Complies	
1.18(1) (b)	"...be permissible, with consent, under an environmental planning instrument applying to the land on which the development is carried out..."	Dwelling houses permitted with consent in R2 — Camden Growth Centres Precinct Plan (the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), p3; same precinct applies across the release area)	Complies	Lot-specific 10.7 to be obtained at lodgement
1.18(1) (c)	"...meet the relevant provisions of the Building Code of Australia..."	NCC notes sheets 15–17; boundary-wall FRL notes	Certifier to confirm	Standard PCA matter
1.18(1) (c1)	"...not require an environment protection licence within the meaning of the Protection of the Environment Operations Act 1997..."	Dwelling house	N/A	
1.18(1) (c2)	"...not be designated development..."	Dwelling house	N/A	
1.18(1) (c3)	"...not be carried out on land that comprises, or on which there is, a draft heritage item..."	No draft heritage item — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional))	Complies	Lot-specific 10.7 to be obtained at lodgement
1.18(1) (c5)	"...before the complying development certificate is issued, have an approval, if required by the Local Government Act 1993, for (i) an on-site effluent disposal system if the development is undertaken on unsewered land, and (ii) an on-site stormwater drainage system..."	Serviced estate lot (sewer legend, sheet 03); stormwater approval per council requirements	Certifier to confirm	Confirm s68 requirement with the stormwater detail
1.18(1) (e)	"...before the complying development certificate is issued, have written consent from the relevant roads authority (if required under section 138 of the Roads Act 1993) for the building of any kerb, crossover or driveway..."	Existing 4.0m vehicle crossing reused; driveway to match (sheet 03)	Certifier to confirm	Confirm whether s138 consent is needed for crossing modifications
1.18(1)(f)	"...if it is the alteration or erection of improvements on land in a mine subsidence district ... have the prior approval of the Mine Subsidence Board..."	Not in a declared mine subsidence district — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 13	N/A	
1.18(1) (g)	"...not be the construction or installation of a skylight or roof window on land in the local government area of Coonamble, Gilgandra, Warrumbungle Shire or [former Dubbo]..."	Camden LGA	N/A	

1.18(1)(h)	"...for development involving the removal or pruning of a tree or other vegetation that requires a permit or development consent — have that permit or consent before the certificate is issued..."	No trees indicated on the site plan; no survey provided	Certifier to confirm	Survey to verify
1.18(1)(i)	Land in ANEF 20–25: dwelling constructed in accordance with AS 2021, Acoustics — Aircraft noise intrusion	Not within ANEF/ANEC 20 or greater — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 20(a)	N/A	
1.18(3)	"A complying development certificate for complying development under this Policy is subject to the conditions specified in this Policy in respect of that development."	Schedule 6 and cl 3C.37 conditions attach on issue	Noted	
1.18(4)	Development permissible only because of Standard Instrument Sch 1 cl 5 is not permissible for subclause (1)(b)	Permissibility arises directly from the Precinct Plan	N/A	
1.19(1)(a)	"...must not be carried out on land within a heritage conservation area or a draft heritage conservation area, unless the development is a detached outbuilding, detached development (other than a detached studio) or swimming pool..."	Not in a heritage conservation area — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 2(f)	Complies	Lot-specific 10.7 to be obtained at lodgement
1.19(1)(b)	"...land that is reserved for a public purpose by an environmental planning instrument..."	No reservation or acquisition provision — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 7	Complies	Lot-specific 10.7 to be obtained at lodgement
1.19(1)(c)	"...land identified on an Acid Sulfate Soils Map as being Class 1 or Class 2..."	No acid sulfate soils policy or mapping — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 10	Complies	Lot-specific 10.7 to be obtained at lodgement
1.19(1)(c1)	"...land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997..."	Not significantly contaminated — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), CLM Act statements all "No"	Complies	Lot-specific 10.7 to be obtained at lodgement
1.19(1)(d)	"...land that is subject to a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 or a property vegetation plan approved under the Native Vegetation Act 2003..."	No biobanking agreement or PVP notified — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), items 15–16	Complies	Lot-specific 10.7 to be obtained at lodgement
1.19(1)(d1)	"...land that is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016 or that is a set aside area under section	None notified; the estate is biodiversity certified land — the sample estate-stage certificate (the adjoining lot, same registered	Complies	Lot-specific 10.7 to be obtained at lodgement

	60ZC of the Local Land Services Act 2013..."	stage of DP 1234567 (fictional)), item 17		
1.19(1)(e)	"...land identified by an environmental planning instrument as being (i) within a buffer area, (ii) within a river front area, (iii) within an ecologically sensitive area, (iv) environmentally sensitive land, or (v) within a protected area..."	No buffer / river front / ecologically sensitive / protected area identification — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional))	Complies	Lot-specific 10.7 to be obtained at lodgement
1.19(1)(f)	"...land identified ... as being or affected by (i) a coastline hazard, (ii) a coastal hazard, or (iii) a coastal erosion hazard..."	Coastal provisions not applicable to Camden LGA	N/A	
1.19(1)(g)	"...land in a foreshore area..." (with exceptions for certain ancillary development)	Not in a foreshore area	N/A	
1.19(1)(h)	"...land in the 25 ANEF contour or a higher ANEF contour..." (with exceptions)	ANEF <20 expected per adjoining-lot certificate	N/A	Confirm on the 10.7
1.19(1)(i)	"...land that is declared to be a special area under the Water NSW Act 2014..."	No Water NSW special-area identification — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)); serviced Sydney Water estate	Complies	Lot-specific 10.7 to be obtained at lodgement
1.19(1)(j)	"...unsewered land (i) to which SEPP (Sydney Drinking Water Catchment) 2011 applies [bedroom increase / >250m ² disturbance], or (ii) in any other drinking water catchment..."	Sewered estate lot (sewer legend, sheet 03)	N/A	
1.19(2)–(3A)	Schedule 5 map exclusions — Housing Code, Inland Code and Low Rise Housing Diversity Code only	Provisions do not reference the Greenfield Housing Code	N/A	
1.19(6)	"Nothing in this clause prevents complying development being carried out on part of a lot that is not land referred to in this clause even if other parts of the lot are such land."	No exclusion identified on the information available	Noted	
1.19(7)	Savings and transitional — Inland Code amendment 2019	Not relevant to this application	N/A	
1.19A	Complying development on bush fire prone land — additional requirements (BAL, RFS matters)	The land is not bush fire prone — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 11 (estate-wide RFS mapping)	N/A	Lot-specific 10.7 to be obtained at lodgement

Part 3C Greenfield Housing Code — Division 1: Requirements for complying development (3C.1–3C.7)

Clause	Clause text (operative extract, as in force 23 May 2025)	Proposed / comment (source)	Compliance	Note
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3C.1	"This code applies to land within the Greenfield Housing Code Area."	The Greenfield Housing Code MAY be carried out in this estate — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 4	Complies	Lot-specific 10.7 to be obtained at lodgement
3C.2(1) (a)	"The following development is complying development under this code — the erection of a new 1 or 2 storey dwelling house and any attached development..."	New two-storey dwelling with attached double garage, porch, outdoor leisure (sheets 03–06)	Complies	
3C.2(1) (b)	"...the alteration of, or an addition to, a 1 or 2 storey dwelling house ... and any attached development..."	New build — not an alteration	N/A	
3C.2(1) (c)	"...the erection of detached development and the alteration of, or an addition to, any detached development."	No detached development proposed	N/A	
3C.2(2)	"For the purposes of calculating the number of storeys in a dwelling house under this code, any basement (including a garage) is to be counted as a storey."	No basement; garage at ground level — dwelling is 2 storeys	Complies	
3C.2(3) (a)	"the lot must be in Zone R1, R2, R3, R4 or RU5"	R2 Low Density Residential — Camden Growth Centres Precinct Plan (the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), p3)	Complies	Lot-specific 10.7 to be obtained at lodgement
3C.2(3) (b)	"the area of the lot must not be less than 200m ² "	261.00 m ² per the plans (sheet 04); no survey in pack	Complies	Survey to verify — site plan notes boundaries unsurveyed
3C.2(3) (c)	"the width of the lot must be at least 6m measured at the building line"	9.00 m per the plans (sheet 04)	Complies	6 m minimum in the in-force text; survey to verify
3C.2(3) (e)	"there must only be 1 dwelling house on the lot at the completion of the development"	Single dwelling proposed	Complies	
3C.2(3) (f)	"the lot must have lawful access to a public road at the completion of the development"	Frontage to Wattlebark Street (fictional) (sheet 03)	Complies	
3C.2(3) (g)	"if the development is on a battle-axe lot — the lot must be at least 12m by 12m ... access laneway at least 3m wide"	Not a battle-axe lot	N/A	
3C.2(3) (h)	"if the development is on a corner lot — the width of the primary road boundary of the lot must be at least 6m"	Not a corner lot	N/A	
3C.2(4)	"A secondary dwelling with development consent or a complying development certificate is not a dwelling"	No secondary dwelling	N/A	

	house for the purpose of subclause (3) (e)."			
3C.2(5)	Attached/detached development may be carried out if a dwelling house exists on the lot, or before construction under a current consent/CDC for the dwelling	All attached development forms part of this application	Complies	
3C.3(1) (a)	Not complying development: "the erection or alteration of, or an addition to, a roof terrace on the top most roof of a building"	None proposed	N/A	
3C.3(1) (b)	"development that is complying development under the Housing Alterations Code"	New build	N/A	
3C.3(1) (c)	"development that is attached to a secondary dwelling or group home"	None	N/A	
3C.3(1) (d)	"the erection of a building over a registered easement"	Dwelling clear of the 0.9m support easement on the north boundary (950mm setback); no easements within the lot verifiable — title search not provided; legend lists 'Easement SS: sanitary sewer easement 0.00 wide'	Certifier to confirm	Title search required to verify easements
3C.3(1) (e)	"the construction of a basement that will have an area that exceeds [6–10m lot: 25m²; >10m: 45m²]"	No basement	N/A	
3C.3(1) (f)	"the erection of a common wall"	No common wall — boundary wall is wholly within the lot with a support easement in the other neighbouring lot	Complies	
3C.3(1) (g)	"the alteration of, or an addition to, a garage or carport that is located forward of the building line"	New garage	N/A	
3C.3(1) (h)	"development on land identified as susceptible to landslide risk in an environmental planning instrument..."	No landslip policy or identification — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 10	Complies	
3C.3(2)	Gutters or eaves over a registered easement may be complying development if "the registered easement is for the purposes of maintenance and allows gutters or eaves to be constructed over [it]" and no other part of the building is over it	North eaves project over the 0.9m maintenance easement; the 88B easement terms (cl 2.2) expressly permit eaves/guttering overhang	Complies	
3C.4(1)–(2)	"a reference to a lot is a reference to ... (a) standard lot, (b) corner lot, (c) parallel road lot, (d) battle-axe lot"; a lane is not a primary road	Standard lot — single road frontage, no lane (sheet 03)	Complies	Standard-lot standards applied throughout
3C.5(1)–(2)	Complying development on bush fire prone land — road access, mains	Not bush fire prone land — the sample estate-stage certificate	N/A	Lot-specific 10.7 to be obtained at

	electricity, gas installation, water supply/hydrant, Planning for Bush Fire Protection conformity	(the adjoining lot, same registered stage of DP 1234567 (fictional)), item 11		lodgement
3C.6(1)–(4)	"Development under this code must not be carried out on any part of a flood control lot" except a part certified as not flood storage/floodway/flow path/high hazard/high risk, plus development standards on such lots	Not a flood control lot — no flood planning area identification (the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 9)	N/A	Lot-specific 10.7 to be obtained at lodgement
3C.7	Development standards for land near Siding Spring Observatory (shielded light fittings)	Camden LGA	N/A	

Part 3C — Development standards for dwelling houses and attached development (3C.8–3C.19)

Clause	Clause text (operative extract, as in force 23 May 2025)	Proposed / comment (source)	Compliance	Note
3C.8	"This Division sets out the development standards that apply to the erection or alteration of, or an addition to, a dwelling house and any attached development..."	Applies to this proposal	Noted	
3C.9	"The maximum height for a dwelling house and any attached development is 8.5m above ground level (existing)."	Ridge RL 83.825; NGL ≈ 76.3 – 76.7 from plan levels $\rightarrow \approx 7.1$ – 7.5 m; 8.5m line drawn above ridge (sheet 08)	Complies	Survey to confirm NGL
3C.10(1)	"The maximum gross floor area of all buildings on a lot is shown in the following table — [$>250\text{m}^2$ – 300m^2 : 75% of lot area]" = 225m^2 for this lot	Proposed 195.08m^2 = 74.7% vs 195.75m^2 cap (sheet 04) — a margin of 0.67m^2	Certifier to confirm	Complies as calculated, but the margin is 0.34% — verify the GFA calculation basis (parking exclusion, wall measurement) before relying on it
3C.10(2)	"When calculating the lot size of a battle-axe lot, the area of the access laneway is excluded."	Not a battle-axe lot	N/A	
3C.11(1)	"The front building line of, and articulation zone for, a dwelling house and an attached development, other than a garage or carport, must have a minimum setback from the primary road — [200m^2 – 300m^2 : building line 3m; articulation zone 1.5m]"	Front building line 5.50 m; porch 4.00 m (sheet 03) vs 3 m / 1.5 m minimums	Complies	
3C.11(2)	"The ground level of a dwelling house and any attached development (other than a garage to which subclause (4) applies) must have a minimum setback	Ground level: garage south wall 130 mm (Side A — 0 m permitted); north side 950 mm (Side B — 900 mm required) (sheets 03, 05)	Complies	North wall clears the 0.9 m easement strip by 50 mm

	from one side boundary [Side A] and the other side boundary [Side B] — [10m–<15m lot: Side A 0m, Side B 900mm]"			
3C.11(3)	"The upper level of a dwelling house and any attached development (other than a garage) must have — [all lot widths: Side A 1.2m; 10m–<15m: Side B 900mm]; Side A and Side B must be the same sides ... at the ground and upper levels"	First floor 1,080 mm from BOTH side boundaries (sheet 06: 1,080 + 6,840 + 1,080 = 9.0 m)	Does not comply	Side A requires 1.2 m at the upper level — neither side achieves it. Inset the first floor a further 120 mm on one side to restore compliance
3C.11(4)	"A garage that is attached to the rear elevation of a dwelling house must have a minimum setback from a side boundary — [10m–<15m: 900mm from Side A for a maximum length of 6.5m]"	Garage attached at the front elevation	N/A	
3C.11(5)	"The height of a wall erected within 900mm of a side boundary must not exceed (a) 3.3m above ground level (existing), or (b) [the height of a matching adjoining wall, capped 8.5m]..."	South garage parapet wall 3.05 m high at 130 mm from the boundary (sheet 08)	Complies	Under the 3.3 m cap
3C.11(6)	"The length of all walls within 900mm of a side boundary must not exceed — [10m–<15m lot: 11m or 50% of the depth of the lot, whichever is the lesser]"	Boundary wall length ≈6.1 m (garage) vs 15 m / 14.5 m cap (7–<10 m band)	Complies	
3C.11(7)	"A dwelling house and any attached development must have a setback from the rear boundary — [height 4.5m or less: 3m; more than 4.5m: 6m]"	Dwelling (two-storey): 7.08 m vs 6 m; outdoor leisure (single-storey): 4.58 m vs 3 m (sheet 03)	Complies	
3C.11(8)	Secondary road setbacks for corner lots — [6–<7m: 1m; ≥7m: 2m]	Not a corner lot	N/A	
3C.11(9)	"...a setback from a boundary with a parallel road of at least 3m"	Not a parallel road lot	N/A	
3C.11(10)	Classified road setback — the EPI figure, or 9m if none specified	Wattlebark Street (fictional) is not a classified road	N/A	
3C.11(11)	"...a setback from a boundary with a public reserve of at least 3m" (dwelling and listed structures)	No public reserve boundary	N/A	
3C.11(12)	Battle-axe lots: ≥3m from the rear boundary of the lot in front	Not a battle-axe lot	N/A	

3C.12(1)	Side and rear setbacks do not apply to: access ramps, downpipes, driveways, electricity or gas meters, fascias, fences, gutters, light fittings, pathways and paving	Downpipes, driveway, paths and fencing rely on this exception	Complies	
3C.12(2)	Side and rear setbacks do not apply, if at least 450mm from the boundary, to: aerials, antennae, awnings, chimneys, cooling/heating appliances, eaves, flues, pipes, privacy screens, rainwater tanks >1.8m high, utility structures	Eaves and services ≥ 450 mm from boundaries as drawn — except the garage boundary wall has no eaves to that side	Complies	
3C.12(3)	"[Road] setback standards ... do not apply to eaves if they are within 1m of the dwelling house."	Front eaves within 1 m of the dwelling face	Complies	
3C.12(4)	Road setbacks do not apply to: driveways, pathways and paving, retaining walls, building elements permitted within an articulation zone	Driveway and porch rely on this exception	Complies	
3C.12(5)	Rear lanes: building may be within 900mm of, or abut, the rear boundary for $\leq 50\%$ of its length	No rear lane	N/A	
3C.12(6)	Cabana/shed etc may be built within the parallel road setback (non-classified) for $\leq 50\%$ of that boundary	Not a parallel road lot	N/A	
3C.12(7)	Setbacks do not apply to existing parts that remain after the development	New build	N/A	
3C.13(1)	"An attached garage on a lot with a width of more than 8m measured at the building line must have a setback from a primary road of [at] least 5.5m."	Garage setback 5.50 m (sheet 03); lot >8 m	Complies	See 3C.19(5) — the garage still fails the parking-setback clause
3C.13(2)	Attached garage on a 6–8m wide lot must be located at the rear of the dwelling	Lot is 9 m wide (>8 m)	N/A	
3C.13(4)	"Despite clause 3C.9, the maximum height of an attached rear garage is 3.3m."	Front-located garage	N/A	
3C.13(5)–(5A)	Total floor area of attached rear garages within 6m of a side or rear boundary $\leq 18\text{m}^2$ (does not apply on corner lots)	Front-located garage	N/A	
3C.13(6)	Rear-lane lots: attached garage rear setbacks — [10–<15m: 0m for $\leq 6.5\text{m}$ of the boundary length]	No rear lane	N/A	

3C.13(7)–(9)	Garages on lots >8m wide may have FFL 1.2m above ground above a drop edge beam; boundary wall ≤3.3m above garage FFL for ≤6.5m	No drop edge beam (slab on ground, sheet 11)	N/A	
3C.14(1)	Attached side/rear balcony, deck, patio, terrace or verandah only permitted if lot area >300m² AND lot width >10m	Lot 261 m² — under the 300 m² threshold; no elevated balcony proposed	N/A	
3C.14(2)	Maximum floor level by boundary setback — [<3m: 2m; 3–6m: 3m; >6m: 4m]	No elevated balcony	N/A	
3C.14(3)	Total floor area of such structures within 6m of a boundary with FFL >2m above ground: ≤12m²	No elevated balcony	N/A	
3C.14(4)	"This clause does not affect development involving the erection of a balcony, deck, patio, terrace or verandah that is permitted under clause 3C.14A."	Outdoor leisure assessed under 3C.14A below	Noted	
3C.14A(1)	Permitted if "(a) the area of the lot is at least 200m² but not more than 300m² and the width ... is more than 7m"	Lot 261 m² and 9 m wide — within paragraph (a); leisure attached at the rear (sheets 03, 05)	Complies	
3C.14A(2)	"The maximum height ... is the lower of (a) 3m above the finished floor level ... and (b) the roof gutter line of the dwelling house."	Leisure roof within the ground-floor roof line (sheets 05, 08)	Complies	
3C.14A(3)	"The balcony, deck, patio, terrace or verandah must not have a finished floor level of more than 1m above ground level (existing)."	Leisure at ground-floor level, ≈0.3–0.4 m above NGL (85 mm below GF FFL)	Complies	
3C.14A(4)	"This clause does not affect development ... permitted under clause 3C.14."	Noted	Noted	
3C.15(1)	"The minimum landscaped area that must be provided on a lot is — [200m²–300m²: 10% of lot area] = 30.00m²"	65.21 m² = 25.0% vs 26.10 m² (10%) required (sheet 04)	Complies	
3C.15(2)	"Each landscaped area must have a minimum width and length of 1.5m."	Landscape calc counts areas ≥1.5 m wide (sheet 04)	Complies	
3C.15(3)	"(a) if the lot width ... is 18m or less — 25% of the area forward of the building line must be landscaped"	16.51 m² of 49.50 m² forward of the building line = 33.4% vs 25% (sheet 04)	Complies	No POS standard exists in Part 3C — the plan's 6×4 m POS notation exceeds any requirement
3C.15(4)	"Subclause (3) does not apply if the lot is a battle-axe lot."	Not a battle-axe lot	N/A	

3C.15(5)	Clause does not apply to alterations that neither increase footprint nor decrease landscaped area	New build	N/A	
3C.16(1)	"This clause applies to the erection of a dwelling house on a lot, other than a battle-axe lot."	Applies	Noted	
3C.16(2)	"The dwelling house must contain ... (a) at least 1 door and 1 window to a habitable room at ground floor level facing the primary road..."	Entry door faces Wattlebark Street (fictional), but the garage and porch/entry occupy the entire ground-floor frontage — every GF habitable room (bed/study, family, dining, kitchen) faces side or rear (sheets 05, 08)	Does not comply	As drawn there is no ground-floor habitable-room window facing the primary road. A design change is needed (e.g. habitable room to the frontage or a complying window arrangement) — certifier to confirm the reading
3C.16(3)	"A dwelling house with a setback from a primary road of at least 3m may have an articulation zone that extends up to 1.5m forward of the minimum required setback..."	Porch at 4.00 m sits behind the 3 m minimum setback — no articulation zone engaged	Complies	
3C.16(4)	Permitted articulation-zone elements: entry feature or portico; balcony, deck, pergola, terrace or verandah; window box; bay window; awning; sun shading; eave	Porch/entry feature	Complies	
3C.16(5)	"The maximum total area of all building elements in the articulation zone [other than awnings/sun-shading/eaves] must not comprise more than 25% of the area of the articulation zone."	No articulation zone engaged (porch behind the minimum setback)	N/A	
3C.16(6)	Building elements must not extend above the gutter line of a 2-storey dwelling (entry features at roof pitch excepted)	Porch roof below gutter line (sheet 08)	Complies	
3C.16(7)	Corner lots: habitable-room window $\geq 1\text{m}^2$ facing and visible from the secondary road	Not a corner lot	N/A	
3C.16(8)–(9)	Secondary-road elevation articulation elements ($\geq 20\%$ of elevation length) and secondary articulation zone limits	Not a corner lot	N/A	
3C.16(10)	Eaves (450mm–1m projection) to gable/hipped roof walls within 4.5m of the secondary road	Not a corner lot	N/A	

3C.17	"Any wall erected within 900mm of a side boundary must not contain a door, window or any other opening."	South garage boundary wall (130 mm): no openings shown on the front/rear elevations; south elevation (sheet 09) to be checked	Certifier to confirm	Confirm no door/window/opening in the boundary wall
3C.18(1)	Privacy screen required for any part of a habitable-room window <1.5m above FFL if the window " (a) faces and is less than 3m from a side or rear boundary and the room has a finished floor level of more than 1m above ground level (existing), or (b) faces and is at least 3m, but not more than 6m, from a ... boundary and the room has a finished floor level of more than 3m above ground level (existing)"	FF FFL $\approx$ 3.3–3.5 m above NGL; side windows at 1.08 m from boundaries. Bedroom windows $\approx$ 1.35–1.62 m ² ($\leq$ 2 m ² exemption); upper sitting W12 (2,100×900 = 1.89 m ²) is not a bedroom — sill height must be $\geq$ 1.5 m or a screen provided; obscure glazing marked to ens/bath (sheets 06, 11)	Certifier to confirm	Confirm sills on the window schedule, especially W12
3C.18(2)	"Subclause (1) does not apply to a bedroom window that has an area of not more than 2m ² ."	Bedroom side windows drawn $\approx$ 1.35–1.62 m ²	Noted	Supports the exemption — confirm on the schedule
3C.18(3)	Privacy screens 1.7–2.2m above FFL at edges of balconies/decks $\geq$ 3m ² within the trigger distances/heights	No elevated balcony or deck	N/A	
3C.18(4)	Clause does not apply to existing parts that remain	New build	N/A	
3C.19(1)	"At least 1 off-street car parking space, being an open hard stand space or a carport or garage, must be provided on a lot unless (a) the lot has a width of less than 8m..."	Lot 9 m wide ($\geq$ 8 m) — space required; double garage provided (sheets 03, 05)	Complies	
3C.19(2)	"All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking."	Driveway profile annotated to AS 2890.1 (sheet 03)	Complies	
3C.19(3)	Battle-axe lots: parking space constructed so vehicles leave in a forward direction	Not a battle-axe lot	N/A	
3C.19(4)	Attached garage on a lot <8m wide only with secondary road, parallel road or lane access	Lot is 9 m wide	N/A	
3C.19(5)	"An attached garage, carport or car parking space accessed from a primary road must have a minimum setback — [dwelling setback <4.5m: 5.5m; 4.5m or more: 1m or more behind the building line of the dwelling house]"	Dwelling front building line 5.50 m ($\geq$ 4.5 m limb applies → parking must be $\geq$ 1 m BEHIND the building line); garage front wall is AT the building line — 0 m behind (sheets 03, 05)	Does not comply	Fix options: recess the garage $\geq$ 1 m behind the dwelling face, or bring the dwelling face forward of 4.5 m (then the 5.5 m limb applies and the garage as-positioned complies)

3C.19(6)	"The maximum width of all garage door openings facing a primary, secondary or parallel road is — [10m–<11m lot: 1-storey 3.2m; 2-storey dwelling 6m]"	Double garage with a single panel-lift door spanning the ≈5.2 m bay, drawn ≈4.8 m (sheets 05, 08) vs the 3.2 m cap for a 7–<10 m lot (all storeys)	Does not comply	A double garage door cannot comply on this lot width — reduce to a ≤3.2 m opening (e.g. tandem garage) or the design needs a DA
3C.19(7)	"The maximum width of all driveways measured at the boundary to which the front of the dwelling house faces is — [10m–<15m lot: single entry driveway 3.2m; double entry 4.8m]"	Existing 4.0 m vehicle crossing, 'crossing to match driveway' (sheet 03) vs the 3.2 m cap at the boundary (no double-entry allowance in the 7–<10 m band)	Does not comply	As drawn ≈4.0 m at the boundary — taper to ≤3.2 m at the boundary or the design needs a DA

Part 3C — Development standards for detached development (3C.20–3C.30)

Clause	Clause text (operative extract, as in force 23 May 2025)	Proposed / comment (source)	Compliance	Note
3C.20	"This Division sets out the development standards that apply to the erection of detached development..."	No detached development proposed	N/A	
3C.21	"The maximum height for any detached development is 4.5m above ground level (existing)."	No detached development	N/A	
3C.22(1)–(2)	Maximum GFA of all buildings on the lot — same table as 3C.10 [>250–300m ² : 75%] = 225m ²	All-buildings GFA 195.08 m ² vs 195.75 m ² cap (sheet 04)	Certifier to confirm	Same 0.67 m ² margin as 3C.10 — verify the calculation
3C.23	Maximum GFA of detached decks/sheds/garages etc — [200m ² –300m ² lot: 36m ²]	No detached development of these types	N/A	
3C.24(1)	"Detached development (other than a detached garage or carport) must be located behind the building line of a dwelling house that is adjacent to any primary road or secondary road."	No detached development	N/A	
3C.24(2)	Side setbacks for detached decks, sheds, garages, above-ground rainwater tanks etc — [6–18m lot: 900mm from each side boundary]	2000 L rainwater tank drawn at the rear near the leisure (sheet 03)	Certifier to confirm	If >900 mm from the dwelling it is detached development needing 900 mm boundary setbacks — confirm final position
3C.24(3)–(4)	Built-to-boundary allowances for detached development (narrow lots; masonry adjoining walls; no openings)	No detached development	N/A	
3C.24(5)–(7)	Built-to-boundary wall height (≤3.3m) and length limits for detached development	No detached development	N/A	

3C.24(8)	Rear setbacks for detached sheds/tanks etc — [200m ² –900m ² lot: 900mm]	See 3C.24(2)	Certifier to confirm	Same confirmation
3C.24(9)–(11)	Parallel road (3m), classified road (EPI or 9m) and public reserve (3m) setbacks for detached development	No detached development; no such boundaries	N/A	
3C.25(1)–(2)	Heritage conservation areas: detached development restrictions	Not in a heritage conservation area (subject to the 10.7)	N/A	
3C.26(1)–(2)	Detached garages/carports: AS/NZS 2890.1 compliance; battle-axe forward egress	No detached garage or carport	N/A	
3C.26(3)–(4)	Detached garage/carport on lots <8m (access) and ≤7m (rear location)	No detached garage	N/A	
3C.26(5)	"A carport must have 2 or more sides open and have not less than one-third of its perimeter open."	No carport	N/A	
3C.26(6)–(8)	Detached garage/carport primary road (5.5m / 1m behind line), secondary road and rear setbacks	No detached garage or carport	N/A	
3C.26(9)	Masonry detached garage built to the rear boundary (200–300m ² lots, conditions)	No detached garage	N/A	
3C.26(10)	Detached garage door width caps — [8–12m lot: 3.2m; >12m: 6m]	No detached garage	N/A	
3C.27(1)	"The maximum finished floor level for any detached deck, patio, pergola, terrace or verandah is 600mm above ground level (existing)."	None proposed	N/A	
3C.27(2)	Detached deck/patio rear setbacks — [200–900m ² : 900mm]	None proposed	N/A	
3C.28(1)–(9)	Detached studios: 1 per lot; height; GFA [200–350m ² : 20m ²]; setbacks; built-to-boundary; privacy screens	No detached studio	N/A	
3C.29(1)–(5)	Exceptions to detached development setbacks (services, 450mm items, road setback items, rear lane allowance, existing parts)	No detached development	N/A	
3C.30(1)–(4)	Minimum landscaped area for detached development works — same table as 3C.15	No detached development; landscaping assessed at 3C.15	N/A	

Part 3C — Swimming pools, fences, associated works and conditions (3C.31–3C.37, Schedule 6)

Clause	Clause text (operative extract, as in force 23 May 2025)	Proposed / comment (source)	Compliance	Note
3C.31(1)–(8)	Development standards for swimming pools (private use; discharge; soundproofed pump; coping/decking;	No swimming pool or spa in this application	N/A	

	behind building line; 1 m waterline setback; HCA siting)			
3C.32(1)	Fence must not be on a heritage lot/boundary or in the road setback within an HCA	No heritage item or HCA — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), items 2(f)–(g)	Complies	
3C.32(2) (a)	"A fence erected behind the building line on a lot must not be higher than 1.8m above ground level (existing)"	1.8 m side/rear boundary fencing noted (sheet 03 legend)	Complies	
3C.32(2) (b)	"...not incorporate barbed wire in its construction or be electrified..."	Standard residential non-masonry fencing noted	Complies	
3C.32(2) (c)	"...if it includes an entrance gate — not have a gate that opens outward..."	No gate detail shown	Certifier to confirm	Note on the fence detail
3C.32(2) (d)	"...if it is constructed of metal components — be of low reflective, factory pre-coloured materials..."	Material specification not stated	Certifier to confirm	Confirm on the fencing specification
3C.32(2) (e)	"...if it is on a sloping site and stepped ... be no higher than 2.2m above ground level (existing) at each step..."	Site cut/benched; steps unlikely to exceed	Complies	
3C.32(2) (f)	"...be designed so as not to restrict the flow of any floodwater."	Not flood-affected land — the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 9	Complies	
3C.32(3) (a)	"A fence erected forward of the building line ... must not be higher than 1.2m above ground level (existing)"	1.2 m high front boundary fence noted (sheet 03 legend)	Complies	
3C.32(3) (b)–(d),(f)	Front fence: no barbed wire/electrified; gates not opening outward; low-reflective metal components; not restricting floodwater	No front-fence elevation/detail in the set	Certifier to confirm	One fence detail resolves all these paragraphs
3C.32(3) (e)	"...be open for at least 20% of the area of the fence that is more than 400mm above ground level (existing), with any individual solid element ... no more than 350mm wide with a minimum aperture of 25mm..."	No front-fence detail in the set	Certifier to confirm	Provide a detail showing ≥20% openness above 400 mm, or exclude the front fence from the CDC scope
3C.32(4)	"...any fence located in the setback area of a primary or secondary road must not be higher than 1.2m above ground level (existing)."	Front fence noted at 1.2 m	Complies	
3C.32(5)	"A fence erected on bush fire prone land must be constructed of non-combustible material."	Not bush fire prone — the sample estate-stage certificate (the adjoining lot, same registered	N/A	

		stage of DP 1234567 (fictional)), item 11		
3C.32(6)	Floodwater requirements satisfied by a joint hydraulic/civil engineer report	Not flood-affected (expected)	N/A	
3C.33(1)	"Excavation ... must not exceed a maximum depth ... of (a) if located not more than 1m from any boundary — 1m, (b) ... 1m–1.5m from [a] boundary — 2m, (c) ... more than 1.5m from [a] boundary — 3m."	Cut 150–280 mm (sheets 08–10)	Complies	
3C.33(1A)	Pier excavation may exceed the limits if a professional engineer certifies the depth	No pier and beam foundation proposed	N/A	
3C.33(2)	Excavation ≤1m if Class 3/4 acid sulfate soils or within 40m of a natural waterbody	No ASS mapping (the sample estate-stage certificate (the adjoining lot, same registered stage of DP 1234567 (fictional)), item 10); no natural waterbody within 40 m in any document	N/A	
3C.33(3)	"Fill must not exceed ... (a) [dwelling purposes] — 1m, or (b) [any other purpose] — 600mm."	Benched cut-dominant platform; fill minor (sheets 08, 10)	Complies	
3C.33(4)	Fill height not limited if wholly within the building footprint or contained by a drop edge beam	Minor fill only	N/A	
3C.33(5)	"Fill ... higher than 150mm above ground level (existing) and ... not contained wholly within the footprint ... is limited to 50% of the landscaped area of the lot."	Fill under the 150 mm threshold	N/A	
3C.33(6)	"The ground level (finished) of the fill must not be used to measure the height of any dwelling house..."	Heights measured from ground level (existing) on the elevations (sheet 08)	Complies	
3C.33(7)	"Support for earthworks more than 600mm above or below ground level (existing) must take the form of a retaining wall or other structural support that a professional engineer has certified as structurally sound..." (drainage, height, 2m separation, embankment rules)	Site plan notes 'retaining walls as required' (max-height note truncated on the sheet); cuts ≤280 mm as drawn	Certifier to confirm	Confirm no retaining wall exceeds 600 mm without engineer certification
3C.34	"All stormwater collecting as a result of the carrying out of development under this code must be directed by a gravity fed or charged system to (a) a public drainage system, or (b) an inter-allotment drainage system, or (c) an on-site disposal system."	Site-management sheet notes 'stormwater drainage to easement' — no drainage easement within the lot is verifiable without the title; point of discharge not detailed (sheets 03, 12)	Certifier to confirm	Show the lawful point of discharge; title search to verify any drainage easement
3C.35	"Any wall constructed within 900mm of a lot boundary must be built in accordance with the support method proposed by the professional engineer's	The south garage wall stands 130 mm from the boundary — this clause requires it to be built per an engineer's support method	No — missing	Live requirement on this design (unlike the

	report provided with the application for the complying development certificate."	report PROVIDED WITH the CDC application. No engineering is in the pack		adjoining lot) — provide the support method report with the application
3C.36(1)	CDC taken to satisfy tree removal/pruning approvals if: not on a significant tree register; within 3m of a building >25m ² ; height <8m (dwelling erection) or <6m (other)	No trees indicated on the site plan; no survey provided	Certifier to confirm	Survey to verify
3C.36(2)	"Development under this code must be at least 3m from each protected tree on the lot and an adjoining lot (measured from the base of the trunk of the tree)."	No protected trees indicated on or adjoining the lot	Certifier to confirm	Survey to verify
3C.36(3)	Ramps, driveways, paths, awnings, fences/pool barriers may be within 3m of a protected tree if cut/fill ≤150mm	Not triggered	N/A	
3C.37(1)	"A complying development certificate for development under this code must be issued subject to the conditions specified in this clause and in Schedule 6."	Conditions attach on issue	Condition	
3C.37(2)	Waste management: WMP to the PCA ≥2 days before work commences, identifying waste streams, quantities, reuse/recycling/disposal and contractors; garbage receptacle with tight-fitting lid	Site management plan sheet in set (sheet 12); WMP is a pre-commencement condition	Condition	
3C.37(3)	Maintenance of site: waste transport receipts (place, contractor, quantities) to the PCA during works	Condition during works	Condition	
3C.37(4)	"If the work relates to the erection of a new dwelling, a species of tree must be planted (a) in the area between the dwelling house and the rear boundary — that is capable of achieving a height of at least 8m at maturity, and (b) in the area between the dwelling house and the primary road boundary — that is capable of achieving a height of at least 5m at maturity."	No tree species/height notes found on the landscape plan (sheet 14)	Certifier to confirm	Add the condition tree notes to the landscape plan — rear yard tree ≥8 m and front yard tree ≥5 m at maturity (in-force cl 3C.37(4) figures)
Sch 6	Standard Schedule 6 conditions (before/during/after works)	Apply automatically on issue	Condition	

Title obligations (88B) and application matters

Obligation	Evidence found	Compliance	Note
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88B R12 — salinity: engineer-designed footings per the estate geotechnical consultant classification	Not supplied; slab detail defers to engineer (sheet 11)	No — missing	Covenant-mandated
88B R13 — acoustic construction per the estate traffic-noise assessment (fictionalised ref TN-001)	the lot is not in the burden list for restriction 13 (88B sheet 6: a defined subset of estate lots)	N/A	Positive finding — no acoustic report obligation on this lot; the site plan header confirms (items 12, 14, 15, 16 only)
88B R14 — driveway ≥1 m from pram ramps / road infrastructure	Existing crossing reused (sheet 03)	Certifier to confirm	No ramp indicated; confirm on survey
88B R15 — estate covenants incl. 16.6 (no wall within 900 mm of a side boundary without a registered support easement benefiting the adjoining lot)	South boundary wall at 130 mm; 88B item 1 registers the support strip inside the other neighbouring lot benefiting the subject lot	Complies	The covenant mechanism is in place; cl 3C.35 engineering still required
88B R16 — the estate design & landscape guidelines + DRP approval before any CDC application	estate DRP stamp signed ([signed]), dated 22/01/2026, on drawing sheets	Complies	Obtain the approval letter; confirm it covers the current revision
BASIX certificate	Commitments sheet on plans (sheet 19); certificate not supplied	No — missing	
Owner's consent / applicant identity	Title search not provided; client on drawings is K. Sample (fictional client) (same client name as the adjoining lot)	Certifier to confirm	Obtain title and consent from the registered proprietors
Current drawing revision	Supplied file named a superseded issue (sample narrative); revisions table ends at the superseded issue	Certifier to confirm	Obtain the current issue — this assessment applies to the superseded issue only

Spatial constraints — NSW planning map services

the lot//DP1234567 · parcel-polygon intersection query of the NSW ePlanning ArcGIS services · queried 19 July 2026.

Indicative only — these are live map-service reads, not certificates; the s10.7 certificate and the EPIs prevail. Any conflict with the 10.7 is a finding for the certifier, never resolved silently.

Group	Layer	Status	Detail
Planning	Land zoning	Mapped	R2 / Low Density Residential / State Environmental Planning Policy (Precincts—Western Parkland City) 2021 — {"LAY_NAME": "Zone", "PCO_REF_KEY": "2021-728", "EPI_TYPE": "SEPP"}
Planning	Height of building	Mapped	9.0 / m / State Environmental Planning Policy (Precincts—Western Parkland City) 2021 — {"LAY_NAME": "Maximum Building Height (m)", "LAY_CLASS": "9-9.9", "SYM_CODE": 45, "PCO_REF_KEY": "2021-728", "EPI_TYPE": "SEPP", "MAX_B_H_M": 9.0}
Planning	Minimum lot size	Not mapped	

Planning	Heritage	Not mapped	
Planning	Land reservation/acquisition	Not mapped	
Hazard	Flood planning map	Not mapped	
Hazard	Landslide risk land	Not mapped	
Hazard	Bush fire prone land (RFS)	Not mapped	
Protection	Acid sulfate soils	Not mapped	
Protection	Salinity	Not mapped	
Protection	Drinking water catchment	Not mapped	
Protection	Groundwater vulnerability	Not mapped	
Protection	Riparian lands / watercourses	Not mapped	
Protection	Wetlands	Not mapped	
Protection	Terrestrial biodiversity	Not mapped	
Protection	Environmentally sensitive land	Not mapped	
Protection	Scenic protection land	Not mapped	
Protection	Obstacle limitation surface	Mapped	230.5 / 230.5 / State Environmental Planning Policy (Precincts—Western Parkland City) 2021 — {"COMMENTS": "Horizontal", "EPI_TYPE": "SEPP"}
Protection	Airport noise (ANEF)	Not mapped	
Biodiversity	Biodiversity Values Map	Not mapped	
Subsidence	Mine subsidence district	Not mapped	
Subsidence	Mine subsidence development	Not mapped	
Codes SEPP	Local complying-development exclusion	Not mapped	
Codes SEPP	Local exempt-development exclusion	Not mapped	

Cross-check: the mapped results independently confirm the land gates this pack was missing a certificate for — zoning R2 and 9 m height limit under SEPP (Precincts—Western Parkland City) 2021 and the 230.5 m AHD obstacle limitation surface —

and return "not mapped" for bushfire, flood planning, acid sulfate soils, heritage, biodiversity values, mine subsidence and the local code-exclusion maps, consistent with the estate-stage 10.7 (the sample estate-stage certificate). No conflicts identified.

Flood information (council and state sources)

Checked 19 July 2026 per pipeline step 2B: EPI flood layer → 10.7 answer → NSW Flood Data Portal → Camden Council flood pages.

Source	Result
EPI Flood Planning Map layer	Not mapped for either lot (spatial-check.md)
10.7 certificate for the adjoining lot (03/06/2026), item 9	Not in the flood planning area; no flood related development controls
Upper South Creek Flood Study (Camden)	Covers the South Creek catchment — Bonds, Kemps, Rileys, South, Lowes and Thompsons Creeks up to Bringelly Road; recently reviewed with community feedback. The Kingsbrook estate (fictional) sits in the Lowes Creek Maryland precinct — inside the catchment the study covers
Upper South Creek Floodplain Risk Management Plan	Adopted 12 March 2019 — informs flood controls for development in the catchment
Nepean River flood studies (incl. Bringelly Creek)	Separate catchment studies held by Camden; not indicated for these lots
NSW Flood Data Portal	Holds the Camden studies (Upper South Creek Flood Study record present)

Outcome: council flood mapping exists and agrees with the certificate — the Upper South Creek Flood Study covers this catchment (Lowes Creek named in scope) and the Floodplain Risk Management Plan was adopted 12 March 2019; the lots sit outside the EPI flood planning area and the estate-stage 10.7 confirms no flood controls. Flood status is positively checked, not merely absent from the pack. No manual enquiry required.



Figure (illustrative example for this sample): a flood planning map extract as it appears when a lot IS flood-affected — EPI Flood Planning Area over the NSW base map, lot outlined red, layer legend included. On the underlying job the lot was not flood mapped; every real report carries the figure generated for its own lot.

Items to be addressed

1. The supplied plans are marked "superseded" — obtain the current revision. Every finding below applies to the superseded issue.
2. First-floor side setbacks 1,080/1,080 mm — cl 3C.11(3) requires 1.2 m on one side. Inset the first floor 120 mm on one side.
3. Garage door ≈ 4.8 m vs the 3.2 m cap for this lot width (cl 3C.19(6)) — a double door cannot comply; convert to a ≤ 3.2 m opening (tandem) or the design needs a DA.
4. Garage at the building line — cl 3C.19(5) requires parking ≥ 1 m behind it (dwelling face 5.5 m). Recess the garage or bring the dwelling face forward of 4.5 m.
5. Driveway ≈ 4.0 m at the boundary vs the 3.2 m cap (cl 3C.19(7)) — taper to ≤ 3.2 m at the boundary.
6. No ground-floor habitable-room window faces the primary road (cl 3C.16(2)) — design change required.
7. GFA margin is 0.67 m^2 (195.08 vs 195.75) — verify the calculation basis before relying on it (cl 3C.10).
8. Provide: lot-specific 10.7 (the estate-stage certificate is already applied to the land gates), title search, detail survey (plan states boundaries unsurveyed), BASIX certificate, owner's consent, Sydney Water check.
9. Provide engineering: cl 3C.35 support-method report for the 130 mm boundary wall (must accompany the application) and 88B R12 salinity-designed footings.
10. Provide a front-fence detail ($\geq 20\%$ openness above 400 mm, cl 3C.32(3)(e)) or exclude the front fence; confirm window sills vs cl 3C.18 (especially W12) and the landscape plan tree heights (rear ≥ 8 m / front ≥ 5 m).

Certifier to confirm — quick reference (23 items)

Every item in this report marked "Certifier to confirm", gathered in one place: the clause or matter, the code requirement in full, and what settles it. These are verification and judgement items — distinct from the red list above, which is what must be provided or fixed.

Clause / matter	What the code requires (in full)	What to confirm and why
1.18(1)(c)	"...meet the relevant provisions of the Building Code of Australia..."	Standard PCA matter
1.18(1)(c5)	"...before the complying development certificate is issued, have an approval, if required by the Local Government Act 1993, for (i) an on-site effluent disposal system if the development is undertaken on unsewered land, and (ii) an on-site stormwater drainage system..."	Confirm s68 requirement with the stormwater detail
1.18(1)(e)	"...before the complying development certificate is issued, have written consent from the relevant roads authority (if required under section 138 of the Roads Act 1993) for the building of any kerb, crossover or driveway..."	Confirm whether s138 consent is needed for crossing modifications

1.18(1)(h)	"...for development involving the removal or pruning of a tree or other vegetation that requires a permit or development consent — have that permit or consent before the certificate is issued..."	Survey to verify
3C.3(1)(d)	"the erection of a building over a registered easement"	Title search required to verify easements
3C.10(1)	"The maximum gross floor area of all buildings on a lot is shown in the following table — [$>250\text{m}^2$ – 300m^2 : 75% of lot area]" = 225m^2 for this lot	Complies as calculated, but the margin is 0.34% — verify the GFA calculation basis (parking exclusion, wall measurement) before relying on it
3C.17	"Any wall erected within 900mm of a side boundary must not contain a door, window or any other opening."	Confirm no door/window/opening in the boundary wall
3C.18(1)	Privacy screen required for any part of a habitable-room window $<1.5\text{m}$ above FFL if the window "(a) faces and is less than 3m from a side or rear boundary and the room has a finished floor level of more than 1m above ground level (existing), or (b) faces and is at least 3m, but not more than 6m, from a ... boundary and the room has a finished floor level of more than 3m above ground level (existing)"	Confirm sills on the window schedule, especially W12
3C.22(1)–(2)	Maximum GFA of all buildings on the lot — same table as 3C.10 [>250 – 300m^2 : 75%] = 225m^2	Same 0.67 m^2 margin as 3C.10 — verify the calculation
3C.24(2)	Side setbacks for detached decks, sheds, garages, above-ground rainwater tanks etc — [6–18m lot: 900mm from each side boundary]	If $>900\text{ mm}$ from the dwelling it is detached development needing 900 mm boundary setbacks — confirm final position
3C.24(8)	Rear setbacks for detached sheds/tanks etc — [200m^2 – 900m^2 lot: 900mm]	Same confirmation
3C.32(2)(c)	"...if it includes an entrance gate — not have a gate that opens outward..."	Note on the fence detail
3C.32(2)(d)	"...if it is constructed of metal components — be of low reflective, factory pre-coloured materials..."	Confirm on the fencing specification
3C.32(3)(b)–(d),(f)	Front fence: no barbed wire/electrified; gates not opening outward; low-reflective metal components; not restricting floodwater	One fence detail resolves all these paragraphs
3C.32(3)(e)	"...be open for at least 20% of the area of the fence that is more than 400mm above ground level (existing), with any individual solid element ... no more than 350mm wide with a minimum aperture of 25mm..."	Provide a detail showing $\geq 20\%$ openness above 400 mm, or exclude the front fence from the CDC scope
3C.33(7)	"Support for earthworks more than 600mm above or below ground level (existing) must take the form of a retaining wall or other structural support that a professional engineer has certified as structurally sound..." (drainage, height, 2m separation, embankment rules)	Confirm no retaining wall exceeds 600 mm without engineer certification
3C.34	"All stormwater collecting as a result of the carrying out of development under this code must be directed by a gravity fed or charged system to (a) a public	Show the lawful point of discharge; title search to verify any drainage easement

	drainage system, or (b) an inter-allotment drainage system, or (c) an on-site disposal system."	
3C.36(1)	CDC taken to satisfy tree removal/pruning approvals if: not on a significant tree register; within 3m of a building >25m ² ; height <8m (dwelling erection) or <6m (other)	Survey to verify
3C.36(2)	"Development under this code must be at least 3m from each protected tree on the lot and an adjoining lot (measured from the base of the trunk of the tree)."	Survey to verify
3C.37(4)	"If the work relates to the erection of a new dwelling, a species of tree must be planted (a) in the area between the dwelling house and the rear boundary — that is capable of achieving a height of at least 8m at maturity, and (b) in the area between the dwelling house and the primary road boundary — that is capable of achieving a height of at least 5m at maturity."	Add the condition tree notes to the landscape plan — rear yard tree ≥8 m and front yard tree ≥5 m at maturity (in-force cl 3C.37(4) figures)
88B R14 — driveway ≥1 m from pram ramps / road infrastructure	Existing crossing reused (sheet 03)	No ramp indicated; confirm on survey
Owner's consent / applicant identity	Title search not provided; client on drawings is K. Sample (fictional client) (same client name as the adjoining lot)	Obtain title and consent from the registered proprietors
Current drawing revision	Supplied file named a superseded issue (sample narrative); revisions table ends at the superseded issue	Obtain the current issue — this assessment applies to the superseded issue only

Pathway indication (draft — for the certifier's confirmation)

CDC is indicated as **NOT PERMISSIBLE** on the plans as drawn. As submitted, this design would require either redesign to restore CDC eligibility, or a development application.

Why: four development standards of the Greenfield Housing Code fail on the drawings themselves — first-floor side setback (cl 3C.11(3): 1,080 mm vs 1.2 m), garage door width (cl 3C.19(6): ≈4.8 m vs 3.2 m), parking setback (cl 3C.19(5): at the building line vs ≥1 m behind), and driveway width at the boundary (cl 3C.19(7): ≈4.0 m vs 3.2 m) — plus cl 3C.16(2) (no ground-floor habitable window to the street) on the current layout. A failed development standard cannot be conditioned away under the Codes SEPP: it must comply or the pathway is a DA.

What restores CDC eligibility: all five failures are curable by redesign — inset the first floor 120 mm one side; a ≤3.2 m garage door (tandem arrangement); garage recessed ≥1 m behind the building line (or dwelling face brought forward of 4.5 m); driveway tapered to ≤3.2 m at the boundary; a habitable-room window to the frontage. The GFA margin (0.67 m²) must survive any such redesign. Even then, issue of a certificate remains subject to the missing documents (10.7, title, survey, BASIX, engineering incl. cl 3C.35, consent) and the confirm items above.

This indication is a draft assessment of pathway eligibility based solely on the documents listed in this report — architectural plans (marked "superseded"), the registered 88B, and the in-force Part 3C text. It is not a determination; the certifier's own assessment prevails.

Property facts relied on

Fact	Value	Source
Lot	the lot DP 1234567 (fictional); 29.0 × 9.0 m; 261.0 m² (per plans — unsurveyed)	Sheets 03–04
Title burdens	Support easements (item 1: paired strips — the neighbouring lot supports the subject lot's boundary wall; the subject lot supports the other neighbour's); restrictions 12, 14, 15, 16 — not 13 (acoustic)	88B (read on the adjoining lot job); sheet 03 header
Design	Two-storey, GFA 195.08 m², ridge RL 83.825 (≈7.1–7.5 m), front 5.5 / garage 5.5 / rear 7.08 m, ground sides 0.95 m / 0.13 m, upper sides 1.08 / 1.08 m, cut ≤280 mm	Sheets 03–10
Not provided	10.7, title search, survey, BASIX, engineering, owner's consent	—