



CANBERRA REGION
BUILDING CERTIFIERS

Single Dwelling Housing Assessment for Exempt Development

Block: 2 Section: 89 Suburb: GRIFFITH

Date:	29/7/17
Client/Lessee:	Dinamic Constructions
Description of works:	New Residence and Garage
Certifiers Name:	Canberra Region Building Certifiers Pty Ltd
License Number:	2011278

Element 1: Building and site controls

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R1	Plot ratio – single dwelling blocks	Yes	49.82%
R2	Number of storeys	Yes	Two storey
R3	Attics – single dwelling blocks – RZ1	NR	None shown on plans
R4	Basement car parking – single dwelling blocks – RZ1	NR	Not on plans.
R5	Height of buildings	Yes	6.70 m
R6	Building envelope	Yes	Within envelope
R7	Sun angle	Yes	Within envelope, encroachment approved.
R7A	Sun angle	NR	Block approved before July 2013.
R8	Building envelope – mid-sized blocks	NR	Large block
R9	Building envelope – mid-sized and compact blocks	NR	Large block
R10	Bushfire	NR	Not identified in precinct code.
R11	Front boundary setbacks	Yes	LFL: 6.00 m, Garage 7.50m. UFL: 6.00 m.
R12	Side and rear setbacks – all blocks	Yes	PBZ; LFL: 3.00 m & 0.00 m. UFL; 3.00 m & 3.00 m, RZ; LFL; 3.03 m & 1.50 m. UFL; 3.02 m Rear LFL; 9.958 m, UFL; 22.00 m. Encroachment approved.
R13	Setbacks less than 900mm	Yes	Garage at 0.00 m.
R14	Garage walls on or near side and rear boundaries – large blocks	Yes	Garage wall at 0.00 m wall length 8.00 m no windows all within PBZ.
R15	Walls on or near side and rear boundaries – mid-sized blocks	NR	Large block
R16	Allowable encroachments – side and rear setbacks	Yes	Eaves & gutters flush.

R17	Allowable encroachments – front setbacks	Yes	Eaves& gutters flush.
R18	Allowable encroachments – building envelope	NR	
R19	Surveillance blocks	NR	Not identified in Precinct Code
R20	Cut and fill	Yes	Cuts not 1.50 m within 1.50 m of boundary.
R21	Blocks between 500m ² and 550m ²	NR	Block over 500m ²

Element 2: Lease and development conditions

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R22	Approved lease and development conditions	NR	No L & Ds

Element 3: Building design

R23	Materials and finishes	NR	
R24	Fencing – large blocks & mid-sized blocks	Yes	1.8 m high paling fence
R25	Courtyard walls – large blocks	NR	
R26	Courtyard walls – mid-sized blocks	NR	Large block
R27	Front fences and courtyard walls – compact blocks	NR	Large block
R28	Front fences and side fences forward of building line – compact blocks	NR	Large block

Element 4: Parking and site access

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R29	Pedestrian access	NR	
R30	Vehicle access	Yes	Using existing verge crossing.
R31	Parking – minimum number of spaces	Yes	4 on-site spaces provided
R32	Parking – Dimensions	Yes	6.70 m x 6.70 m.
R33	Parking – location and design	Yes	2 covered car spaces
R34	Parking ramps – RZ1 & RZ2	NR	No basement parking
R35	Parking – verges	Yes	Note on site plan re no parking
R36	Parking – frontage	Yes	5.50 m, 31.57 % of frontage.

Element 5: Amenity

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R37	Solar access	Yes	Meals/Living area.
R37A	Solar access	NR	Block approved before July 2013.
R38	Private open space – large blocks	Yes	Area met note on plan re planting.
R39	Private open space – mid-sized blocks	NR	Large block
R40	Private open space – compact blocks	NR	Large block
R41	Principal private open space	Yes	36m ² achieved off Meals/Living area.
R42	Noise attenuation – external sources	NR	Not identified in precinct code.

Element 6: Environment

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R43	Water sensitive urban design	Yes	5000 ltr rainwater tank to west shown on plans.
R44	Heritage	NR	Block not listed on heritage register
R45	Tree protection	NR	No trees on block
R46	Erosion and sediment control – sites less than 3,000m ²	Yes	Notes on plan
R47	Erosion and sediment control – sites 3,000m ² or larger	NR	Block under 3,000m ²

Element 7: Services

Rule	Prompt	Complies with Rule Yes/No/NR	Certifier's Assessment Comment
R48	Construction waste management – all zones	NR	New dwelling in new estate
R49	Utilities – all zones	NR	No encroachments – all entity approvals received

I certify that the single dwelling referred to in this *Assessment for Exempt Development*, meets each applicable approval requirement under Section 29 of the *Building Act 2004* and building approval is not prevented from being issued under Section 30 or Section 30A of the *Building Act 2004*.

Signature: _____



Licence No.: 2011278

Date: 29/10 /2017