



GPDO Compliance Statement (Schedule 2, Part 1, Class A)

- No more than half the area of land around the "original house"* would be covered by additions or other buildings.

Drawings 25585 PD100-101 indicate the proposed extension does not occupy more than half the land around the original house

COMPLIANT

- No extension forward of the principal elevation or side elevation fronting a highway.

Drawings 25585 PD100-101 indicate the proposed extension is not forward of the principal elevation.

COMPLIANT

- Materials to be similar in appearance to the existing house

Drawings 25585 PD100-101 indicate materials similar in appearance to the existing house

COMPLIANT

- No verandas, balconies or raised platforms

The proposed elevations indicate no verandas, balconies or raised platforms.

COMPLIANT

- Upper floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor

There are no upper floor side facing windows

COMPLIANT

- Single storey rear extensions on detached dwellings to be maximum 4m deep (or 8m with Prior Approval). New rear extensions to be built off an original rear wall.

Drawings 25585 PD100-101 indicate the proposed extension is built off the original rear wall and is less than 4m deep.

COMPLIANT

- Maximum eaves height of an extension within two metres of the boundary of three metres.

Drawing 25585 PD100-101 indicates the proposed extension eaves height are less than 3m high.

COMPLIANT

- Maximum eaves and ridge height of extension no higher than existing house.

Drawings 25585 PD100-101 indicate the proposed extension eaves height and ridge height does not exceed the existing house eaves.

COMPLIANT

- On single storey extensions, maximum height of extension not to exceed 4m.

Drawing 25585 PD100-101 demonstrates the extension does not exceed 4m overall height.

COMPLIANT

- On designated land no side extensions.

The site is not in a designated area.

COMPLIANT

- On designated land no cladding

The site is not in a designated area

COMPLIANT

Conclusion

This compliance statement demonstrates that all parts of the GPDO Schedule 2, Part 1, Class A and been met and that a Certificate of Lawfulness for Proposed Use should be issued.