

Complying Development Checklist – Bed & Breakfast Accommodation

APPLICANT'S CHECK

WOOLLAHRA LEP 1995

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION CHECKLIST
THIS CHECKLIST MUST BE COMPLETED BY THE APPLICANT

PROPERTY ADDRESS:

PROPOSAL:

Development is complying development if it satisfies:

- all the provisions listed in "A"; and
- all of the general criteria listed in "B"; and
- all of the complying development criteria listed in "C"

Note: Satisfaction of the above requires the 'yes' box to be ticked

A tick or cross must be made in either the 'yes' or 'no' box for each point listed in sections "A", "B" and "C".	To be completed by the applicant		Office Use Only	
	Yes	No	Yes	No
A. Qualifying provisions				
▪ the development is not State significant development (as defined in Section 76A (7) of <i>The Environment Planning and Assessment Act 1979</i> ;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the development is not designated development;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the granting of a development consent does not require the concurrence of a person other than the Council or the Director-General of National Parks and Wildlife for circumstance specified in Section 79B (3) of <i>The Environmental Planning and Assessment Act 1979</i> ;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the land is not critical habitat;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the land is not partly or wholly a wilderness area (within the meaning of the <i>Wilderness Act 1987</i>);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the land does not comprise or contain an item of environmental heritage that is: ▪ subject to an interim heritage order under the <i>Heritage Act 1977</i> , or that is listed on the State Heritage Register under that Act; or ▪ identified as such an item in an environmental planning instrument;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the land is not identified in Woollahra LEP 1995 as an environmentally sensitive area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. General Criteria – Development is complying development <u>only</u> if it complies with the following provisions.				
▪ it is development of a kind that is otherwise permissible under the relevant environmental planning instrument which applies to the land;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ it complies with the development standards specified for the development in Schedule 2 as listed in the DCP;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	To be completed by the applicant		Office Use Only	

	Yes	No	Yes	No
<ul style="list-style-type: none"> it complies with any other development standards specified for development in any environmental planning instrument applying to the land on which the development is proposed to be carried out (except for the maximum height for dwelling-houses, in which case the standard in the DCP prevails); 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it does not contravene any condition of a development consent applying to the land; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it complies with any "deemed-to-satisfy" provisions of the Building Code of Australia relevant to the development; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it complies with Woollahra Municipal Council's Code for Building Sites (1991); 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it will not require the removal, lopping or the cutting of roots greater than 25 mm in diameter of a tree protected by Council's Tree Preservation Order (TPO). Where complying development involves work which will require the removal, lopping or the cutting of roots of a tree protected by the Tree Preservation Order a complying development certificate must not be issued unless approval for the necessary tree removal, lopping or root cutting has been granted; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it will not restrict any vehicular or pedestrian access to or from the site; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it is located clear of any sewer main or stormwater main by a minimum distance of 1 metre from the main centre line or the equivalent invert depth of the main, whatever is the greater; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it will not encroach on any easements; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> a Certificate of Compliance has been obtained for the development, if required, by Sydney Water; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> no environmental planning instrument applying to the land on which the development is proposed to be carried out states that the adequacy of an acid sulfate soils management plan of the proposed development must be considered before consent can be granted to the development; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it will not be located on land that is identified by Council or in any environmental planning instrument or development control plan as bushfire prone, flood liable or contaminated land, or land subject to subsidence, slip or erosion; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> it will not be located on land that is a site that has previously been used: <ul style="list-style-type: none"> as a service station, for mining or an extractive industry, or for waste storage or waste treatment, or for the manufacture of chemicals, asbestos or asbestos products, and a notice of completion or remediation work for the proposed use has not been given to the Council in accordance with State Environmental Planning Policy No.55 – Remediation of Land. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	To be completed by the applicant		Office Use Only	
	Yes	No	Yes	No

C. Complying Development Criteria – as required by Woollahra DCP Exempt and Complying Development. The development <u>must</u> comply with the following provisions.				
▪ the site is located within a Residential zone;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the site is not a heritage item;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the bed and breakfast is located in an existing dwelling house that is occupied by permanent resident/s;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the bed and breakfast has separate toilet and bathroom facilities for the permanent residents and guests;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the bed and breakfast provides accommodation for no more than four (4) guests;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the bed and breakfast provides temporary accommodation for visitors for no more than a maximum stay of 1 month;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ food preparation facilities is not provided in the guest rooms;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ a minimum of 1 car space is provided for the bed and breakfast accommodation (this is additional to the required car parking for the dwelling-house);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the premises has only one non-illuminated sign not exceeding 0.75m ² (the sign must only be attached to the dwelling-house, the front fence or is located in the front setback);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the bed and breakfast does not require structural alterations to accommodate the use;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the bed and breakfast complies with Australian Standard AS 3786-1973-Smoke Alarms and AS 3000-1991-Electrical Installations Buildings;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ the bed and breakfast has a fire extinguisher and fire blanket in the kitchen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

▼ Declaration by applicant

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this checklist are correct in every detail and that the information required has been supplied.

Applicant's Name (Printed)

Applicant's Signature

Warning: Applicants should be aware that if all the required information is not provided, the complying development application will not be accepted at the Customer Service Centre. Further information will be requested if not initially provided.

▼ Privacy notification

The personal details requested on this form are required under the *Environmental Planning and Assessment Act 1979* and will only be used in connection with the requirements of this legislation. If you do not provide the information, Council will not be able to process your application. This information will be available to Councillors, Council Officers, consultants to the Council and members of the public as required by the Act. Council is to be regarded as the agency that holds the information. You may request amendment of any personal information held by Council that is incorrect.

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Additional Comments: (Outstanding information, action required)

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Is the CDC OK for lodgement; YES NO
(Customer Service Officer)

Full name of Assessing Officer:

Assessing Officer's Signature: Date