

Complying Development Checklist Single Storey Detached Dwelling- Houses

APPLICANT'S
CHECK

WOOLLAHRA LEP 1995

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

PROPERTY ADDRESS:

PROPOSAL:

Development is a 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: (a) 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 (b) 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 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"/>
• the development does not require development consent under the provisions of clause 25D – Development on land identified in Acid Sulphate Soils Planning Map in Woollahra LEP 1995;	<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 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"/>
<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 this Plan 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 the specified 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"/>
C. Complying Development Criteria - as required by Woollahra DCP Exempt and Complying Development. The proposal is:				
<ul style="list-style-type: none"> located within a Residential Zone; 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> not a heritage item, not adjoining a heritage item, not within a heritage conservation area or not within the foreshore building line; 	<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
Building size and location:				
• the residential lot is between 450m ² and 1000m ² ;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the lot width is not less than 12 metres;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the floor space ratio of the dwelling-house does exceed 0.55:1;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the building footprint for the dwelling-house complies with the footprint requirements that apply under the relevant DCP for the land;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the rear setback of the dwelling-house is not less than 3 metres or 25% of the average site length of the allotment (whichever is the greater);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the side setbacks is not less than 1.5 metres (facias, gutters, downpipes, eaves, with non-combustible roof cladding and non-combustible lining up to 0.6m, masonry chimneys, flues, pipes, domestic fuel tanks, cooling or heating appliances and other services may encroach beyond the building setback);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the ground floor level of the structure at any point is not more than 500mm above existing ground level;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the distance between the floor level and the underside of the eaves is not more than 2.7 metres;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the maximum height of the dwelling does exceed 6.2 metres above existing ground level;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the front setback of the dwelling is consistent with adjoining buildings (unless the front setback of an adjoining building is less than 3 metres, where a minimum 3 meter setback is observed);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streetscape:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• buildings are to have a maximum unarticulated length of 6 metres on the front façade. The articulation measure may include verandahs, loggias and wall offsets;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• carports and garages comply with the complying development criteria of Council's adopted DCP (an appropriate checklist is submitted with this application);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• fencing complies with the exempt and complying development criteria of Council's adopted DCP (appropriate evidence is to be submitted with this application);				
Car parking and driveways:				
• the proposal contains two (2) on-site car parking spaces with at least one space that is undercover (the other space may be located in a stacked arrangement);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• all car parking is located behind the front building line;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the driveway is located at least 6 metres from any intersection;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the driveway has a maximum and transitional grade as required in AS 2890.1;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open space and landscaping:				
• the development provides a minimum landscaped area at ground level of 35m ² and has a minimum dimension of 3 metres;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• the landscaped area has a maximum gradient of 1 in 10 and one part (the 'principal area') has a minimum area of 16m ² and minimum dimension of 4 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• deep soil landscaped area is located at ground level and comprises at least 50% of the unbuilt upon area including lawns, gardens and tree planting or is left in its natural condition where the area consists of rock outcrop or is covered by bushland vegetation;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• not more than one-third of the front setback is paved or sealed;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency:				
• a BASIX certificate has been issued.	<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.

▼ Office Use Only

Additional Comments: (information outstanding, 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

▼ 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. Access to this information is restricted to Woollahra Municipal Council officers and other people authorised under the Act. Council is to be regarded as the agency that holds the information. You may make application for access or amendment to information held by Council. You may also request Council to suppress your personal information from a public register.