|  |
| --- |
| NOTE: Please complete all sections identified in red text. The below comments are a guide only – please amend text as applicable to the proposed development. |

# SITE LOCATION AND DETAILS

|  |  |
| --- | --- |
| **Statement prepared by:** | *Insert details* |
| **Date prepared:** | *Insert details* |
| **Property address:** | *Insert details* |
| **Zone:** | *Insert details* |
| **Lot size:** | *Insert details* |
| **Existing Structures/Use:** | *Insert details* |

***Note:*** *Please include any site photos here.*

# PROPOSED DEVELOPMENT

*This section outlines the proposed development, and is to include details on (but not limited to):*

* *Previous approvals;*
* *Existing buildings on the site;*
* *Number of strata lots being created;*
* *Size of each strata lot (m2);*
* *Proposed pedestrian and vehicular access;*
* *Any common property.*

*If the proposal involves alterations and addition and demolition, provide a clear detailed description here including building height, site coverage, setbacks, minimum floor levels etc.*

# STATUTORY AND POLICY COMPLIANCE

* 1. **STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)**

***Outline compliance with any relevant SEPP's (including but not limited to):***

[State Environmental Planning Policy (Transport and Infrastructure) 2021](https://legislation.nsw.gov.au/view/pdf/asmade/epi-2021-732)

[State Environmental Planning Policy (Industry and Employment) 2021](https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0723#ch.3-pt.3.3)

# NEWCASTLE LOCAL ENVIRONMENTAL PLAN 2012 (NLEP)

The proposed development is considered to satisfactorily address the relevant Clauses of NLEP 2012 as outlined in the Table below:

| **NLEP 2012 Clause** | **Comment** |
| --- | --- |
| **Clause 2.3 - Zone Objectives and Land Use Table** | The site is zoned***insert zone****.* The development is defined***as insert proposed development***which is a permissible use in the zone and considered to be consistent with the objectives of the zone. |
| **Clause 2.7 - Demolition** | Outline any proposed demolition. |
| **Clause 4.3 - Height of Buildings** | The proposed development is for a strata subdivision only. There are no increase to building height proposed as part of this development. |
| **Clause 4.4 - Floor Space Ratio** | The proposed development is for strata subdivision only. |
| **Clause 5.10 - Heritage Conservation** | *Outline any impacts on heritage conservation if applicable.* |
| **Clause 5.21 Flood planning** | *Outline any flooding impacts.* |
| **Clause 6.1 -**  **Acid sulfate soils** | The proposal is for strata subdivision only – no building works or soil disturbance is proposed. |
| **Clause 6.2 -**  **Earthworks** | The proposal is for strata subdivision only – no building works or soil disturbance is proposed. |

# NEWCASTLE DEVELOPMENT CONTROL PLAN 2023

The proposed development is considered to satisfactorily address the relevant Sections of the NDCP as outlined in the Table below: *(Note: provide a* ***detailed description*** *of how the proposed development complies with relevant Sections of the NDCP as listed below)*

|  |  |
| --- | --- |
| **Part B - Site Planning Controls** | |
| **Control** | **Comment** |
| **B4 Aboriginal cultural heritage** | *Outline compliance of the proposed development with this Section of the NDCP.* |

|  |  |
| --- | --- |
| **Part C - General Development Controls** | |
| **Control** | **Comment** |
| **C1 Traffic, parking, and access** | *Outline compliance of the proposed development with this Section of the NDCP.*  ***Note****: please address existing parking and allocation. Any visitor parking is to be identified as common property.* |
| **C4 Stormwater** | *Outline compliance of the proposed development with this Section of the NDCP.*  ***Note****: please outline existing stormwater measures – this should be supported with relevant site photos and plans.* |

|  |  |
| --- | --- |
| **Part D Development Controls by Land Use** | |
| **Control** | **Comment** |
| **D1 Subdivision and lot consolidation** | *Outline compliance of the proposed development with this Section of the NDCP.* |

|  |  |
| --- | --- |
| **Part E - Place and Precincts Controls** | |
| **Control** | **Comment** |
| **E1 Built and landscape heritage** | *Outline compliance of the proposed development with this Section of the NDCP.* |