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| 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

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| --- | --- |
| **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):*

* *Description of proposed development*
* *Hours of operation*
* *Number of staff*
* *Expected customer numbers*
* *Vehicle access*
* *Onsite parking proposed*
* *Deliveries to/from site*
* *Internal fitout details*
* *Any structural works proposed*
* *Any potential noise impacts*
* *Proposed signage*
* *Waste management*

*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 (Building and Sustainability Index: BASIX) 2004](https://www.legislation.nsw.gov.au/#/view/EPI/2004/396)

[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 change of use only. There are no increase to building height proposed as part of this development.  *OR*  The height of the development is ***insert proposed HOB***and does not exceed the development standard of ***insert maximum HOB*m**. maximum in the LEP.  *OR*  As the allotment is located in a heritage conservation area, no building height development standard applies. |
| **Clause 4.4 - Floor Space Ratio** | The proposed development is for a change of use only. There are no increase to floor space proposed as part of this development.  *OR*  The floor space ratio of the proposed buildings on the site is ***insert proposed*** FSR and does not exceed the development standard of 0.***insert maximum FSR***:1 maximum in the LEP.  *OR*  As the allotment is located in a heritage conservation area, no floor space ratio development standard applies. |
| **Clause 5.10 - Heritage Conservation** | *Outline any impacts on heritage conservation if applicable.* |
| **Clause 5.21 Flood planning** | *Outline if any flooding impacts – note for flood prone land all new works are to be in accordance with nominated flood planning levels. A flood information certificate should be obtained to determine appropriate floor levels for new works.* |
| **Clause 6.1 -**  **Acid sulfate soils** | *Nominate the Acid suflate soil level and any impacts on the proposed development, e.g.*  *The site is identified as having Class 5 Acid Sulfate Soils. Given the nature of the site and scale of the proposed works the development is not likely to result in disturbance of ASS nor the lowering of the water table on adjacent ASS class land and as such submission of an Acid Sulfate Soils Management plan is not required for the development works.* |
| **Clause 6.2 -**  **Earthworks** | *Nominate any earthworks for the proposed development, e.g.*  *Earthworks proposed to facilitate the development are considered to be acceptable having regard to this clause.* |

# 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)*

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| **Part B - Site planning controls** | |
| **Control** | **Comment** |
| **B1(a) Flood management - pre 2019 flood studies** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **B1(b) Flood management - post 2019 flood studies** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **B2 Bushfire protection** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **B3 Mines subsidence** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **B4 Aboriginal cultural heritage** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **B7 Land contamination** | *Outline compliance of the proposed development with this Section of the NDCP.* |

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| **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 any existing and proposed vehicle access and carparking. Onsite carparking is to be in accordance with parking rates in this Section of the NDCP.* |
| **C3 Vegetation preservation and care** | *Outline compliance of the proposed development with this Section of the NDCP.*  ***Note****: please address any declared trees on the subject site or ANY trees within 5m of proposed works on neighbouring sites that may be impacted as a result of the proposed development.* |
| **C4 Stormwater** | *Outline compliance of the proposed development with this Section of the NDCP.*  ***Note****: please outline existing and proposed stormwater measures – this should be supported with relevant site photos and plans. For properties within the* ***Coastal Wetland Catchments*** *please refer to C4 Stormwater, Control 9.0 C-14 and Stormwater & Water Efficiency for Development Technical manual, Appendix 8.* |
| **C5 Soil management** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **C6 Waste management** | *Outline compliance of the proposed development with this Section of the NDCP.*  ***Note****: please address any operation waste management.* |
| **C9 Advertising and signage** | *Outline compliance of the proposed development with this Section of the NDCP.*  ***Note****: please outline number and types of any signs and compliance with development controls.* |
| **C11 Development adjoining laneways** | *Outline compliance of the proposed development with this Section of the NDCP.* |

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| **Part D - Development controls by land use** | |
| **D4 Commercial** | |
| **Control** | **Comment** |
| **D4.8.0 Streetscape and front setbacks** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.9.0 Side and rear setbacks** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.10.0 Street activation** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.11.0 Building design and appearance** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.12.0 Amenity - internal and neighbours** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.13.0 Views and visual privacy** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.14.0 Fencing and walls** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.15.0 Utilities, services and site facilities** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.16.0 Acoustic privacy** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D4.17.0 Shopping trolleys** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6 Community services** | |
| **Control** | **Comment** |
| **D6.8.0 Streetscape and front setbacks** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.9.0 Side and rear setbacks** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.10.0 Street activation** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.11.0 Building design and appearance** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.12.0 Amenity - internal and neighbours** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.13.0 Views and visual privacy** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.14.0 Fencing and walls** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.15.0 Utilities, services and site facilities** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.16.0 Acoustic privacy** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.17.0 Centre-based childcare facility** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D6.18.0 Place of public worship** | *Outline compliance of the proposed development with this Section of the NDCP.* |

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| **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.* |