|  |
| --- |
| 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):*

* *Description of existing development onsite*
* *Number of signs proposed*
* *Location of signage*
* *Illumination*

# 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 signage 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 signage only. There are no increase to floor space proposed as part of this development. |
| **Clause 5.10 - Heritage Conservation** | *Outline any impacts on heritage conservation if applicable.* |
| **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)*

|  |  |
| --- | --- |
| **Part B - Site Planning Controls** | |
| **Control** | **Comment** |
| **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.* |

|  |  |
| --- | --- |
| **Part C - General Development Controls** | |
| **Control** | **Comment** |
| **C3 Vegetation preservation and care** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **C5 Soil management** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **C9 Advertising and signage** | *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.* |