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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

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

* *Number of existing lots;*
* *Number of lots being created;*
* *Size of each lot (m2);*
* *Site frontage width (m);*
* *Proposed pedestrian and vehicular access;*
* *Lot orientation; and*
* *Any structures onsite.*

# 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 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 subdivision only. There is no increase to floor space ratio as part of this development. |
| **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** | *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** | *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** |
| **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 existing parking and allocation. Any visitor parking is to be identified as common property.* |
| **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.* |

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| **Part D - Development Controls by Land Use** | |
| **D1 Subdivision and Lot Consolidation** | |
| **Control** | **Comment** |
| **D1.8.0 Lot layout, size and dimension - residential** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D1.9.0 Lot layout, size and dimension - industrial** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D1.10.0 Solar access and orientation** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D1.11.0 Waste disposal buffer area** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D1.12.0 Services** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D1.13.0 Battleaxe lots** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D1.18.0 Heritage items and heritage conservation areas** | *Outline compliance of the proposed development with this Section of the NDCP.* |
| **D2 Single dwelling and ancillary development** | *For torrens subdivision of existing dwelling houses please outline how the existing development remains compliant with relevant Sections of the NDCP D2 Single Dwelling and Ancillary Development.* |
| **D3 Residential development** | *For torrens subdivision of existing residential accommodation, please outline how the existing development remains compliant with relevant Sections of the NDCP D3 Residential Development.* |

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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.* |