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

# SITE LOCATION AND DETAILS

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

**Site photos**

*Please include site photos here.*

**Table of submitted documents**

*Please list the supporting plans and documents submitted with the application.*

|  |  |  |  |
| --- | --- | --- | --- |
| *Supporting Document* | *Drawing Nos/ Page Nos / Version / Reference No* | *Prepared by* | *Dated* |
| *Site Plan* |  |  |  |
| *Waste Management Plan* |  |  |  |
| *Arborist Report* |  |  |  |
| *Other* |  |  |  |

# PROPOSED DEVELOPMENT

* Describe the extent of the proposed demolition works and identify any structures that are to be remain on the site.

# 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 2.7 - Demolition** | Building demolition is to be planned and carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures The proposed demolition is considered to be acceptable having regard to this clause. |
| **Clause 5.10 - Heritage Conservation** | The proposal does not seek to demolish any heritage item, aboriginal object and the subject site is not within a heritage conservation area. |
| **Clause 6.1 -**  **Acid sulfate soils** | The site is identified as having Class **(Insert ASS class**) Acid Sulfate Soils. The proposed demolition works are not likely to result in disturbance of ASS nor the lowering of the water table and as such submission of an Acid Sulfate Soils Management plan is not required for the development works. |
| **Clause 6.2 -**  **Earthworks** | No earthworks are proposed to facilitate the demolition.  Or  Earthworks required for the proposed demolition are considered to meet the requirements of this clause and are further discussed under DCP 5.01 Soil management |

# 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** | The site is not an item of aboriginal heritage and is not known to contain an aboriginal object. Reference to the Aboriginal Heritage Information Management System (AHIMS) search has confirmed that there is no known Aboriginal cultural heritage in or within the vicinity of the allotment |
| **B7 Land contamination** | The property subject of the application is not located on contaminated land. |

|  |  |
| --- | --- |
| **Part C - General Development Controls** | |
| **Control** | **Comment** |
| **C3 Vegetation preservation and care** | The proposed demolition does not require the removal of any trees on the subject property that are further than 3m from the footprint of the structures to be demolished. |
| **C4 Stormwater** | Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties |
| **C5 Soil management** | The proposed demolition requires no excavation.  Or  The proposed demolition includes cut and fill that satisfactorily addresses the objectives of this section.  **Provide height and depth of any proposed cut or fill.**  Adequate sedimentation and erosion management will remain in place during the demolition works. |
| **C6 Waste management** | Provide details of proposed demolition waste management or reference any submitted waste management or hazardous substances management plan. |

|  |  |
| --- | --- |
| **Part E - Place and Precincts Controls** | |
| **Control** | **Comment** |
| **E1 Built and landscape heritage** | There are no heritage items located within the vicinity of the subject property. |