

Accelerated DA Process Checklist Residential and Ancillary Development



City of
Newcastle

This checklist applies to the following types of residential development:

- Single Storey Dwellings
- Single Storey Dwelling Alterations/Additions
- Two Storey Dwellings on lots greater than 450m²
- Two Storey Dwelling Alterations/Additions on lots greater than 450m²
- Carports, Garages, Detached Studios, Swimming Pools, Retaining Walls & Front Boundary Fences

Application Details

Property Address

Applicant

Development Description

Eligibility Checklist

NOTE: If the answer to any of the below is YES then the application is not eligible for the Accelerated DA process.

Exceptions apply to sites located in a Heritage Conservation Area and sites impacted by Mine Subsidence.

Does any of the following apply to the development?

Yes

No

Statutory Requirements

Has anyone who has a financial interest in the application made a political donation or gift within the last two years?

The applicant or owner has affiliations or pecuniary interests relating to a CN staff member or Councillor?

The development is prohibited in the zone under the Newcastle Local Environmental Plan 2012?

The development requires a 4.6 variation to a development standard?

Construction of the development has commenced?

Site Constraints

There is a heritage listed item on site, or the site is located in a heritage conservation area, or the site is identified as an archaeological site?

If yes, I confirm an exemption applies:

The site is located in a Heritage Conservation Area and is for one of the following developments:

1. swimming pools located in the rear yard and no closer to the side boundaries than the existing dwelling.
2. detached studios not visible from the street and no closer to the side boundaries than the existing dwelling

The development is adjacent to an easement for electricity purposes, or immediately adjacent to an electricity substation?

Does any of the following apply to the development?	Yes	No
The development proposes a swimming pool/spa within 30m of a high voltage transmission line?	<input type="checkbox"/>	<input type="checkbox"/>
The development is adjacent to a rail corridor?	<input type="checkbox"/>	<input type="checkbox"/>
The site is located within the Coastline Hazard Inundation 2120 line as identified by the Stockton Coastal Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
The development is located in a Coastline Hazard Landslide area?	<input type="checkbox"/>	<input type="checkbox"/>
The development is located on Contaminated Land?	<input type="checkbox"/>	<input type="checkbox"/>
The development is to be built over an easement?	<input type="checkbox"/>	<input type="checkbox"/>
The subject site is identified as Bushfire Prone Land and the development requires Flame Zone construction?	<input type="checkbox"/>	<input type="checkbox"/>
The development is located on flood prone land and does not satisfy the requirements of CN's flood information certificate (obtained in the last 12 months)?	<input type="checkbox"/>	<input type="checkbox"/>
The development is located on land impacted by Mines Subsidence Guidelines 1, 1A, 4, 5 or 7.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> If yes, I confirm an exemption applies: The development within the guidelines is listed as exempt minor works by Subsidence Advisory NSW.		
Development Specific		
The development is to construct a two storey (or greater) dwelling, or two storey (or greater) alterations and additions, on a lot less than 450m ² ?	<input type="checkbox"/>	<input type="checkbox"/>
The development's primary building line protrudes forward of the established average front boundary setback of buildings 40m either side of the lot, or 4.5m where there is not an established setback?	<input type="checkbox"/>	<input type="checkbox"/>
The development includes a garage door which is less than 5.4m from the front boundary?	<input type="checkbox"/>	<input type="checkbox"/>
The development proposes more than one driveway crossing (excluding corner allotments or rear lane access)?	<input type="checkbox"/>	<input type="checkbox"/>
The development proposes a new vehicular access to a classified road?	<input type="checkbox"/>	<input type="checkbox"/>
The development proposes carparking spaces less than 5.4m long x 3m wide?	<input type="checkbox"/>	<input type="checkbox"/>
The development proposes retaining walls less than 600mm from property boundaries and/or greater than 1m high?	<input type="checkbox"/>	<input type="checkbox"/>
The development results in unreasonable impact to privacy of adjoining neighbours?	<input type="checkbox"/>	<input type="checkbox"/>
The development results in unreasonable overshadowing of adjoining neighbours?	<input type="checkbox"/>	<input type="checkbox"/>
The development results in impacts to trees on adjoining properties which cannot be mitigated?	<input type="checkbox"/>	<input type="checkbox"/>
The development requires the removal of a street tree?	<input type="checkbox"/>	<input type="checkbox"/>