

Accelerated DA Process Checklist Dual-Occupancy Development



This checklist applies to the following types of residential development:

- Dual-Occupancy Developments.
- Dual-Occupancy Developments Including Subdivision (Strata & Torrens Title Subdivision).

1.0 Application Details

Property Address

Applicant

Development Description
(Ensure that any subdivision proposed under this application is referenced here)

2.0 Eligibility Checklist

NOTE: The proposed development must meet all applicable criteria to be eligible for the Accelerated DA process.

Eligibility Criteria	Meets Criteria	Not Applicable
3.0 Statutory Requirements		
<u>No</u> person who has a financial interest in the application has made a political donation or gift within the last two years.	<input type="checkbox"/>	<input type="checkbox"/>
The applicant or owner <u>do not</u> have affiliations or pecuniary interests relating to a CN staff member or Councillor.	<input type="checkbox"/>	<input type="checkbox"/>
The development is <u>not</u> prohibited within the zone under the Newcastle Local Environmental Plan 2012.	<input type="checkbox"/>	<input type="checkbox"/>
Construction of the development <u>has not</u> commenced.	<input type="checkbox"/>	<input type="checkbox"/>
4.0 Site Constraints		
There are <u>no</u> heritage listed items on site and the site is not located in a heritage conservation area or identified as an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>
The development is <u>not</u> adjacent to an easement for electricity purposes, or immediately adjacent to an electricity substation.	<input type="checkbox"/>	<input type="checkbox"/>
The development <u>does not</u> propose a swimming pool/spa within 30m of a high voltage transmission line.	<input type="checkbox"/>	<input type="checkbox"/>
The development is <u>not</u> adjacent to a rail corridor.	<input type="checkbox"/>	<input type="checkbox"/>
The site is <u>not</u> 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 <u>not</u> located in a Coastline Hazard Landslide area.	<input type="checkbox"/>	<input type="checkbox"/>
The development is <u>not</u> located on Contaminated Land.	<input type="checkbox"/>	<input type="checkbox"/>
The development is <u>not</u> proposed to be built over an easement.	<input type="checkbox"/>	<input type="checkbox"/>
Where the subject site is identified as Bushfire Prone Land the development does <u>not</u> require Flame Zone construction or a Performance Based Solution.	<input type="checkbox"/>	<input type="checkbox"/>
Where located on flood prone land the development satisfies the requirements of CN's flood information certificate (obtained in the last 12 months).	<input type="checkbox"/>	<input type="checkbox"/>
The development is <u>not</u> located on land impacted by Mines Subsidence Guidelines 1, 1A, 4, 5 or 7.	<input type="checkbox"/>	<input type="checkbox"/>
5.0 Development Specific		
Where the development requires a Clause 4.6 request for Variation to LEP Development Standards the variation <u>does not</u> exceed 5%.	<input type="checkbox"/>	<input type="checkbox"/>
The architectural plans demonstrate all relevant floor and ridge levels to Australian Height Datum (AHD).	<input type="checkbox"/>	<input type="checkbox"/>
The development's primary building line <u>does not</u> protrude 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"/>
Both resultant dwellings have separate car parking provision (garage, carport or hardstand) that meet the minimum requirements (i.e 5.4m long and 3m wide).	<input type="checkbox"/>	<input type="checkbox"/>
Where the development contains car parking structures (i.e garages/carports) they are setback a minimum of 5.4m from the front boundary.	<input type="checkbox"/>	<input type="checkbox"/>
If the development proposes two separate driveway crossings, a separation of at least 6m between each crossing is retained for on-street parking.	<input type="checkbox"/>	<input type="checkbox"/>
The development <u>does not</u> propose a new vehicular access to a classified road.	<input type="checkbox"/>	<input type="checkbox"/>
The development <u>does not</u> result in direct overlooking of neighbouring building's private open space or habitable rooms.	<input type="checkbox"/>	<input type="checkbox"/>

<p>The development allows for the primary living room window and the principal private open space of adjoining residential buildings to receive at least 2 hours of direct sunlight between 9:00am and 3:00pm on the winter solstice, or solar access is <u>not</u> further reduced where already overshadowed.</p> <p>Note: Where the proposed development is over 4.5m in height, shadow diagrams must be submitted with the application clearly demonstrating compliance (i.e. elevational shadow diagrams of impact on adjoining windows and/or hourly shadow diagrams).</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Each dwelling provides outdoor private open space of 16m², with minimum dimensions of 4m x 4m, that will be usable and enhance the amenity and liveability for future occupants.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The development ensures stormwater is directed towards existing Council drainage infrastructure or an acceptable point of discharge meeting the controls of NDCP2023 Section C4 12.0.</p> <p>Note: Laneways often do not contain stormwater infrastructure.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The development ensures that waste collection can be conducted via a street frontage.</p> <p>Note: Laneways often do not allow for waste collection.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Where the development proposes to <u>retain</u> trees within 3m the building footprint and/or is to be located within 5m of trees on an adjoining property, an Arborist's report containing an appropriate tree management plan has been prepared.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The development <u>does not</u> require the removal of a Council street tree.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>If the dual-occupancy development proposes Strata or Torrens Title Subdivision, complete section 6 or 7 below.</p>		

6.0 Strata Title Subdivision

Eligibility Criteria	Meets Criteria	Not Applicable
A subdivision plan has been prepared detailing lot sizes	<input type="checkbox"/>	<input type="checkbox"/>

7.0 Torrens Title Subdivision

Eligibility Criteria	Meets Criteria	Not Applicable
A subdivision plan has been prepared detailing lot sizes	<input type="checkbox"/>	<input type="checkbox"/>
<p>The development does not require a Clause 4.6 variation to minimum lot size. The resultant allotments, after subdivision, will be greater than 200m² each. Note: For Battle-Axe shaped allotments, the access handle is not to be included in lot site area.</p>	<input type="checkbox"/>	<input type="checkbox"/>
The development does not require creation of new easements and/or drainage over land not subject to the application.	<input type="checkbox"/>	<input type="checkbox"/>