

This checklist applies to the following types of secondary dwellings:

- Single Storey Secondary Dwellings on lots greater than 450 m²
- Single Storey Secondary Dwelling Alterations/Additions on lots greater than 450 m²

1.0 Application Details

Property Address

Applicant

Development Description

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

No person who has a financial interest in the application has made a political donation or gift within the last two years.

The applicant or owner does not have affiliations or pecuniary interests relating to a CN staff member or Councillor.

The development is not prohibited within the zone under the Newcastle Local Environmental Plan 2012.

Where the development requires a Clause 4.6 request for Variation to LEP Development Standards, the variation does not exceed 5%.

Construction of the development has not commenced.

The development complies with Part 1 Secondary Dwellings, State Environmental Planning Policy (Housing) 2021

4.0 Site Constraints

There is no heritage listed items on site, and the site is not located in a heritage conservation area or identified as an archaeological site.

The development is not adjacent to an easement for electricity purposes, or immediately adjacent to an electricity substation.

The development is not adjacent to a rail corridor.

The site is not located within the Coastline Hazard Inundation 2120 line as identified by the Stockton Coastal Management Plan.

The development is not located in a Coastline Hazard Landslide area.

The site is not located within the Broadmeadow Precinct Area.

Eligibility Criteria	Meets Criteria	Not Applicable
4.0 Site Constraints		
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 <u>does 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		
The development is not located forward of the primary dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
The development does not propose removal of existing parking for the primary dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
Where the development proposes car parking provision (garage, carport or hardstand), car parking spaces meet the minimum requirements (i.e., 5.4 m long and 3 m wide).	<input type="checkbox"/>	<input type="checkbox"/>
Where the development contains car parking structures (i.e., garages/carports), they are setback a minimum of 5.4 m from the front boundary.	<input type="checkbox"/>	<input type="checkbox"/>
The development does not propose more than one driveway crossing (excluding corner allotments or rear lane access).	<input type="checkbox"/>	<input type="checkbox"/>
The development does not propose a new vehicular access to a classified road.	<input type="checkbox"/>	<input type="checkbox"/>
The development does not propose retaining walls less than 600 mm from property boundaries OR greater than 1 m high.	<input type="checkbox"/>	<input type="checkbox"/>
The development does not result in unreasonable impact to privacy of adjoining neighbours.	<input type="checkbox"/>	<input type="checkbox"/>
The development does not result in unreasonable overshadowing of adjoining neighbours.	<input type="checkbox"/>	<input type="checkbox"/>
The development does not result in impacts to trees on adjoining properties which cannot be mitigated.	<input type="checkbox"/>	<input type="checkbox"/>
The development does not require the removal of a street tree.	<input type="checkbox"/>	<input type="checkbox"/>