



Accelerated DA Process Checklist

Residential and Ancillary Development

This checklist applies to the following types of residential development:

- Single and Two Storey Dwellings
- Single and Two Storey Dwellings Alterations/Additions
- Secondary Dwellings (i.e., less than 60m² floor area)
- Carports, Garages, Sheds, Detached Studios, Swimming Pools, Retaining Walls, & Decks / Patios

Application Details	
Applicant	<input type="text"/>
Property Address	<input type="text"/>
Development Description	<input type="text"/>

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 adjoining a heritage item; and sites below 4,000m² with On-Site Wastewater Management Systems that are 'Deemed to Comply Systems'

Does any of the following apply to the development?	Yes	No
Statutory Requirements		
The development requires a variation to a Development Control Plan (DCP) control?	<input type="checkbox"/>	<input type="checkbox"/>
The development requires a clause 4.6 variation to a development standard under the Clarence Valley Local Environmental Plan 2011?	<input type="checkbox"/>	<input type="checkbox"/>
Construction of the development has commenced?	<input type="checkbox"/>	<input type="checkbox"/>
Site Constraints		
There is a heritage listed item on site, or the site is adjoining a heritage listed item, or the site is located in a heritage conservation area? <i>Note: For sites adjoining a heritage item or within a heritage conservation area, development IS eligible if the development is at the rear of the site and is not visible from the street.</i>	<input type="checkbox"/>	<input type="checkbox"/>
The development is located on contaminated land?	<input type="checkbox"/>	<input type="checkbox"/>
The subject site is identified as bushfire prone land and the development requires a Bushfire Attack Level 40 or Flame Zone construction?	<input type="checkbox"/>	<input type="checkbox"/>

Does any of the following apply to the development?	Yes	No
The site is located within 50m of an Aboriginal significant site or object as determined by an Aboriginal Heritage Information Management System (AHIMS) search?	<input type="checkbox"/>	<input type="checkbox"/>
The site does not have frontage to a Council maintained road?	<input type="checkbox"/>	<input type="checkbox"/>
The development is located on land that is mapped as Class 1 Acid Sulfate Soils?	<input type="checkbox"/>	<input type="checkbox"/>
<p>The development is located on land subject to the following controls of the Residential Zones DCP:</p> <ul style="list-style-type: none"> • Part P: Controls for Developing Steep Land • Part Q: Angourie Village Controls • Part T: Palmers Island Village Controls • Part V: Woolli Village Controls • Part W: Yamba Hill Controls 	<input type="checkbox"/>	<input type="checkbox"/>
The development is located in a flood planning area and does not comply with Council's DCP's Part D: Floodplain Management Controls?	<input type="checkbox"/>	<input type="checkbox"/>
The development is located on land that is, or is within 100m of land, identified as "coastal wetlands" or "littoral rainforest" within the meaning of State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 2?	<input type="checkbox"/>	<input type="checkbox"/>
The development is located on land subject to riverbank erosion, coastal erosion, or landslide?	<input type="checkbox"/>	<input type="checkbox"/>
<p>The development is to be built over an easement; or where no easement exists within 1.5m of Council's water, sewer, or stormwater infrastructure?</p> <p><i>Note: additional setbacks of 2.5m or greater are required for sewer infrastructure greater than 1.5m deep.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The subject site is below 4,000m² in area and requires On-Site Wastewater Management (i.e., not connected to reticulated sewage)?</p> <p><i>Note: development IS eligible if the development proposes an On-Site Wastewater Management system that is a 'Deemed to Comply System' (see Council's OSM Application form for more information).</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
The development is within 5m of an exposed overhead power line, power pole or adjacent to an easement for electricity purposes, or immediately adjacent to an electricity substation?	<input type="checkbox"/>	<input type="checkbox"/>
The development proposes a swimming pool/spa within 30m of a high voltage transmission line?	<input type="checkbox"/>	<input type="checkbox"/>
The development is within 20m of a rail corridor?	<input type="checkbox"/>	<input type="checkbox"/>
Development Specific		
The development proposes filling in a flood planning area, or a flood storage area (see clause D5 of the Residential Zones DCP)?	<input type="checkbox"/>	<input type="checkbox"/>
The development proposes retaining walls less than 600mm from property boundaries and greater than 1.2m high?	<input type="checkbox"/>	<input type="checkbox"/>
<p>The development results in unreasonable impact to privacy of adjoining neighbours?</p> <p><i>Note: Privacy impacts can be reduced through building design, including floor plan layout, window selection (size, location, and finishes), and / or installations of screening. Such measures are to be shown on the plans.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
The development proposes removal of any native vegetation, or a street tree?	<input type="checkbox"/>	<input type="checkbox"/>