



DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2020/0510
Address	217 Albany Road STANMORE NSW 2048
Proposal	Alterations and additions to existing dwelling including a garage with studio above at the rear of the site.
Date of Lodgement	03 July 2020
Applicant	Innovac Dyer Architects
Owner	Ms Channelle V Jacob
Number of Submissions	No submissions
Value of works	\$46,500.00
Reason for determination at Planning Panel	Clause 4.6 variation exceeds 10%
Main Issues	FSR
Recommendation	Approval
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Clause 4.6 Exception to Development Standards



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for additions to an existing dwelling including a garage with studio above at the rear of the site at 217 Albany Road Stanmore.

The application was notified to surrounding properties and no submissions were received in response to the notification.

The main issues that have arisen from the application include:

- Non-compliance with the maximum floor space ratio ('FSR')

Despite the above issue, the proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), *Marrickville Local Environmental Plan 2011* (MLEP 2011) and *Marrickville Development Control Plan 2011* (MDCP 2011).

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the proposal are considered acceptable given the context of the site, existing similar development within the laneway and the desired future character of the precinct. The application is suitable for approval subject to the imposition of appropriate terms and conditions.

2. Proposal

The application seeks development consent for additions to an existing dwelling including a garage with studio above at the rear of the site.

Specifically, the following works are proposed:

- New ground floor double garage; and
- New Studio above.

3. Site Description

The subject site is located on the southern side of Albany Road, between Temple Street and Lorna Lane, Stanmore. A laneway adjoins the site along its rear boundary known as Budds Lane. The site area is approximately 221.3 sqm with a primary frontage to Albany Road. An existing two storey terrace house is located on the site.

The land is zoned R2 Low Density Residential as shown in the figure below.

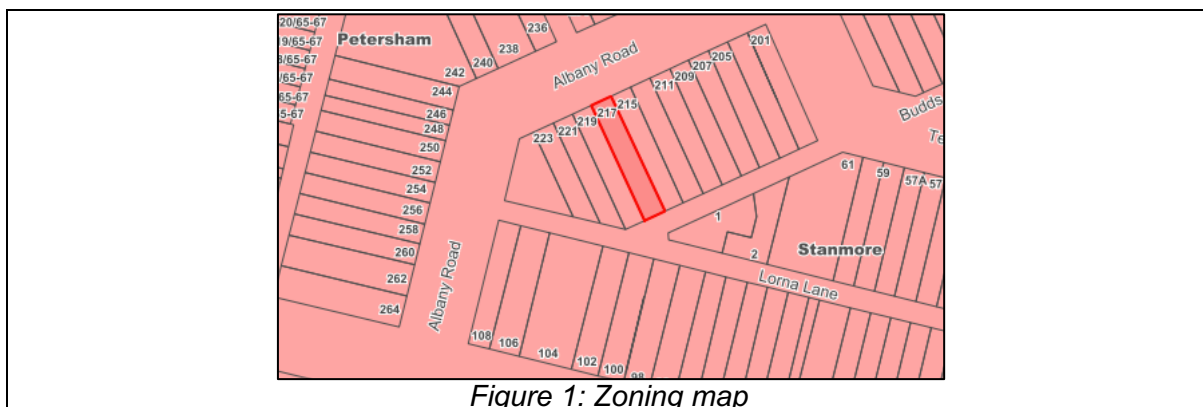


Figure 1: Zoning map

4. Background

4(a) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
3 July 2020	Lodged
16 July – 30 July 2020	Public exhibition
11 September 2020	<p>Council wrote to the applicant raising the following concerns:</p> <ul style="list-style-type: none"> • The bulk and scale of the structure and for the structure to be redesigned to be more akin to a 'loft above a garage'. • Re-assessment of the FSR. • Improvements to the design such as materials and roof form to be sympathetic the the HCA. • Shadow Diagrams to be submitted.
18 October 2020	Applicant requested an extension of time (2 weeks) to submit the additional information. Council granted the extension until 4 November 2020.
3 November 2020	<p>Applicant provided amended plans including the following:</p> <ul style="list-style-type: none"> • Lowering the height of the overall structure from 49.80 to 48.80. • Changes in material. <p>These amended plans are the subject of this assessment report. The amended plans did not require renotification in accordance with Council's notification policy.</p>

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *Marrickville Local Environmental Plan 2011*

The following provides further discussion of the relevant issues:

5(a)(i) *State Environmental Planning Policy No 55—Remediation of Land*

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. MDCP 2011 provides controls and guidelines for remediation works. *SEPP 55* requires the consent authority to be satisfied that "the site is, or can be made, suitable for the proposed use" prior to the granting of consent.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with *SEPP 55*.

5(a)(ii) *Marrickville Local Environment Plan 2011 (MLEP 2011)*

The application was assessed against the following relevant clauses of the MLEP 2011;

Control	Proposed	Compliance
Clause 1.2 Aims of Plan	The proposal is consistent with the relevant aims of the plan as follows: <ul style="list-style-type: none"> The design of the proposal is considered to be of a high standard and has a satisfactory impact on the private and public domain. 	Yes
Clause 2.3 Zone objectives and Land Use Table <i>R2 Low Density Residential</i>	The development is ancillary to a <i>dwelling house</i> , which is permissible with consent within the zone. The development is consistent with the objectives of the R2 zone.	Yes
Clause 4.3 Height <i>(Max: 9.5m)</i>	The development has a compliant building height of approximately 6.1 metres.	Yes
Clause 4.4 Floor Space Ratio <i>(Max: 0.9:1 or 199.17 sqm)</i>	The development proposes a floor space area of 1:10:1 or 245.6 sqm. This is a non-compliance of 46.43 sqm or 23.3%.	No - See discussion below
Clause 4.5 Calculation of floor space ratio and site area	The site areas and floor space ratios for the proposal have been calculated in accordance with the clause.	Yes
Clause 4.6 Exceptions to development standards	The applicant has submitted a variation request in accordance with Clause 4.6 to vary the Floor Space Ratio Development Standard.	Yes, see below
Clause 5.10 Heritage conservation <i>C6 - Annandale Farm HCA</i>	The site is within a heritage conservation area (HCA). The design of the proposed rear structure is consistent with adjoining rear lane structures within the lanescape. The proposal provides a gable roof form and high quality materials and finishes (subject to condition) which are sympathetic to the HCA. The proposal is acceptable with regards to Clause 5.10 of MLEP 2011.	Yes
Clause 6.5 Development in areas subject to aircraft noise	The site is located within the ANEF 25-30 contour. As such, an Acoustic Report was submitted with the application. Further, the proposal is capable of satisfying this clause as follows: <ul style="list-style-type: none"> A condition has been included in the recommendation to ensure that the proposal will meet the relevant requirements of Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015, thereby ensuring the proposal's compliance with the relevant provisions Cl. 6.5 MLEP 2011 and Part 2.6 of the MDCP 2011, respectively. 	Yes, subject to condition.

(i) Floor Space Ratio (Clause 4.4)

Clause 4.4(2A) of MLEP 2011 specifies a maximum floor space ratio for a dwelling house on land labelled "F" on the Floor Space Ratio Map. The maximum floor space ratio (FSR) of 0.9:1 applies to the land as indicated on the Floor Space Ratio Map that accompanies MLEP 2011.

The property has a site area of 221.3sqm. The proposed development has a GFA of 245.6sqm which equates to an FSR of 1.10:1 on the 221.3sqm site which does not comply with the FSR development standard.

The applicant provided a Clause 4.6 written submission in relation to the contravention of the FSR development standard in accordance with Clause 4.6 of MLEP 2011 which is discussed below.

(ii) Clause 4.6 Exceptions to Development Standards

As outlined above, the proposal exceeds the maximum floor space ratio development standard prescribed under Clause 4.4 of MLEP 2011 by 46.43 or 23.3%

Clause 4.6 allows the consent authority to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

In order to demonstrate whether strict numeric compliance is unreasonable or unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Clause 4.6 of the MLEP 2011 below.

A written request has been submitted to Council in accordance with Clause 4.6(3) of the MLEP 2011 justifying the proposed contravention of the development standard which is summarised as follows:

- *The proposal is consistent with adjoining structures along Budds Lane;*
- *The proposal will not facilitate an unacceptable standard of bulk and scale;*
- *The proposal maintains a satisfactory relationship with adjoining development and the street context;*
- *The proposal FSR is contributed from the extension to the main dwelling.*

The applicant's written rationale adequately demonstrates compliance with the development standard is reasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

It is considered the development is in the public interest because it is consistent with the relevant objectives of the R2 – Low Density Residential zone, in accordance with Clause 4.6(4)(a)(ii) of the MLEP 2011:

- *To provide for the housing needs of the community within a low density residential environment.*

The proposal is consistent with the zone objective for the following reason:

- The proposal increases the amenity and functionality of the existing residence in an acceptable built form, without resulting in unacceptable amenity impacts upon neighbours.

The objectives of the Floor Space Ratio development standard under MLEP 2011 are:

- (a) *to establish the maximum floor space ratio,*

- (b) to control building density and bulk in relation to the site area in order to achieve the desired future character for different areas,
- (c) to minimise adverse environmental impacts on adjoining properties and the public domain.

It is considered the development is in the public interest because it is consistent with the objectives of the Floor Space Ratio development standard, in accordance with Clause 4.6(4)(a)(ii) of the MLEP 2011 for the following reasons:

- Maintaining the standard would not allow any further development on the site which is not consistent with adjoining rear structures within close proximity to the site;
- The garage and studio have been designed sensitively to mitigate any additional amenity impacts to adjoining properties;
- The proposed development does not result in poor outcomes to the streetscape or negative amenity impacts; and
- The proposal is sympathetic to the HCA.

The concurrence of the Planning Secretary may be assumed for matters dealt with by the Local Planning Panel.

The proposal thereby accords with the objective in Clause 4.6(1)(b) and requirements of Clause 4.6(3)(b) of the MLEP 2011. For the reasons outlined above, there are sufficient planning grounds to justify the departure from the Floor Space Ratio development standard and it is recommended the Clause 4.6 exception be granted.

5(b) Draft Environmental Planning Instruments

The application has been assessed against the relevant Draft Environmental Planning Instruments listed below:

Draft Marrickville Local Environmental Plan 2011 (Amendment 4)

Draft Marrickville Local Environmental Plan 2011 (Amendment 4) (the Draft LEP Amendment) was placed on public exhibition commencing on 3 April 2018 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*.

The amended provisions contained in the Draft LEP Amendment are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft LEP Amendment.

Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The amended provisions contained in the Draft IWLEP 2020 are not particularly relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011. The following provides discussion of the relevant issues:

Control	Proposed	Compliance
<i>Part 2 – Generic Provisions</i>		
Part 2.1 – Urban Design	<p>The proposal has been designed having regard to the 12 relevant urban design principles outlined in Part 2.1 as follows:</p> <ul style="list-style-type: none"> • The proposal does not impact the definition between the public and private domain and is appropriate for the character of the locality given its form, massing, siting and detailing; and • The proposed built-form and siting is consistent with surrounding dwellings, given the traditional design cues adopted. As a result, the proposal preserves the existing character of the streetscape. 	Yes
Part 2.6 – Acoustic and Visual Privacy	<p>The layout and design of the development ensures that the visual and acoustic privacy currently enjoyed by residents of adjoining residential properties are protected.</p> <p>On the eastern and western elevation of the studio a skylight within the roof which is considered acceptable. The southern elevation of the studio would have three windows which would provide solar access to the studio. These windows are considered appropriate given their orientation facing Budds Lane and are not considered to result in detrimental privacy impacts. Three windows are proposed on the northern elevation which overlook the private open space of the subject site and furthermore are setback off the side boundaries. No visual or acoustic concerns are raised regarding these windows.</p> <p>The development maintains adequate levels of acoustic and visual privacy for the surrounding residential properties and ensures an adequate level of acoustic and visual privacy for future occupants of the development.</p> <p>Given the above the development is reasonable having regard to the objectives and controls relating to visual and acoustic privacy as contained in MDCP 2011.</p>	Yes
Part 2.7 – Solar Access and Overshadowing	<p>Part 2.7 of MDCP 2011 contains objectives and controls relating to solar access and overshadowing.</p> <p>Although shadow diagrams were not submitted with the application, upon a detailed assessment it is not considered that the proposal will affect adjoining properties along Albany Road or to the</p>	Yes

	<p>Lorna Lane properties (across Budds Lane). The shadows cast will be either to existing structures to the Albany Road properties, on Budds Lane or to areas to non-protected areas of the dwelling at Lorna Lane.</p> <p>For these reasons, the proposal is acceptable having regard to Part 2.7 of MDCP 2011.</p>	
Part 2.10 – Parking	<p>Part 2.10 of MDCP 2011 requires one car parking space be provided for a dwelling house. Two car parking spaces are proposed.</p> <p>The second car parking space has been included as part of GFA.</p> <p>The issue of parking and access is discussed further under “Part 4 – Residential Development (Section 4.1.7)”.</p>	Yes
<i>Part 4.1 – Low Density Residential Development</i>		
Part 4.1.4 – Good Urban Design Practice	<p>The height, bulk and scale of the development complements existing developments in the laneway.</p> <p>In addition, the architectural style of the proposal is in keeping with the character of the area, as it adopts a traditional building form, design and materiality; which complements the HCA.</p>	Yes
Part 4.1.5 – Streetscape and Design	<p>The development satisfies the streetscape and design controls outlined in MDCP 2011 in that:</p> <ul style="list-style-type: none"> • The development complements the uniformity and visual cohesiveness of the bulk, scale and height of the existing streetscape. • The design has been reduced in scale to mitigate adverse amenity impacts and to ensure a sympathetic addition to the laneway. 	Yes
Part 4.1.6.1 - Floor Space Ratio and Height	<p>Part 4.1.6.1 of MDCP 2011 specifies built form and character objectives and controls in relation to density and height. The development is considered to conform to built form and character outlined in MDCP 2011 in that:</p> <ul style="list-style-type: none"> • The bulk and scale of the structure is considered with the pattern of development within the vicinity; • The development maintains adequate amenity to the adjoining developments in relation to overshadowing and privacy and visual impact • The proposal is no higher than two storeys in height with the proposal reading as a loft structure over a garage. <p>Notwithstanding, although the FSR does not comply as addressed under Clause 4.6 of the report as identified above the proposal demonstrates that is it acceptable regarding to the controls</p>	Yes, satisfies the objectives.

	relating to floor space ratio and height. Given the above, it is considered the proposal satisfies the relevant objectives of this part.	
<p>Part 4.1.6.2– Built form and character</p> <p><i>Front setback</i></p> <ul style="list-style-type: none"> • Consistent with adjoining developments <p><i>Side setbacks</i></p> <ul style="list-style-type: none"> • Lot width <8m – on merit <p><i>Rear setback</i></p> <ul style="list-style-type: none"> • On merit or consistent with established first floor building line <p><i>Site coverage</i></p> <ul style="list-style-type: none"> • On merit (0-300m² allotments) 	<p>Part 4.1.6 of MDCP 2011 specifies built form and character objectives and controls in relation to building setbacks.</p> <ul style="list-style-type: none"> • The existing front setback of the dwelling is to remain unaltered by the proposal; • The nil side setbacks are considered satisfactory on the ground floor as the current roller door contains a nil side setback. A nil side setback is proposed on the first floor of the studio which is considered acceptable given that the proposal is consistent with the pattern and rhythm of the build form in the street. • The nil side setbacks proposed are considered satisfactory, as the proposal has an acceptable impact on adjoining properties in terms of overshadowing, visual bulk and privacy. In addition, the proposed side setbacks are consistent with the established setback pattern of the street; • The garage and studio retains a nil rear setback which is considered appropriate, as it will not create adverse impacts on adjoining properties in terms of visual bulk, overshadowing or privacy; and • The overall site coverage of the development is considered acceptable, as it is consistent with the pattern development of the street and will have an acceptable impact on adjoining properties. <p>Considering the above, the proposal satisfies the relevant objectives of this Part.</p>	Yes
Part 4.1.7 Car Parking	The development satisfies the car parking controls outlined in MDCP 2011 in that the parking is located at the rear of the dwelling, accessed via Budds Lane and the structure proposed would be consistent with other developments in the vicinity of the site.	Yes
Part 4.1.7.5 – Loft Structures Over Garages	The proposed studio over the garage complies with the controls held in this part in that the pitched roof form would be consistent with the character of the Heritage Conservation Area and would not result in any detrimental environmental or amenity impacts on the adjoining properties.	Yes
Part 8 - Heritage		
Part 8.2.8 – Annandale Farm Heritage Conservation Area	The proposal satisfies the relevant provisions of Part 8.2.8.5 in that:	Yes

	<ul style="list-style-type: none"> • The roof form has been designed to be sympathetic to the roof typology within the vicinity and demonstrates consistent pitch and rhythm; and • The garage and studio addition respects the original built form and is unobtrusive in the context of the streetscape. • The materials and finishes are acceptable subject to condition. 	
<i>Part 9 – Strategic Context</i>		
Part 9.3 –Stanmore North (Precinct 3)	The property is located in the Stanmore North Planning Precinct (Precinct 3) under Marrickville Development Control Plan 2011. The proposal meets the desired future character of the area in that it does not alter the contributory building in the Heritage Conservation Area which is part of a run of similar buildings. The development would also preserve the predominantly low density residential character of the precinct.	Yes

5(e) The Likely Impacts

The assessment of the Development Application demonstrates that the proposal will not have an adverse impact on the locality.

5(f) The suitability of the site for the development

It is considered that the proposal will not have an adverse impact on the adjoining properties and is consistent with the desired future character of the area and therefore the site is suitable to accommodate the proposed development.

5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to the surrounding properties. No submissions were received.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not considered to be contrary to the public interest.

6. Referrals

7(a) Internal

The following internal referrals were made, and their comments have been taken into account as part of the assessment above:

- Heritage Specialist
- Development Engineering

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in the *Marrickville Local Environmental Plan 2011* and Marrickville Development Control Plan 2011.

The development does not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. The applicant has made a written request pursuant to Clause 4.6 to vary Clause 4.4 – Floor Space Ratio of the *Marrickville Local Environmental Plan 2011*. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental planning grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/0510 for alterations and additions to existing dwelling including a garage with studio above at the rear of the site at 217 Albany Road, Stanmore subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent**CONDITIONS OF CONSENT****DOCUMENTS RELATED TO THE CONSENT****1. Documents related to the consent**

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA1A	Site Plan	1 November 2020	Innovac Dyer
DA2	Ground Floor Plan	8 June 2020	Innovac Dyer
DA3A	First Floor Plan	1 November 2020	Innovac Dyer
DA5A	North Elevation	1 November 2020	Innovac Dyer
DA6A	South Elevation	1 November 2020	Innovac Dyer
DA7A	East Elevation	1 November 2020	Innovac Dyer
DA8A	West Elevation	1 November 2020	Innovac Dyer
DA9A	Cross Section	1 November 2020	Innovac Dyer

As amended by the conditions of consent.

FEES

2. Security Deposit

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$2,152.50
Inspection Fee:	\$230.65

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

3. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed

rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more.

4. Payment of fees

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with receipt of payment of an outstanding payment of \$77.37 to Council ref.4592

GENERAL CONDITIONS

5. Stormwater Drainage System

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, down pipe, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

Any existing component of the stormwater system that is to be retained, must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works and/or legal rights for drainage do not exist, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road. Minor roof or paved areas that cannot reasonably be drained by gravity to a public road may be disposed on site subject to ensuring no concentration of flows or nuisance to other properties.

6. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

7. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

8. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

9. Amended Plans

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with amended plans with each plan identifying the ridge RL to be 48.80.

PRIOR TO ANY DEMOLITION

10. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

11. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

12. Advising Neighbors Prior to Excavation

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

13. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

PRIOR TO CONSTRUCTION CERTIFICATE**14. Parking Facilities**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans demonstrating that the design of the vehicular access and off-street parking facilities complies with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:

1. A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors;
2. The stairs within the garage shall be designed so as not to encroach within the design envelope of a parked vehicle as outlined in Figure 5.2 of AS2890.1; and
3. The external form and height of the approved structures must not be altered from the approved plans.

15. Amended Materials and Finishes

Prior to the issue of a Construction Certificate, the Principal Certifying Authority must be provided with plans showing:

- Proposed metal cladding for the walls being equivalent to Colorbond "shale gray" and
- New roofing material must comprise of either heritage barrel rolled traditional corrugated galvanised steel or pre-coloured traditional corrugated steel similar to Custom Orb in a colour equivalent to Colorbond's "Windspray", "Shale Grey", "Jasper" or "Wallaby".

16. Dilapidation Report – Pre-Development

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.

17. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above

requirements without result in demolition of elements marked on the approved plans for retention.

18. Acoustic Report – Aircraft Noise

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans detailing the recommendations of an acoustic report prepared by a suitably qualified Acoustic Engineer demonstrating compliance of the development with the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

DURING DEMOLITION AND CONSTRUCTION

19. Construction Hours – Class 1 and 10

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5:00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

20. Survey Prior to Footings

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

PRIOR TO OCCUPATION CERTIFICATE

21. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a. The repair of any damaged public infrastructure resulting from the development works; and
- b. Other works subject to the *Roads Act 1993* approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-“Roadworks Specifications”.

22.No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

23.Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any damaged stone kerb has been replaced.

24.Aircraft Noise

Prior to the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), the Principal Certifier must be provided with a report from a suitably qualified person demonstrating that each of the commitments listed in Aircraft Noise Assessment Report required by this consent has been satisfied.

Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate being prepared and submitted to the Principal Certifier in accordance with this condition.

ADVISORY NOTES**Permits**

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;
- h. Partial or full road closure; and

- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. the Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and

- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;

- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder; and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces

are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information 1300 650 908 weekdays 2:00pm - 5:00pm
www.basix.nsw.gov.au

Department of Fair Trading 13 32 20
www.fairtrading.nsw.gov.au

Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig 1100
www.dialprior toyoudig.com.au

Landcom 9841 8660

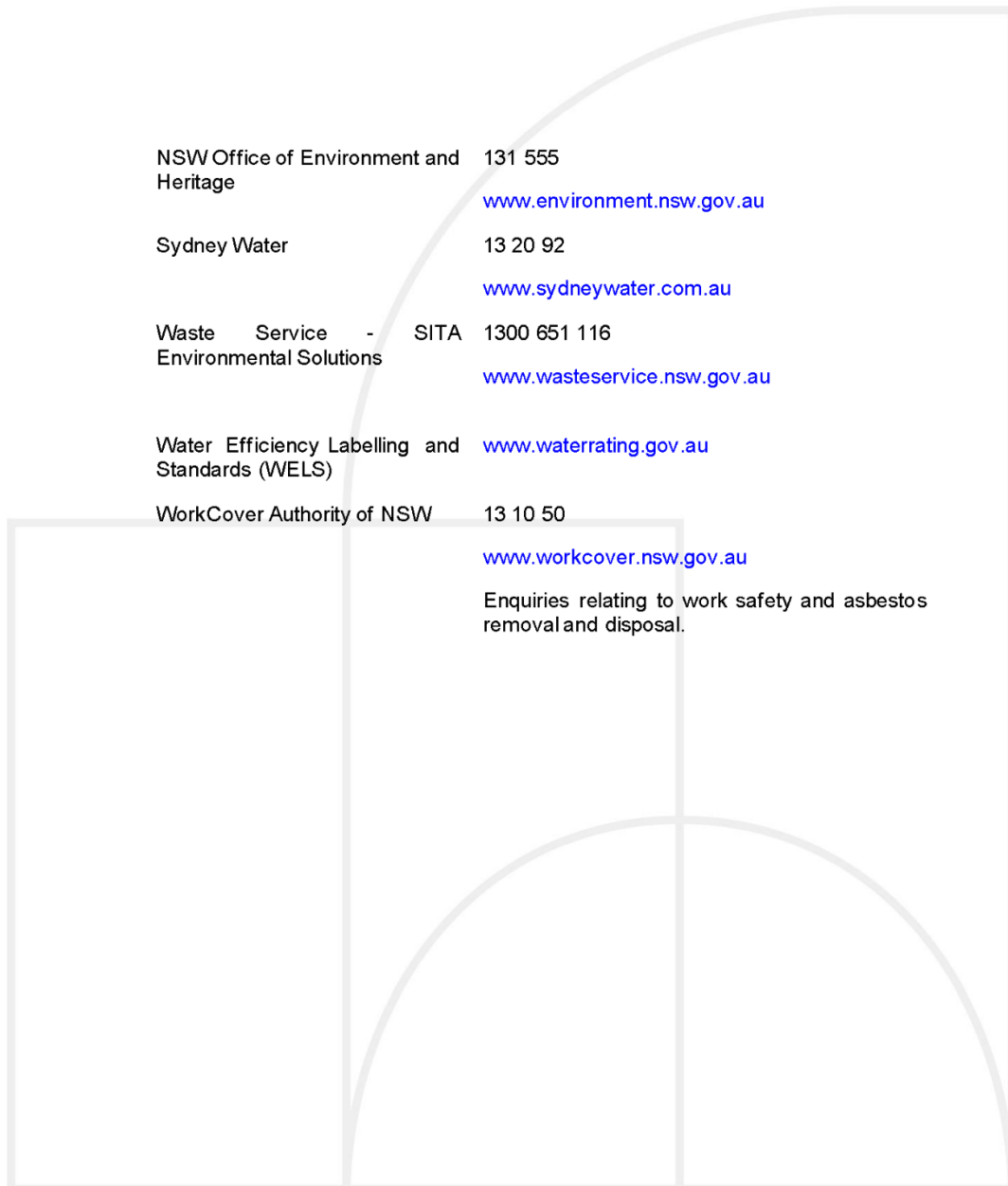
To purchase copies of Volume One of "Soils and Construction"

Long Service Corporation Payments 131441
www.lspc.nsw.gov.au

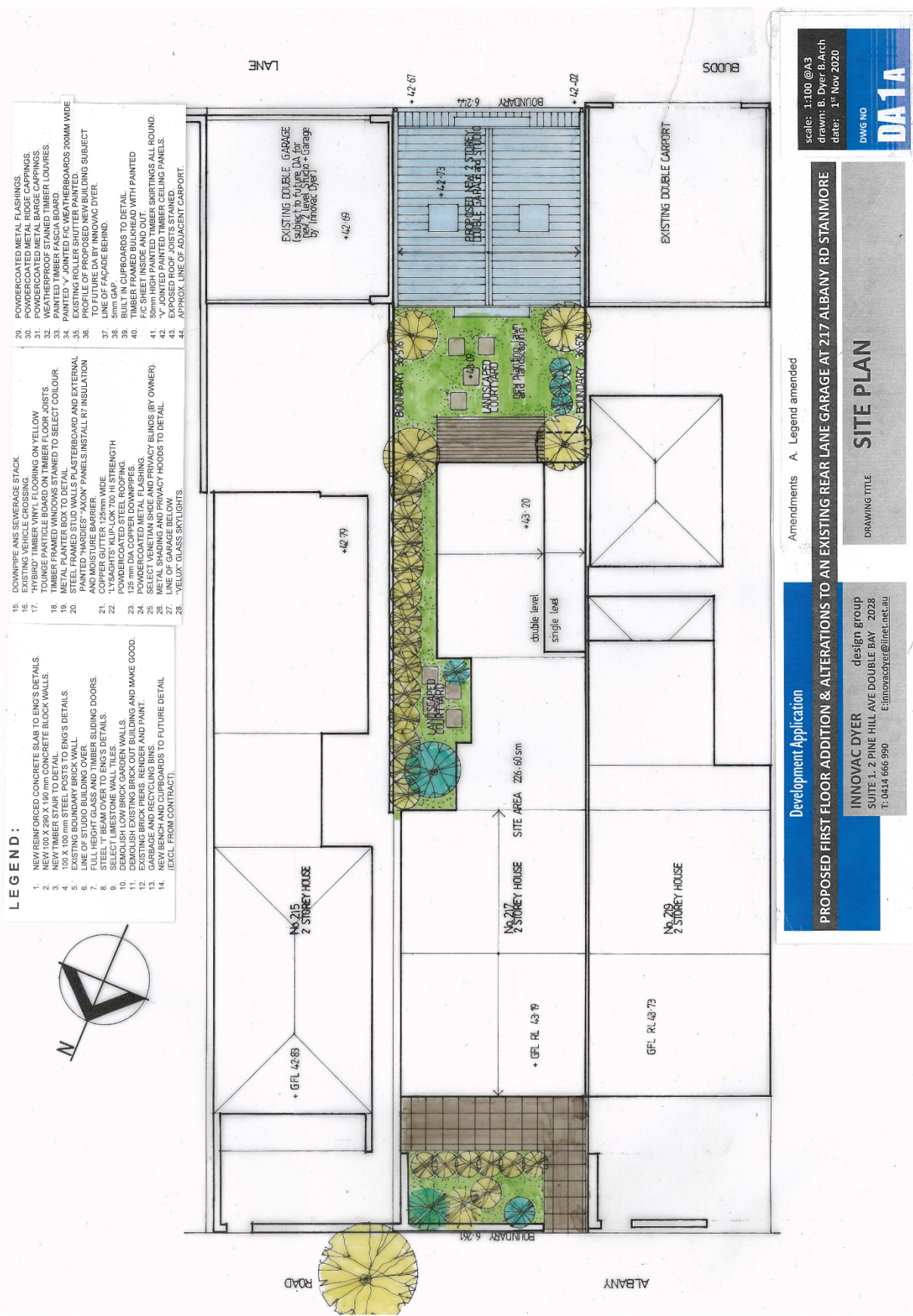
NSW Food Authority 1300 552 406
www.foodnotify.nsw.gov.au

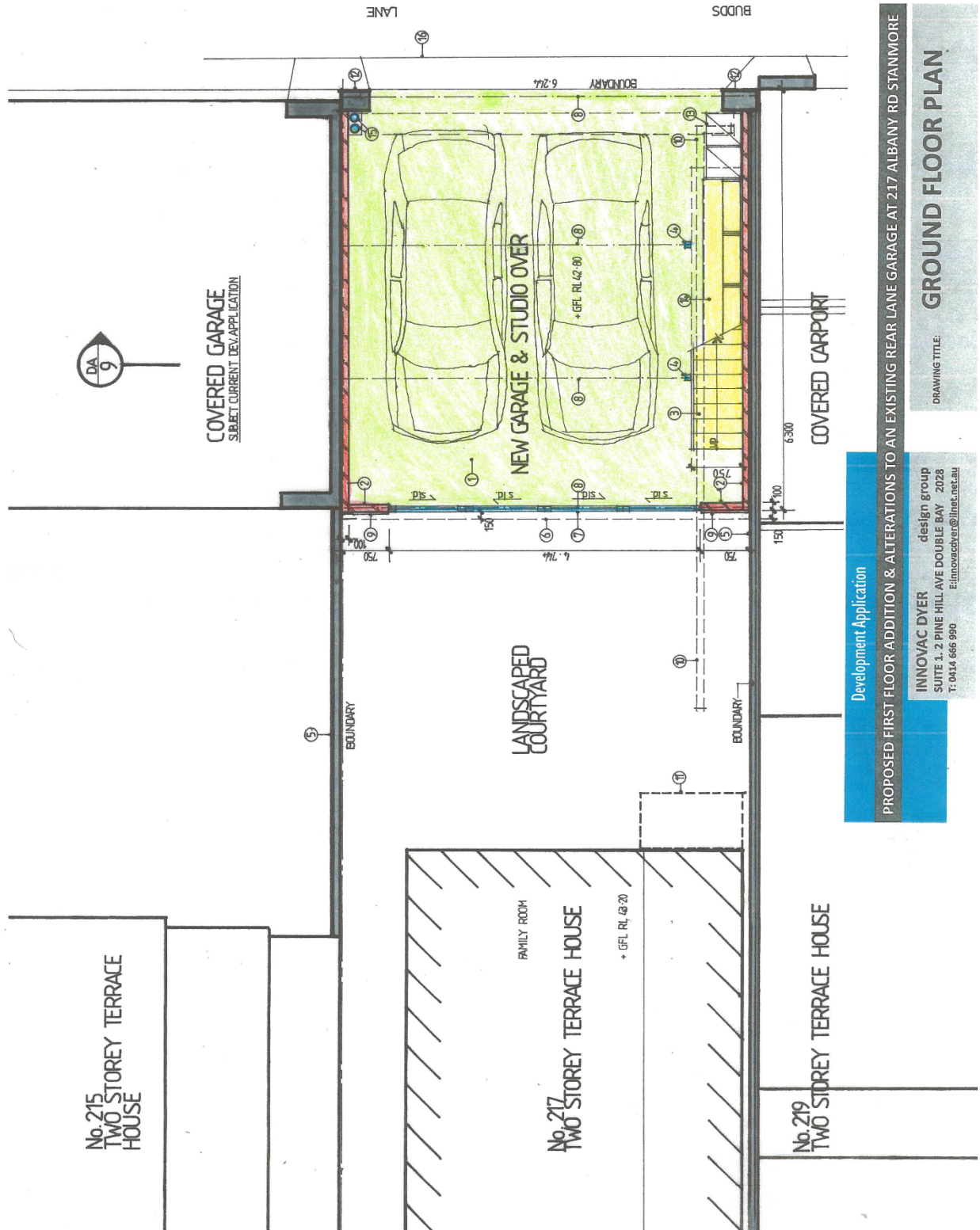
NSW Government
www.nsw.gov.au/fibro
www.diysafe.nsw.gov.au

Information on asbestos and safe work practices.



Attachment B – Plans of proposed development





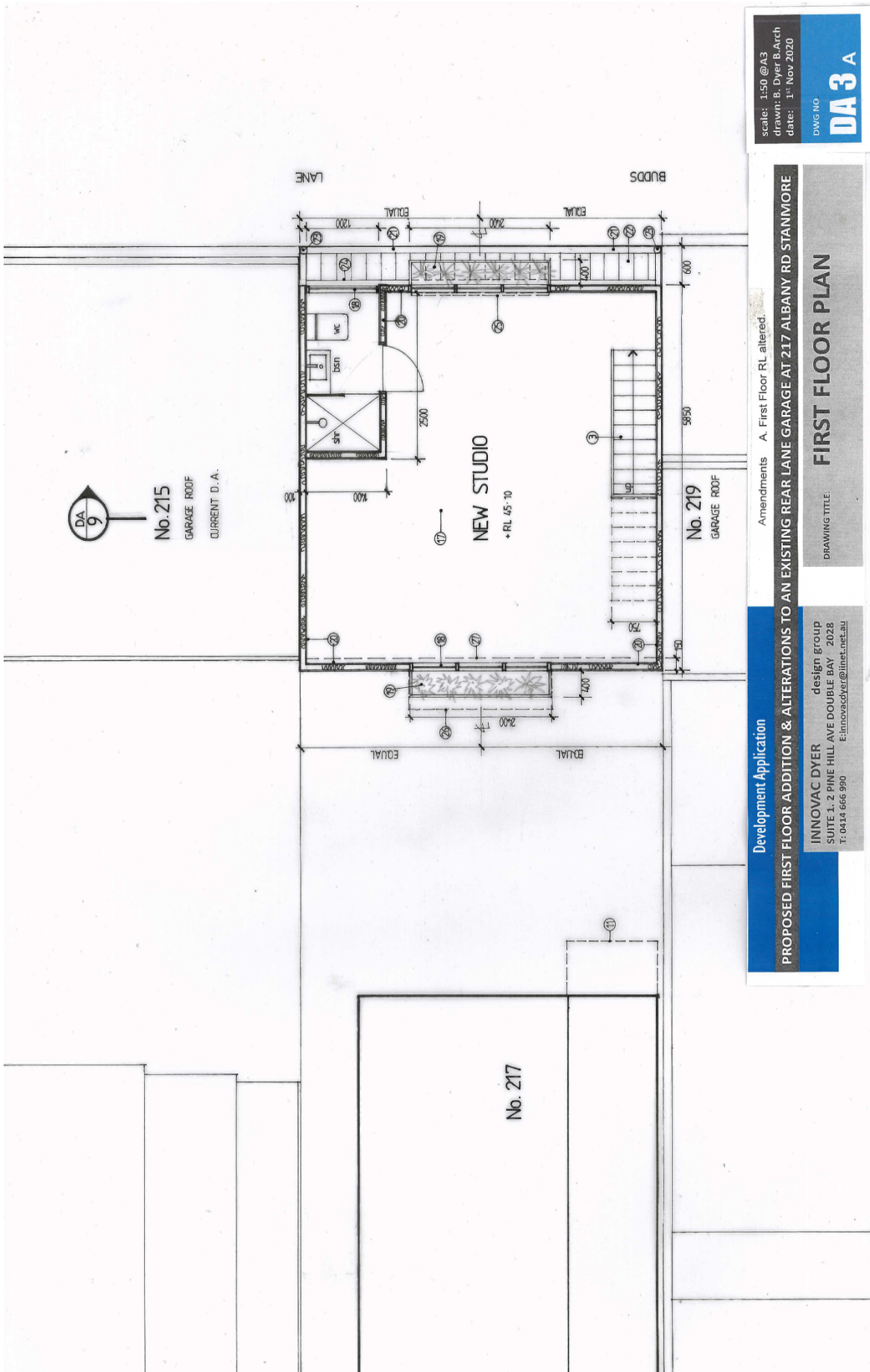
Scale: 1:50 @A3
 Drawn: B. Dyer B. Arch
 Date: 8th JUNE 2020
DA 2
 DWG NO

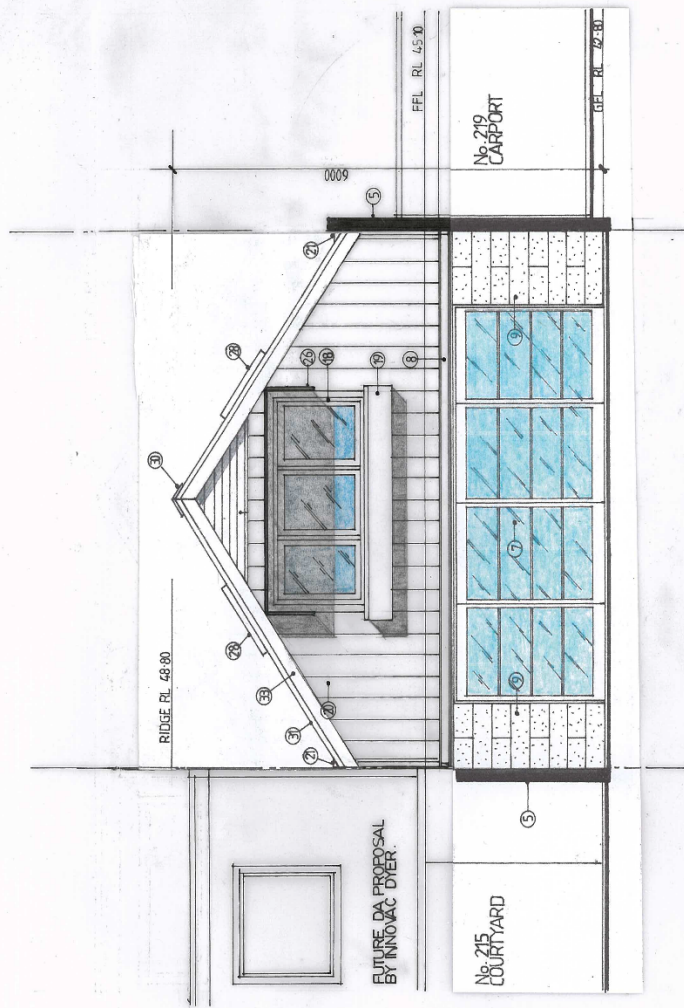
Development Application

PROPOSED FIRST FLOOR ADDITION & ALTERATIONS TO AN EXISTING REAR LANE GARAGE AT 217 ALBANY RD STANMORE

INNOCAC DYER
 design group
 SUITE 1. 2 PINE HILL AVE DOUBLE BAY 2028
 E:innocacydyer@innocac.net.au
 T: 0414 666 990

DRAWING TITLE: **GROUND FLOOR PLAN**

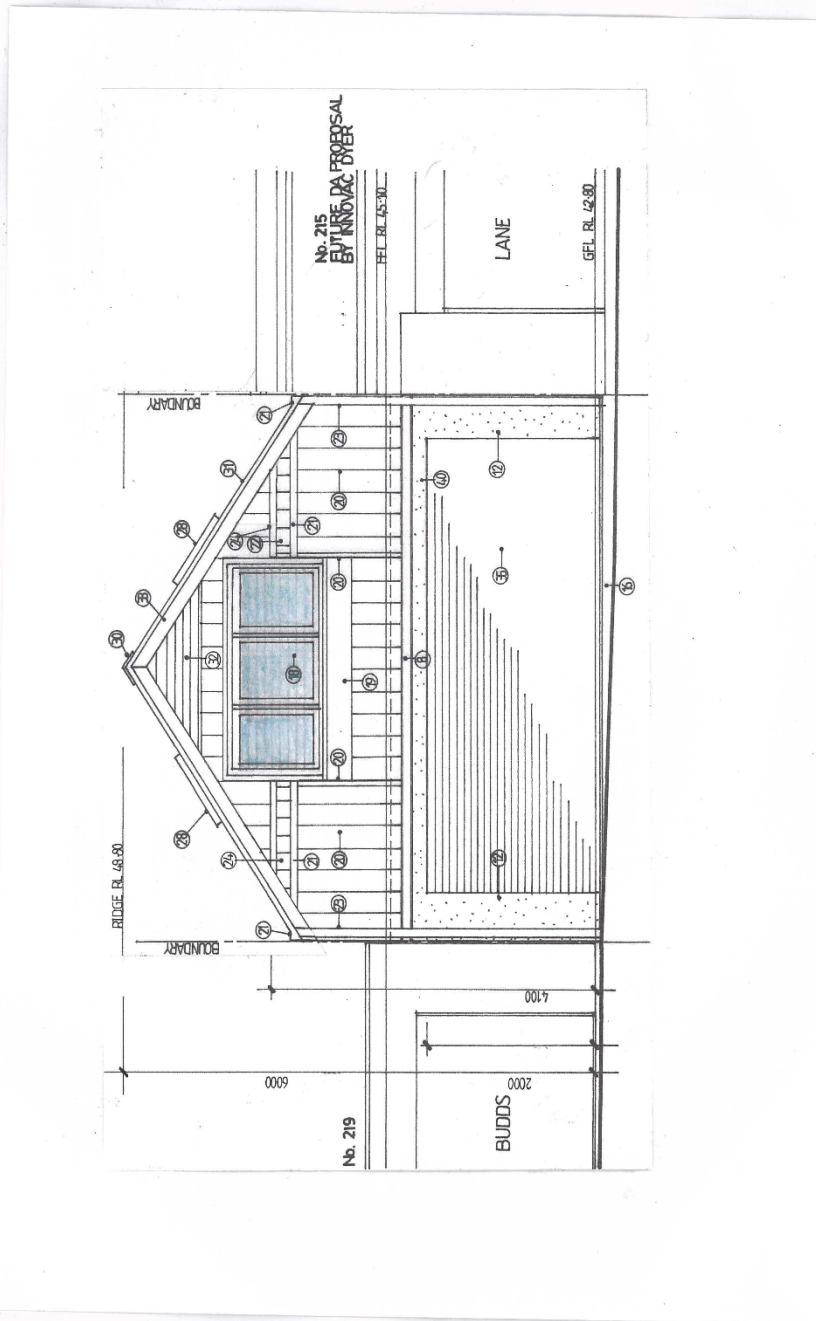




scale: 1:50 @A3
drawn: B. Dyer B.Arch
date: 1st Nov, 2020
DWG NO. **DA5A**

Amendments A. Roof ridge lowered by 1000mm. Garage ceiling lowered
PROPOSED FIRST FLOOR ADDITION & ALTERATIONS TO AN EXISTING REAR LANE GARAGE AT 217 ALBANY RD STANMORE
DRAWING TITLE: **NORTH ELEVATION**

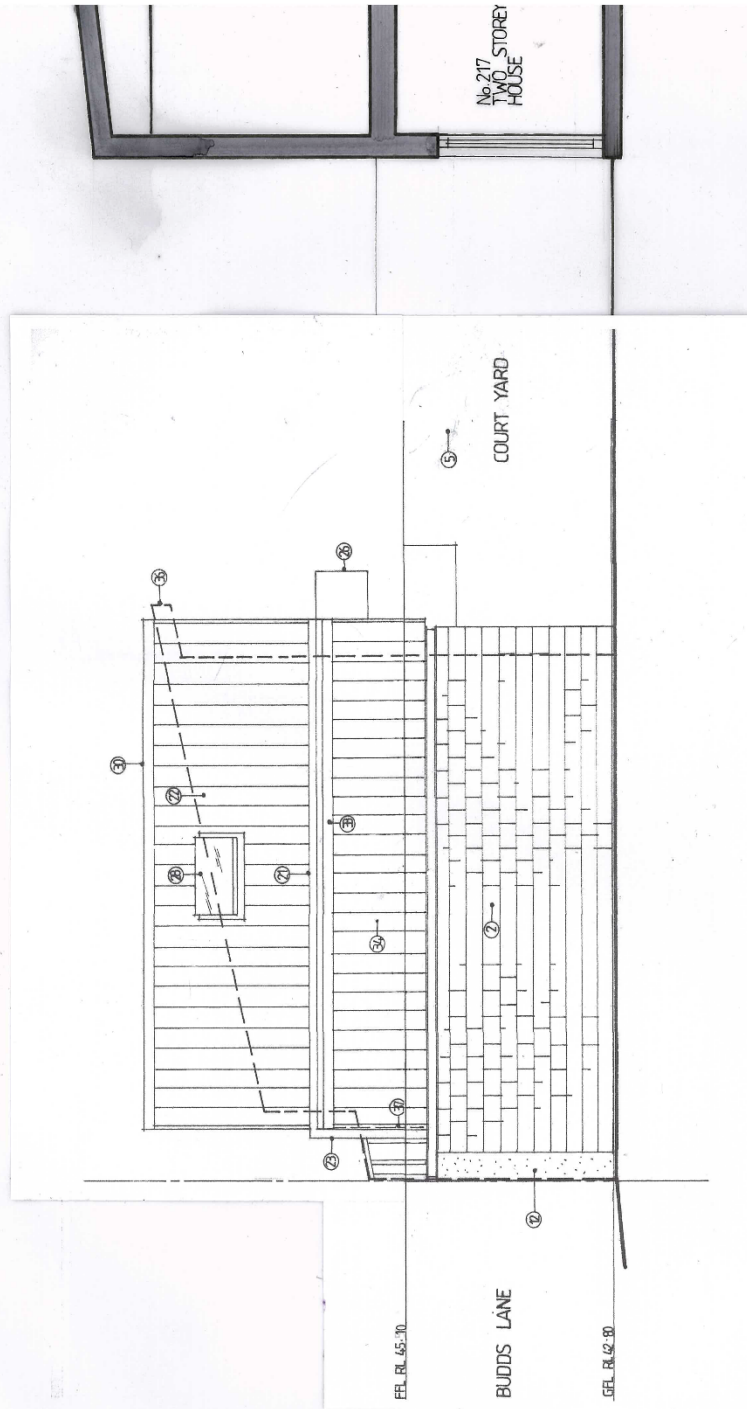
Development Application
INNOVAC DYER design group
SUITE 1.2 PINE HILL AVE DOUBLE BAY 2028
P: 0424 666 950 E: innovacyer@innoc.net.au



scale: 1:50 @A3
drawn: B. Dyer B.Arch
date: 1st Nov 2020
DWG NO
DA 6 A

Amendments A. Roof ridge lowered by 1000mm. Garage ceiling lowered
PROPOSED FIRST FLOOR ADDITION & ALTERATIONS TO AN EXISTING REAR LANE GARAGE AT 217 ALBANY RD STANMORE
DRAWING TITLE: **SOUTH ELEVATION**

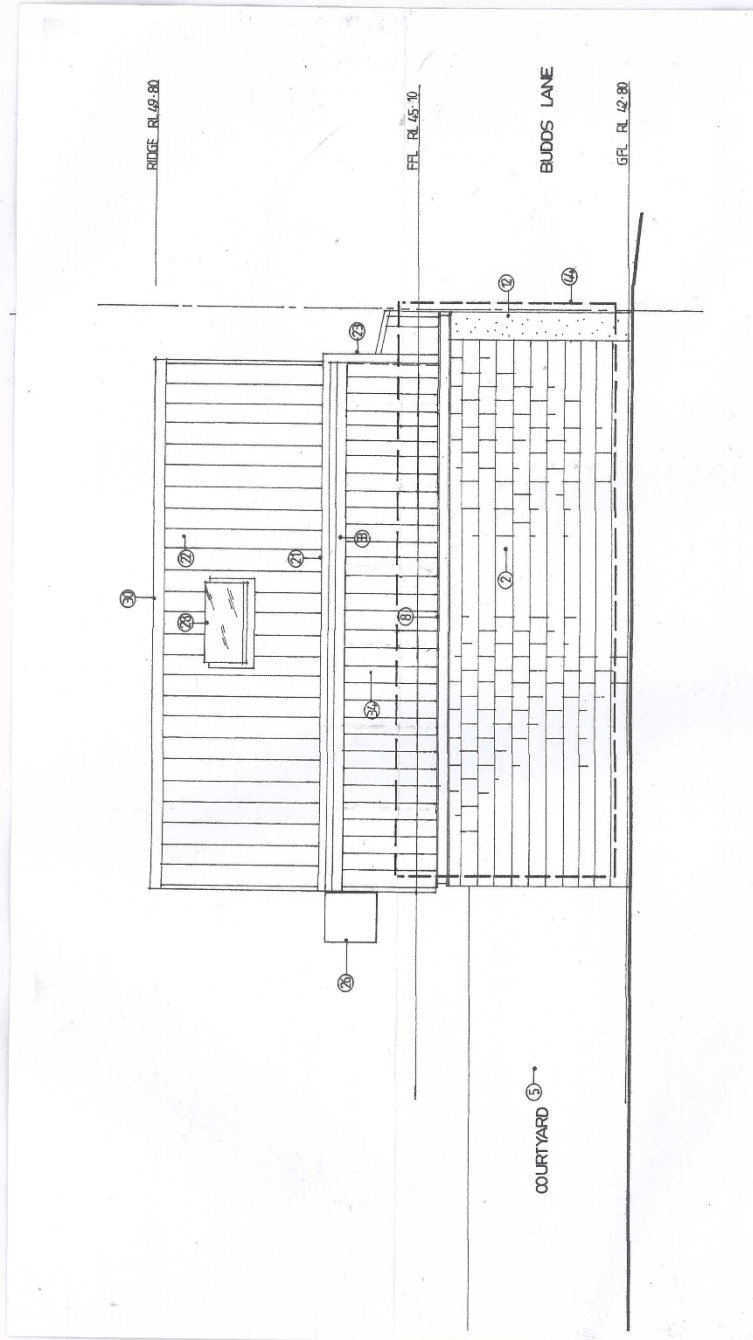
Development Application
INNOVAC DYER design group
SUITE 1. 2 PINE HILL AVE DOUBLE BAY 2028
T: 0414 666 990 E: innovacdyer@lnet.net.au



scale: 1:50 @A3
 drawn: B. Dyer, B.Arch
 date: 1st Nov 2020
 DWG NO
DA7 A

Amendments A Roof ridge lowered by 1000mm. Garage ceiling lowered East and West Elevations showing weatherboards.
PROPOSED FIRST FLOOR ADDITION & ALTERATIONS TO AN EXISTING REAR LANE GARAGE AT 217 ALBANY RD STANIMORE
 DRAWING TITLE: **EAST ELEVATION**

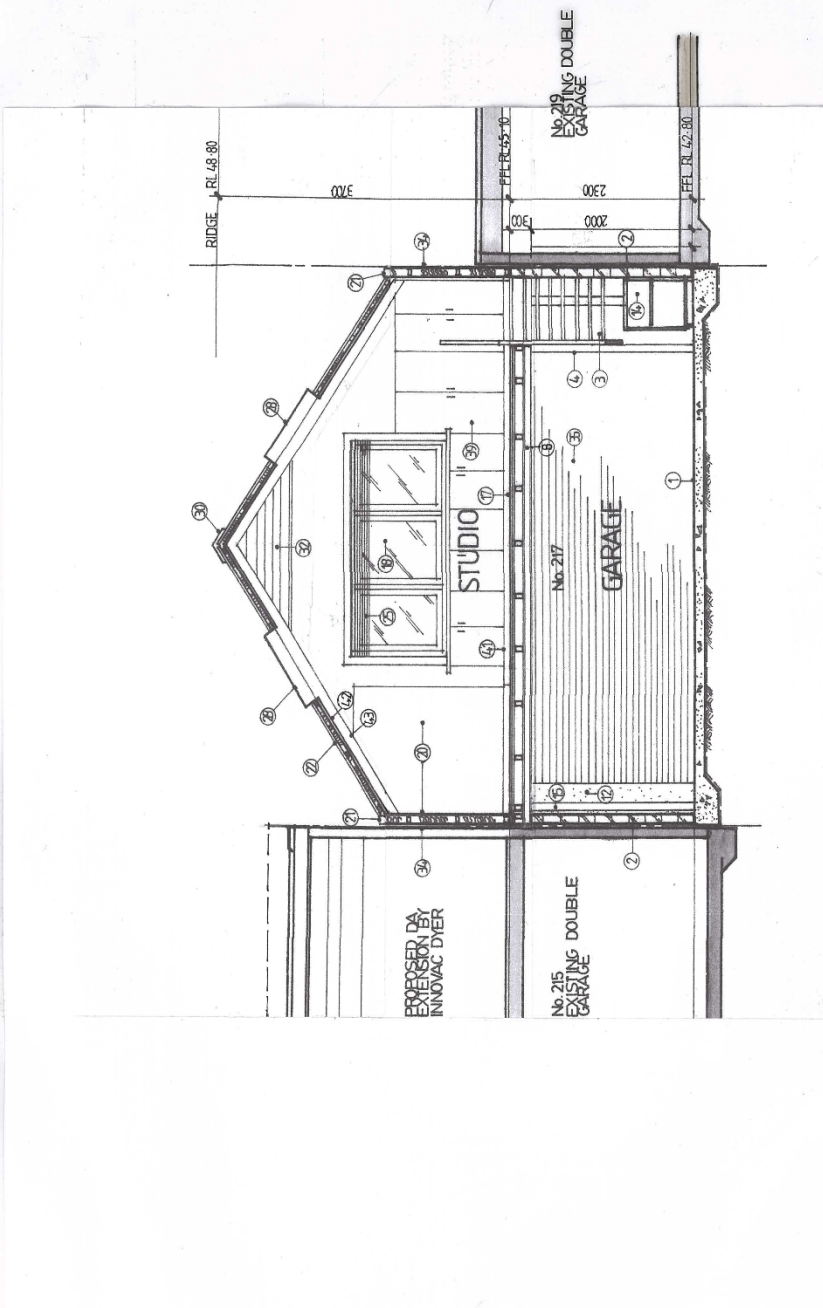
Development Application
INNOVAC DYER design group
 SUITE 1.2 PINE HILL AVE DOUBLE BAY 2028
 T: 0414 666 990 E: innovacdyer@innct.net.au



scale: 1:50 @A3
drawn: B. Dyer B.Arch
date: 1st Nov. 2020
DWG NO. **DA 8 A**

Development Application
PROPOSED FIRST FLOOR ADDITION & ALTERATIONS TO AN EXISTING REAR LANE GARAGE AT 217 ALBANY RD STANMORE
DRAWING TITLE: **WEST ELEVATION**

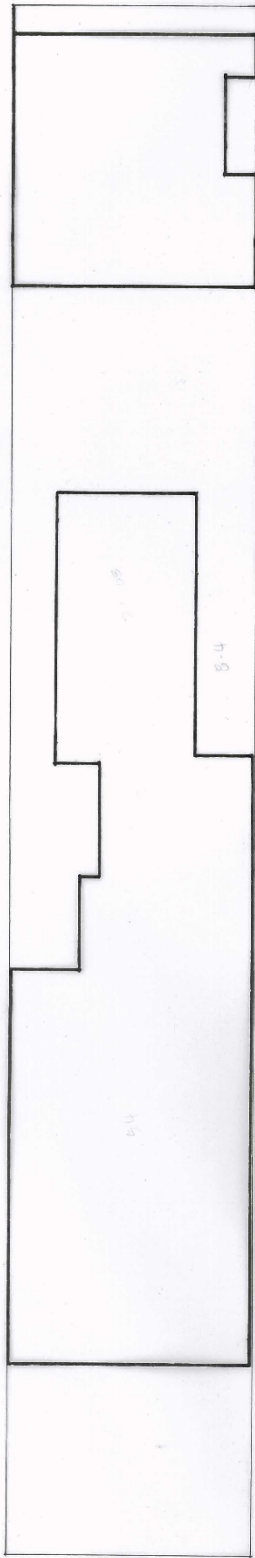
INNOVAC DYER design group
SUITE 1. 2 PINE HILL AVE DOUBLE BAY 2028
T: 0414 666 990 E: innovacdyer@linet.net.au



scale: 1:50 @A3
 drawn: B. Dyer B.Arch
 date: 1st Nov. 2020
 DWG NO. **DA9 A**

Amendments: A. Roof height lowered. Garage ceiling height lowered.
PROPOSED FIRST FLOOR ADDITION & ALTERATIONS TO AN EXISTING REAR LANE GARAGE AT 217 ALBANY RD. STANMORE
 DRAWING TITLE: **CROSS SECTION**

Development Application
INNOVAC DYER design group
 SUITE 1, 2 PINE HILL AVE DOUBLE BAY, 2028
 T: 0434 666 990 E: innovacdyer@innocd.net.au



EXISTING FIRST FLOOR AREA: 72.44sm
PROPOSED ADDITIONAL SPACE: 26.55sm
PROPOSED FIRST FLOOR AREA: 98.99sm

EXIST. & PROPOSED GROUND FLOOR AREA: 80.84sm

FLOOR SPACE RATIO CALCULATION:

SITE AREA BY SURVEY 226.60 sm.
EXISTING FLOOR AREA 153.28 sm.
PROPOSED FLOOR AREA 179.83 sm.

EXISTING FSR: 0.676 : 1.0
PROPOSED FSR: 0.793 : 1.0

Development Application

PROPOSED FIRST FLOOR ADDITION & ALTERATIONS TO AN EXISTING REAR LANE GARAGE AT 217 ALBANY RD STANMORE

INNOVAC DYER design group
SUITE 1.2 PINE HILL AVE DOUBLE BAY 2028
T: 0414 666 990 E: innovacyder@inet.net.au

DRAWING TITLE:

**FLOOR SPACE RATIO
CALCULATIONS**

scale: 1:100 @A3
drawn: B. Dyer B.Arch
date: 1st Nov 2020

DWG NO

DA 11

Attachment C Clause 4.6 Exception to Development Standards

**EXCEPTION TO A
DEVELOPMENT STANDARD**

FOR:
**PROPOSED
NEW GARAGE AND STUDIO
ABOVE THE GARAGE.**

AT:
**217 ALBANY ROAD,
STANMORE NSW**

FOR :
MS. C. JACOB.

OUR AIM IS TO " SUPPORT THE EFFICIENT USE OF LAND, TO INCREASE RESIDENTIAL AND EMPLOYMENT DENSITIES NEAR PUBLIC TRANSPORT, PROTECT RESIDENTIAL AMENITY, PROMOTE ACCESSIBLE AND DIVERSE HOUSING TYPES INCLUDING AFFORDABLE HOUSING, ENSURE THE PRINCIPLES OF ECOLOGICALLY SUSTAINABLE DEVELOPMENT, PROMOTE A HIGH STANDARD OF DESIGN IN THE PRIVATE DOMAIN AND PROTECT AND CONSERVE THE ENVIRONMENT"

Innovac DYER DESIGN GROUP
SUITE 1. 2 PINE HILL AVENUE DOUBLE BAY NSW 2028
T: 0414 666 990 E: innovacdye@iinet.net .au

Prepared by:
Barry A. Dyer Architect
B.Arch FAIA

8th June 2020




INNER WEST COUNCIL
Development Applications
Exceptions to Development Standards

PURSUANT TO CLAUSE 4.6 OF LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2013

About this form:	Use this form to request a variation to a development standard for a Development Application.
How to complete:	<ol style="list-style-type: none"> 1. Ensure that all fields have been filled out correctly. 2. Please print clearly. 3. Once completed, please refer to the lodgement details section for further information.

Development Application Details:	
Address:	217 ALBANY ROAD STANMORE NSW
Proposed Development:	CONSTRUCTION OF A GARAGE AND STUDIO ABOVE

Standard sought to be varied:	
<input checked="" type="checkbox"/>	Floor Space Ratio – Clause 4.4 or 4.4A of LEP 2013
<input type="checkbox"/>	Landscaped Area – Clause 4.3A(3)(a) of LEP 2013
<input type="checkbox"/>	Site Coverage – Clause 4.3A(3)(b) of LEP 2013
<input type="checkbox"/>	Subdivision Allotment size – Clause 4.1 of LEP 2013
<input type="checkbox"/>	Foreshore Building Area – Clause 6.5 of LEP 2013
<input type="checkbox"/>	Diverse Housing – Clause 6.13 of LEP 2013
<p>The purpose of the above standards is to ensure that the proposed works are compatible with the surrounding environment in terms of bulk, scale, amenity, streetscape, setting, transport and preserving the character of the building and surrounding conservation area and heritage items</p> <p>Where an applicant wishes to vary a development standard, the application must be accompanied by a well-founded, written request which seeks to justify the contravention of the development standard by demonstrating:</p> <ol style="list-style-type: none"> a. that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case b. that there are sufficient environmental planning grounds to justify contravening the development standard. 	

 **INNER WEST COUNCIL**
Development Applications
Exceptions to Development Standards

What are the environmental planning grounds that justify contravening the development standard?
<p>The environmental planning grounds are that the development proposal will not facilitate an unacceptable standard of bulk and scale as the proposal is matched to similar built buildings in the row of backyard garages along the street frontage of Budds Lane (at the rear of 217 Albany Rd).</p> <p>The proposal maintains a satisfactory relationship with adjoining developments and the street context (see our drawing DA02 South Elevation) showing the proposed streetscape).</p> <p>The FSR and the height standards that exist along Budds Lane and along Albany Road are reflected in this proposal by maintaining the same height and bulk of all the existing buildings. All existing lots along Budds lane are 6.00m wide and all new developments are around 6.8-7.0m high.</p>
Why is compliance with the standard unreasonable or unnecessary?
What are the special circumstances in this case?
(To answer consider whether a development that complies is unnecessary or unreasonable)
<p>The special circumstances in this proposal are:</p> <ul style="list-style-type: none"> a) More than 50% of the Garage/ Studio buildings that are currently exist or are proposed are all two levels and are approx. 6m x 6m. b) Compliance with the FSR is unnecessary and unreasonable because the proposal does not occupy any more land space than that which currently exists. c) The entire row of Victorian Terraces in this block along Albany Road are all above the FSR for the area and many are considerably over the 0.6:1.0 ratio. d) The development cannot comply with the FSR, as does the existing developments do not comply also. e) To comply with the FSR, much of the old existing extensions that currently occupy the sites would have to be demolished. f) The amenity of the area will be greatly enhanced by providing a new studio room and new garage for the use of the owners.


INNER WEST COUNCIL
Development Applications
Exceptions to Development Standards

Is the proposed development consistent with the objectives of the particular standard? Is the proposal consistent with the objectives of the relevant zone?
The proposed development is consistent with the objectives of the FSR standard in that it:
i) Facilitates an acceptable bulk and scale that matches the existing developments along the streetscape.
ii) It maintains a very satisfactory relationship with the adjoining neighbours.
iii) It enhances the streetscape by removing existing unsightly garage structure.
iv) The FSR and height standards are reflected in this proposal (see DA 02 South Elevation).
v) The existing pattern of development found in this block and in Budds lane are also repeated in the proposal.
vi) The scale and form of the development is reflected in the scale and character of the design that will enhance the streetscape.
vii) The development will not distract from the character of Albany Road streetscape of Victorian Terrace Houses in any way as the development faces Budds lane.
viii) The proposal does not interrupt the provision for further landscaping and does not affect the existing open space.
ix) The development will not overshadow any habitable area as it faces South onto Budds lane. Any minor overshadowing that may occur will fall on the roofs of the adjoining garage only.
x) The building's setback built on the rear boundary line, is consistent with the built developments along the streetscape.
xi) Parking and Landscape requirements are unaltered as a result of the development.
xii) No views will be lost whatsoever.
xiii) No trees will be lost.


INNER WEST COUNCIL
Development Applications
Exceptions to Development Standards

Applicant's signature:		Date:	8 TH / JUNE /2020
-------------------------------	---	--------------	------------------------------

Privacy statement

Application forms and/or names and addresses of people making an application is information that is publicly available. In accordance with section 18(1)(b) of the *Privacy and Personal Information Protection Act 1998 (NSW)*, you are advised that all application forms received by Council will be placed on the appropriate Council file and may be disclosed to Councillors, Council officers, consultants to Council or members of the public. Pursuant to the provisions of the *Government Information (Public Access) Act 2009*, Council is obliged to allow inspection of its documents, including any application you make. However, should you wish for your contact details to be suppressed, please indicate on this application form.

Instructions for applicants

This form must be lodged with your Development Application. Both an electronic and hard copy should be provided.

Lodging an application requires a completed application form.
 All relevant information and the payment of the required fee (where a fee applies).
 Application will be checked at lodgement to ensure the required information is provided.

Incomplete/illegible applications will not be accepted and will be returned to you.

Lodge by email: council@innerwest.nsw.gov.au

Lodge in person: Inner West Council's Customer Service Centres:

- Ashfield – 260 Liverpool Road Ashfield.
- Leichhardt – 7-15 Wetherill Street Leichhardt.
- Petersham – 2-14 Fisher Street Petersham.

Opening hours: Monday-Friday, 8:30am-5:00pm
www.innerwest.nsw.gov.au/ContactUs

Cashiering: 8:30am-4:30pm.

Lodge by mail: Inner West Council, PO Box 14, Petersham NSW 2049


INNER WEST COUNCIL
Development Applications
Exceptions to Development Standards

Office use only			
Checked by officer:		Receipt number:	
Date:		Activity Fee: Advertising/Notification Fee: TOTAL:	
Activity Number:		Cashier code:	
		Initial of CS officer:	