



**Ashfield
Council**

Interim Development Assessment Policy 2013

Part A

Preliminary/Introduction

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PART A - PRELIMINARY/INTRODUCTION

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SECTION 1 PRELIMINARY**Introduction**

Ashfield Local Government Area (LGA) is a vibrant and exciting part of Sydney's Inner West. Ashfield comprises an area of approximately 8 square kilometres and supports a range of land uses. This includes the Ashfield Town Centre, other shopping centres, industrial areas, regional transport infrastructure, hospitals, schools, residential neighbourhoods, community facilities, sporting ovals and parks.

Ashfield Local Environmental Plan (LEP) 2013 is Council's primary planning control for development. The LEP provides objectives, zones, and core development standards such as floor space ratios.

Ashfield Interim Development assessment Policy 2013 supports LEP 2013 and complements Ashfield Development Control Plan 2007 by providing updated objectives and development standards to enhance the function, appearance and amenity of development in Ashfield.

Name of this Policy

This Policy is called **Ashfield Interim Development Assessment Policy 2013** and has been prepared and adopted under the "public interest" provisions of Section 79 C of the Environmental Planning and Assessment Act, 1979. This Interim Policy and the current version Ashfield Interim Development Assessment Policy 2007 will be replaced by a new Ashfield Development Control Plan in due course.

Ashfield Interim Development assessment Policy 2013 was adopted on 10 December 2013.

Land where this Interim Policy applies

This Interim Policy applies to all land within the Ashfield Council Local Government Area.

Objectives of this Interim Policy

The objectives of this Interim Policy are:

- (a) to have an updated document that supports the provisions Ashfield Local Environmental Plan (LEP) and provides guidelines for development to assist applicants
- (b) to provide an administrative update to Ashfield Interim Development Assessment Policy 2007 which references Ashfield LEP 2013
- (c) to have objectives and development standards that establish clear guidelines for development in Ashfield;
- (d) to develop a high quality urban environment and built form character;
- (e) to ensure development protects and enhances the natural environment;
- (f) to ensure development incorporates the principles of ecologically sustainable development; and

- (g) to promote a safe and secure environment.

Relationship of this Interim Policy to other planning documents

Council will assess a development application according to:

- (a) Section 79C of the Environmental Planning and Assessment Act, 1979;
- (b) State Environmental Planning Policies;
- (c) Ashfield Local Environmental Plan 2013;
- (d) The provisions of this Interim Policy and other policies, codes, legislation or studies adopted or recognised by Council that are relevant to the development application
- (e) Ashfield Development Control Plan 2007;
- (f) Section 94 Contribution Plans;
- (g) Ashfield Stormwater Management Code;

Lodging a Development Application

Our development application forms can be viewed/downloaded at www.ashfield.nsw.gov.au or contact Council on 9716 1800.

The form contains a self-assessment checklist to help you complete your application. You should also check whether your proposal may be exempt (no application required) or a complying development (can be certified by Council or an accredited private certifier).

Note: If you are proposing a major or complex development or if your proposal is likely to have significant heritage impacts, you should make an appointment to see our pre-lodgement development advisory panel or use our heritage advisory service before you lodge your development application. Call Council on 9716 1800 to make an appointment.

How does this policy complement the requirements of Ashfield LEP 2013?

Land use Zone objectives and key development standards such as maximum permitted floor space ratio and maximum permitted building height are contained in Ashfield LEP 2013.

This Interim Development Assessment Policy has guidelines on how to best to comply with the above objectives and standards. The Policy has been adopted pursuant to the “public interest” provisions of Section 79 C of the Environmental Planning and Assessment Act and will remain in force pending completion of a new comprehensive Development Control Plan for the Ashfield Local Government Area.

Review of this Interim Policy

Council will review this Interim Policy when preparing a future new Development Control Plan for Ashfield LGA.

Applicants should check with Council to confirm the latest version of this Interim Development Assessment Policy.

SECTION 2 HOW TO USE THIS POLICY

Structure of this Interim Development Assessment Policy

Section 79C of the Environmental Planning and Assessment, 1979, Act requires Council to take into consideration the requirements of this Policy and relevant provisions of Ashfield Development Control Plan 2007 when assessing and determining a development application.

It is important to read all parts of Ashfield Development Control Plan 2007 relevant to your development. **Figure 1** outlines the structure of this Interim Development Assessment Policy.

Step 1 - Refer to Part A - Preliminary

Read this Part (**Part A**) of the Interim Development Assessment Policy to check the citation and general objectives of the plan.

This includes a reference to how this Interim Development Assessment Policy relates to other planning instruments. It is important to confirm the zone and conditions of a site to identify whether a proposal is permissible on the site.

Part A contains an index of the parts and sections in this Interim Development Assessment Policy (see below).

Part A applies to all development applications.

Step 2 - Refer to Part B - Site Analysis

Refer to **Part B** to check whether a development application must include a *site analysis plan* in addition to the standard requirements for a statement of environmental effects.

A **site analysis plan** identifies how a development responds to the opportunities and constraints of a site and the surrounding streetscape and applies to all development that will:

- create additional lots as part of a Torrens Title subdivision; or
- residential flat buildings (this includes dwellings attached to a shop or office); or
- any development that will have significant environmental impacts including a new dwelling or substantial additions to a property.

Step 3 - Refer to Part C - Development Standards and Ashfield Local Environmental Plan 2013

It is important to check the **Ashfield Local Environmental Plan 2013** and **State Environmental Planning Policies** (see below) to determine whether a proposal is **exempt or complying development**. “Exempt development” is development of a minor nature that does not require development approval. “Complying development” is routine development that can be certified by Council or a private certifier. A copy of the Ashfield LEP is linked to Council's web site www.ashfield.nsw.gov.au. **State Environmental Planning Policies** also specify exempt and complying forms of development and may need to be consulted (see **Step 5** below).

If your proposal is not exempt or complying development, a development application will usually need to be lodged with Council. If this is the case, refer to **Part C** to check the objectives and development standards that apply to your development type. Refer also to Steps 2, 4 & 5 of this Part. Note that irrespective of consent requirements and exempt/development development categories Council can waive the need for development consent for minor work affecting properties affected by heritage controls – contact us on 9716 1800.

Step 4 - Refer to Part D - Environmental Management

Refer to **Part D** to check the requirements that apply to waste management and objectives for sustainable building design.

Step 5 - Refer to other Planning Instruments/Council Policies

In addition to Ashfield Interim Development Assessment Policy 2013 Ashfield Development Control Plan 2007 remains a matter for consideration as part of the development assessment process pending preparation of a *new* Ashfield Development Control Plan. **Ashfield Local Environmental Plan 2013** also now contains key development standards formerly contained in Ashfield DCP 2007.

Applicants may need to refer to other planning instruments/documents such as NSW Government **State Environmental Planning Policies (see above)** to find out whether their requirements apply to your proposal. Please visit the following Department of Planning (NSW State Government) web pages for more information -

- (a) <http://www.planning.nsw.gov.au>
- (b) <http://www.planning.nsw.gov.au/list-of-state-policies>

Finally, you also need to read and respond if necessary to supporting **Policies** and **Codes** appended to this Interim Policy if relevant to your proposal.

CONTENTS/ INDEX FOLLOWS

PART	CONTENT/DESCRIPTION	WHERE DOES THIS PART APPLY?
A	Preliminary	APPLIES TO ALL LAND WITHIN THE ASHFIELD LOCAL GOVERNMENT AREA.
B	SITE ANALYSIS	Applies to all land within the Ashfield Local Government Area.
C	DEVELOPMENT STANDARDS	
C1	ACCESS ADAPTABILITY AND MOBILITY	Applies to all land within the Ashfield Local Government Area.
C2	SIGNS AND SIGNAGE STRUCTURES	Applies to all land within the Ashfield Local Government Area.
C3	ASHFIELD TOWN CENTRE Refer also to the ASHFIELD TOWN CENTRE STRATEGY that supplements Part C3- (See Part E)	Applies to all land zoned B4 Mixed Use within the area known as the Ashfield Town Centre as shown on Map 1 of this Part.
C4	ASHFIELD WEST AREA	Applies to land shown in Diagram 1 of this Part.
C5	MULTI-UNIT DEVELOPMENT IN RESIDENTIAL FLAT ZONES	Applies to all R3 -Medium Density Residential zones within the Ashfield Local Government Area.
C6	41-51 ELIZABETH STREET	Applies to land at 41-51 Elizabeth Street Ashfield.
C7	HABERFIELD HERITAGE CONSERVATION AREA	Applies to all land within the Haberfield Heritage Conservation Area.
C8	140A HAWTHORNE PARADE	Applies to land at 140A Hawthorne Parade Haberfield.
C9	11-13 HERCULES STREET	Applies to land at 11-13 Hercules Street Ashfield.
C10	HERITAGE CONSERVATION	Applies to - <ul style="list-style-type: none"> • All Heritage Conservation Areas (other than Haberfield Conservation Area) • All Heritage Items including Heritage Items within the Haberfield Conservation Area.

PART	CONTENT/DESCRIPTION	WHERE DOES THIS PART APPLY?
C11	PARKING	Applies to all land within the Ashfield Local Government Area.
C12	PUBLIC NOTIFICATION IN THE PLANNING PROCESS AND ALL ASPECTS OF LAND MANAGEMENT	Applies to all land within the Ashfield Local Government Area.
C14	SUMMER HILL URBAN VILLAGE CENTRE	Applies to all land shown in the Map at Schedule 1 of this Part.
C15	HOUSES & DUAL OCCUPANCIES	Applies to all dwelling-house and dual occupancy development within R2-Low Density Residential and R3 -Medium Density Residential zoned land
C18	BOARDING HOUSES	Applies where the land use zoning permits "Boarding Houses" in the Ashfield LEP 2013.
C19	CHILD CARE CENTRES	Applies where the land use zoning permits "Boarding Houses" in the Ashfield LEP 2013.
C20	DRIVE- IN -TAKE-AWAY FOOD OUTLETS	Applies where the land use zoning permits the use in the Ashfield LEP 2013.
C21	PARRAMATTA ROAD ENTERPRISE CORRIDOR	Applies to land zoned B6 - Enterprise Zone along Parramatta Road
C22	CROYDON URBAN VILLAGE	Applies to all land shown on Map 1 of this Part.
C23	B1 ZONE NEIGHBOURHOOD CENTRES	Applies to all land zoned B1 Neighbourhood Centre
C24	HURLSTONE PARK ENTERPRISE ZONE	Applies to all land shown on Map 1 of this Part.

REF. NO.	CONTENT/description	WHERE DOES THIS PART APPLY?
D	ENVIRONMENTAL MANAGEMENT	
D1	PLANNING FOR LESS WASTE	Applies to all land within the Ashfield Local Government Area.
D2	BUILDING DESIGN AND SUSTAINABILITY	Applies to all land within the Ashfield Local Government Area.

PART E - SUPPORTING POLICY, PLAN & STRATEGY DOCUMENTS		
REF. NO.	CONTENT/DESCRIPTION	WHERE DOES THIS POLICY OR STRATEGY APPLY?
1.	MEDIATION POLICY	Applies to all development applications if mediation is considered desirable.
2.	OUTDOOR DINING AND FOOTPATH TRADING POLICY	Applies to all land within the Ashfield Local Government Area.
3.	STORMWATER EASEMENTS POLICY	Applies to all land within the Ashfield Local Government Area.
4.	STORMWATER MANAGEMENT POLICY.	Applies to all land within the Ashfield Local Government Area.
5.	ASHFIELD TOWN CENTRE STRATEGY (Refer also to Part C3 of this Interim Policy).	Applies to land shown on the Map on page 5 of the Strategy within the area known as the Ashfield Town Centre.
6.	ENFORCEMENT POLICY	Applies to all land within the Ashfield Local Government Area.
7.	TELECOMMUNICATIONS POLICY	Applies to all land within the Ashfield Local Government Area.
8	FLOOD DEVELOPMENT CONTROL POLICY	Applies to all land within the Ashfield Local Government Area.
END		