




 DEVELOPMENT ASSESSMENT PANEL REPORT	
<b>Application No.</b>	REV/2025/0003
<b>Address</b>	95 Australia Street CAMPERDOWN
<b>Proposal</b>	Section 8.2 Review of DA/2024/0700 determined on 11/02/2025, for alterations and additions to an existing semi-detached dwelling, including partial demolition of existing structures and construction of ground and first floor additions, review involves amended plans.
<b>Date of Lodgement</b>	20 March 2025
<b>Applicant</b>	Andrew Ireland
<b>Owner</b>	Merilyn Ireland
<b>Number of Submissions</b>	Three
<b>Cost of works</b>	\$334,263.00
<b>Reason for determination at Planning Panel</b>	Review of determination made by the local planning panel
<b>Key Considerations</b>	Streetscape impacts, bulk and scale, neighbouring amenity.
<b>Recommendation</b>	Deferred Commencement Approval
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Previously refused plans of proposed development
	
<b>LOCALITY MAP</b>	
<b>Subject Site</b> 	<b>Objectors</b> 
<b>Notified Area</b> 	<b>Supporters</b> 

## 1. Executive Summary

This report is an assessment of the application submitted to Council under Section 8.2 of the *Environment Planning and Assessment Act 1979* to review the determination of DA/2024/0700 determined on 11 February 2025, for alterations and additions to an existing semi-detached dwelling, including partial demolition of existing structures and construction of ground and first floor additions at 95 Australia Street, Camperdown.

The application was notified to surrounding properties and three submissions were received in response to notification.

Amended plans and associated documentation were submitted and accepted during the assessment of the application, which did not require renotification of the application.

The main issues that have arisen from the application include:

- Impacts to character of dwelling and streetscape
- Bulk and scale and resultant amenity impacts
- Matters raised in submissions

Subject to the satisfaction of the deferred commencement condition requiring design changes to ensure the building is compatible with the street and protects the aesthetic quality of the dwelling, the non-compliances can be rectified, as discussed within this report and therefore the application is recommended for approval by way of a deferred commencement consent.

## 2. Proposal

The proposal seeks alterations and additions to an existing semi-detached dwelling, including partial demolition of existing structures and construction of ground and first floor additions, the review includes amended plans. Specifically, the proposal includes the following:

- Demolition to ground floor rear and roof form above
- Reconfiguration of ground floor to comprise two home offices to front, bathroom, laundry, kitchen/dining/living area
- Construction of first floor addition to comprise three bedrooms, and three bathrooms
- Associated landscaping to rear yard including provision of car parking accessed from Australia Lane.

## 3. Site Description

The subject site is located on the south-western side of Australia Street, between Eton Lane and Derby Lane. The site consists of one (1) allotment and is generally rectangular shaped with a total area of 126.5sqm and is legally described as Lot 22 in DP 2036.

The subject site is a corner allotment and has a frontage to Australia Street of 5.03m, a side frontage to Eton Lane of 25.145m and a secondary frontage of 5.03m to Australia Lane. The subject site is not affected by any easements.

The site currently supports a single storey semi-detached dwelling house. Surrounding land uses are primarily residential, being a mix of single and two-storey dwelling houses. 30 Eton Street consists of a commercial premises on ground floor and residential accommodation on first floor.

The subject site is not located in a Heritage Conservation Area and is not a listed Heritage Item.

The following trees are located within the vicinity of the subject site:

- *Banksia integrifolia* (Coast Banksia) – located in the Council verge on Australia street; and
- A *Fraxinus griffithii* (Himalayan Ash) – located in the rear yard of the neighbouring property to the west of the subject site.

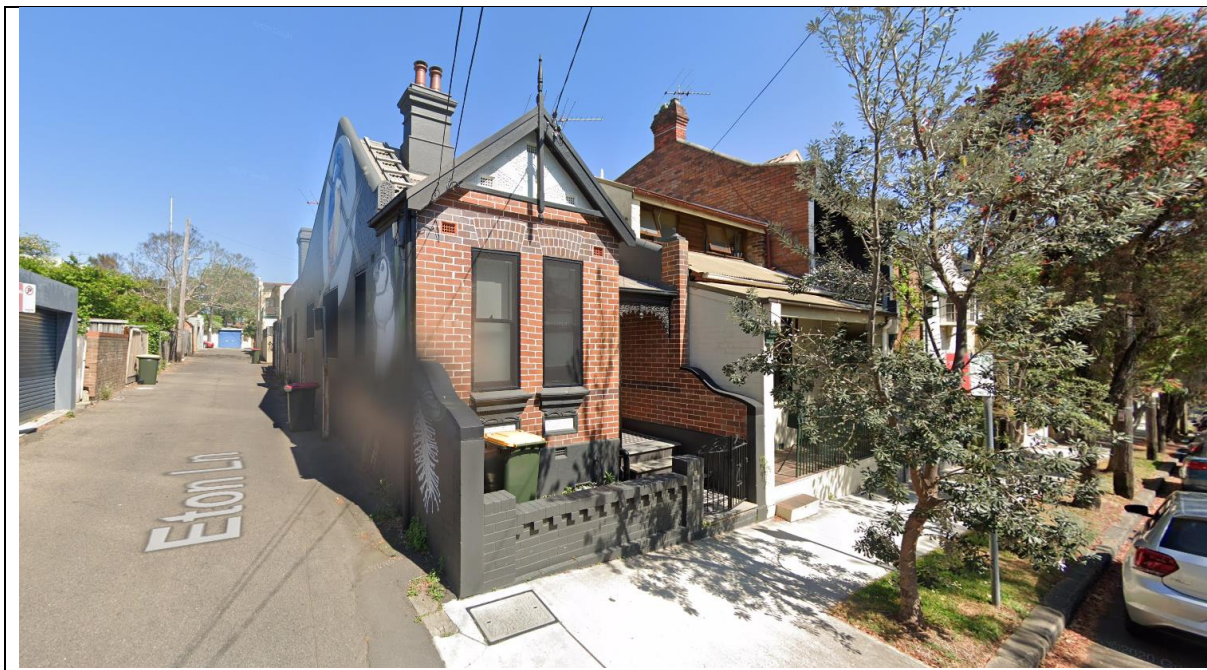


Figure 3: Photo of subject site as viewed from the corner of Australia Street and Eton Lane.

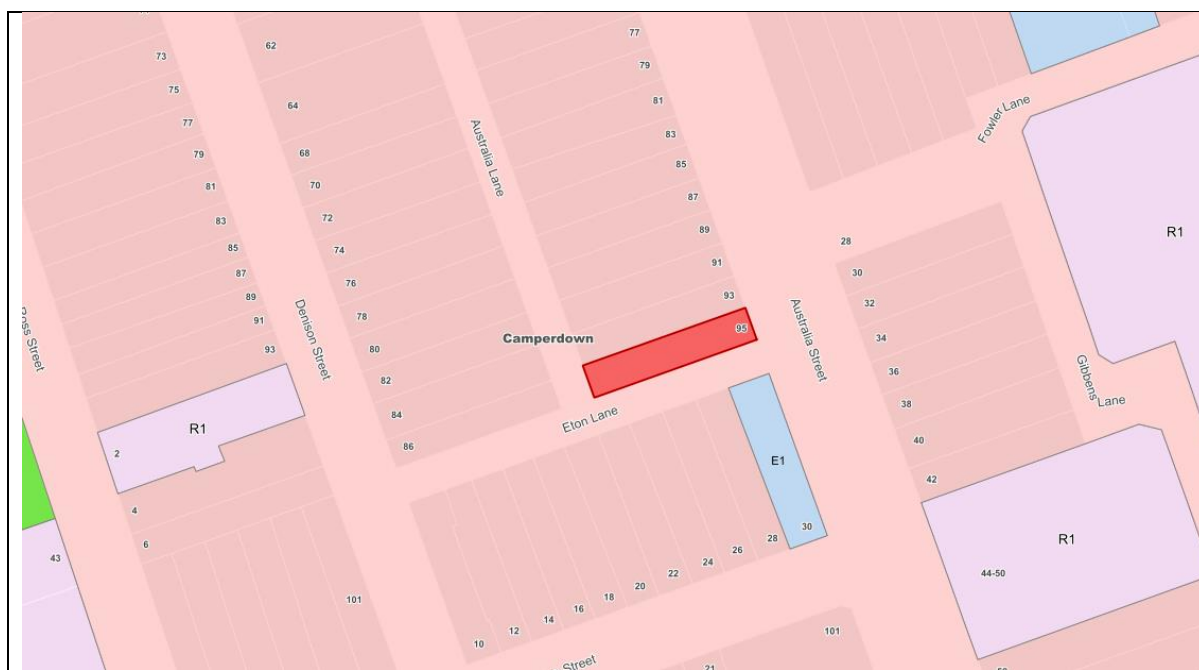


Figure 4: Zoning Map (subject site in red)

## 4. Background

### Site history

The following outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

### **Subject Site**

Application	Proposal	Date & Decision
DA/2024/0700	Alterations and additions to an existing dwelling house, including partial demolition of existing structures and construction of ground and first floor additions.	Refused - Local Planning Panel, 11/02/2025
CDC201700045	External and internal alterations to a dwelling house.	Approved, 02/05/2017

### Application history

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

Date	Discussion / Letter / Additional Information
26/05/2025	<p>A request for further information was sent to the applicant requiring the following:</p> <ul style="list-style-type: none"> <li>Retention of the original and front roof plane of the dwelling,</li> <li>The first floor addition be set below and behind the original ridgeline,</li> </ul>

	<ul style="list-style-type: none"> <li>• Increased rear setback to the first floor,</li> <li>• Reduction to floor to ceiling heights,</li> <li>• Revised shadow diagrams</li> <li>• Increased pervious landscaped area</li> </ul>
28/05/2025	In person meeting held between Council and the applicant to discuss the proposal and above requests.
02/06/2025	<ul style="list-style-type: none"> <li>• Amended plans and supporting documentation were received.</li> <li>• Renotification was not required in accordance with Council's Community Engagement Strategy 2025-2029.</li> <li>• The amended plans and supporting documentation are the subject of this report.</li> </ul>

## 5. Section 8.2 Review

The application was lodged under Section 8.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

Requirement	Proposal
<b>8.2 Determinations and decisions subject to review</b>	
<ul style="list-style-type: none"> <li>• The following determinations or decisions of a consent authority under Part 4 are subject to review under this Division—</li> <li>• the determination of an application for development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary),</li> <li>• the determination of an application for the modification of a development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary),</li> <li>• the decision of a council to reject and not determine an application for development consent.</li> </ul>	The subject application relates to the review of a determination of an application for development consent by Council.
<ul style="list-style-type: none"> <li>• However, a determination or decision in connection with an application relating to the following is not subject to review under this Division— <ul style="list-style-type: none"> <li>• a complying development certificate,</li> <li>• designated development,</li> <li>• Crown development (referred to in Division 4.6).</li> </ul> </li> </ul>	The subject application does not relate to any of the applications noted in Clause 2.
<ul style="list-style-type: none"> <li>• A determination or decision reviewed under this Division is not subject to further review under this Division.</li> </ul>	Noted.
<b>8.3 Application for and conduct of review</b>	

<ul style="list-style-type: none"> <li>An applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. The consent authority is to review the determination or decision if duly requested to do so under this Division.</li> </ul>	Noted.
<ul style="list-style-type: none"> <li>A determination or decision cannot be reviewed under this Division— <ul style="list-style-type: none"> <li>after the period within which any appeal may be made to the Court has expired if no appeal was made, or</li> <li>after the Court has disposed of an appeal against the determination or decision.</li> </ul> </li> </ul>	<p>The original DA was determined on 11/02/2025.</p> <p>Pursuant to Section 8.10(1)(b)(i) of the <i>EP&amp;A Act 1979</i>, an appeal may be made to the Court 6 months after the date of determination.</p> <p>The subject application was lodged on 20/03/2025 and has been reported to the Inner West Local Planning Panel for determination prior to the expiry of the appeal period (11/08/2025).</p>
<ul style="list-style-type: none"> <li>In requesting a review, the applicant may amend the proposed development the subject of the original application for development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.</li> </ul>	The applicant has made amendments to the subject application.
<ul style="list-style-type: none"> <li>The review of a determination or decision made by a delegate of a council is to be conducted- <ul style="list-style-type: none"> <li>by the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or</li> <li>by another delegate of the council who is not subordinate to the delegate who made the determination or decision.</li> </ul> </li> </ul>	The original DA was determined by the Local Planning Panel. The current application is to be determined by the Local Planning Panel.
<ul style="list-style-type: none"> <li>The review of a determination or decision made by a local planning panel is also to be conducted by the panel.</li> </ul>	The application is to go before the Local Planning Panel for determination.
<ul style="list-style-type: none"> <li>The review of a determination or decision made by a council is to be conducted by the council and not by a delegate of the council.</li> </ul>	NA.
<ul style="list-style-type: none"> <li>The review of a determination or decision made by a Sydney district or regional planning panel is also to be conducted by the panel.</li> </ul>	NA.
<ul style="list-style-type: none"> <li>The review of a determination or decision made by the Independent Planning Commission is also to be conducted by the Commission.</li> </ul>	NA.
<ul style="list-style-type: none"> <li>The review of a determination or decision made by a delegate of the Minister (other than the Independent Planning Commission) is to be conducted by the Independent Planning Commission or by another delegate of the Minister</li> </ul>	NA.

who is not subordinate to the delegate who made the determination or decision.	
<b>8.4 Outcome of review</b>	
After conducting its review of a determination or decision, the consent authority may confirm or change the determination or decision.	It is recommended that the decision regarding the development change.

An application for “alterations and additions to an existing dwelling house, including partial demolition of existing structures and construction of ground and first floor additions” was refused by the Inner West Local Planning Panel under Development Application No. DA/2024/0700 on 11 February 2025 for the following reasons:

1. *The proposed development is inconsistent with, and has not demonstrated compliance with, the Inner West Local Environmental Plan 2022, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as follows:*
  - a. *Sections 4.4 (b) and (d) - Floor Space Ratio: The proposal does not provide an appropriate density which reflects the locality, does not provide an appropriate transition between developments of different densities, and fails to minimise adverse impacts on local amenity; and*
  - b. *Section 4.6 - Exceptions to Development Standards: Given the departure to Section 4.4 of the IWLEP 2022, the proposal fails to comply with the objectives of Section 4.6(1)(b) and has not demonstrated sufficient environmental planning grounds to justify contravening the development standard, nor has it been sufficiently demonstrated that compliance with the standard is unreasonable or unnecessary in accordance with Section 4.6(3)(b) of the IWLEP 2022.*
2. *The proposed development is inconsistent with, and has not demonstrated compliance with, the Inner West Local Environmental Plan 2022, pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, including Section 1.2 - Aims of Plan and Section 2.3 - Zone objectives, as follows:*
  - a. *Section 1.2(2): The proposal is not considered to enhance the amenity for Inner West residents, it fails to create a high quality urban place and has adverse environmental impacts on the local character of the Inner West;*
  - b. *Section 2.3 - Zone objectives and Land Use Table: The proposal is inconsistent with the objectives of the zone as the development does not maintain the character of the existing building and surrounding area*
3. *Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the following parts of the Marrickville Development Control Plan 2011:*
  - a. *Part 2.7 - Solar Access and Overshadowing: The proposal does not comply with controls C1, C2, and C8 within Part 2.7, and is inconsistent with the applicable objectives O2 and O3 as the submitted shadow diagrams demonstrate the proposal does not retain adequate solar access enjoyed by neighbours.*
  - b. *Part 4.1.5 - Streetscape and Design: The proposal is inconsistent with objectives O9 and control C2 of Part 4.1.5, as the scale, proportions, materiality and bulk of the first floor addition is at odds with, and diminishes the character of the existing building resulting in a poor streetscape outcome and undermines*

- the aesthetic quality of the existing dwelling. The proposed additions are not in keeping with the prevailing streetscape character and do not enhance the existing built character of the dwelling.*
- c. Part 4.1.11 - Additional Controls for Residential Period Buildings: The proposal is inconsistent with objectives O22 and O24 and controls C57, C58, C59 and C60 of Part 4.1.11, as the proposal results in the significant demolition of the characteristic elements of the existing building, there is an inadequate transition between the existing building and the proposed first floor addition given that the additions dominate and overwhelm the existing built form, and the proportion and unsympathetic scale of the addition undermines and diminishes its character.*
  - d. Part 4.1.12 – Details, Materials and Colour Schemes for Residential Period Buildings: The proposal is inconsistent with objectives O25 and O26 and controls C65, C71, and C85 of Part 4.1.12, as the proposed materials and colours do not enhance visual cohesiveness and are not consistent with original structures evident in the locality. The dark colour of the ribbed steel is particularly inappropriate and will not assist in reducing urban heat.*
  - e. Part 9.4 – Newtown North and Camperdown Precinct (Precinct 4): The proposal is inconsistent with the desired future character statement as the proposal fails to protect and preserve the existing period building and results in an unsympathetic addition which diminishes and compromises the character of the building and streetscape.*
- 4. The application lacks sufficient information to conduct a thorough evaluation of the application as follows:*
- a. a description of the impact to the existing building as a result of the extent of demolition works proposed;*
  - b. a clear demolition plan accurately depicting items to be retained and the extent of demolition works, including items to be replaced such as windows, doors and floors, sufficient to verify that the proposed development can be described as alterations and additions to a dwelling rather than a new dwelling that incorporates existing fabric;*
  - c. details of structural support to be installed to ensure the integrity of the original building, and associated structural engineers report demonstrating the building can withstand the additions;*
  - d. sufficient heights and levels illustrated as RLs to assess spatial dimensions*
- 5. The proposal will result in adverse built environmental impacts in the locality, pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979.*
- 6. The application has not demonstrated that the site is suitable for the proposed development pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979.*
- 7. In view of the extent of non-compliances with the planning controls and the matters raised within the submissions, the proposal is not considered to be in the public interest, contrary to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979.*

The application is supported by plans and documentation that have been amended from those forming part of the original development application. The changes are summarised as follows:

- Revised architectural expression to front of dwelling, facing Australia Street – addition appears more as single storey dwelling with addition in enlarged roof
- Changes to internal layouts at ground and first floors
- Changes to rear setback at first floor

The following is an assessment of the amendments with regard to each reason for refusal:

- a. *The proposed development is inconsistent with, and has not demonstrated compliance with, the Inner West Local Environmental Plan 2022, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as follows:*
  - a. *Sections 4.4 (b) and (d) - Floor Space Ratio: The proposal does not provide an appropriate density which reflects the locality, does not provide an appropriate transition between developments of different densities, and fails to minimise adverse impacts on local amenity; and*
  - b. *Section 4.6 - Exceptions to Development Standards: Given the departure to Section 4.4 of the IWLEP 2022, the proposal fails to comply with the objectives of Section 4.6(1)(b) and has not demonstrated sufficient environmental planning grounds to justify contravening the development standard, nor has it been sufficiently demonstrated that compliance with the standard is unreasonable or unnecessary in accordance with Section 4.6(3)(b) of the IWLEP 2022.*

The amended proposal complies with the applicable floor space ratio development standard and as such, a written request to vary the standard is not required.

- b. *The proposed development is inconsistent with, and has not demonstrated compliance with, the Inner West Local Environmental Plan 2022, pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, including Section 1.2 - Aims of Plan and Section 2.3 - Zone objectives, as follows:*
  - c. *Section 1.2(2): The proposal is not considered to enhance the amenity for Inner West residents, it fails to create a high quality urban place and has adverse environmental impacts on the local character of the Inner West;*
  - d. *Section 2.3 - Zone objectives and Land Use Table: The proposal is inconsistent with the objectives of the zone as the development does not maintain the character of the existing building and surrounding area*

The proposal, as amended via the recommended deferred commencement condition, is considered to satisfy the aims of Plan and zone objectives, as discussed further within this report.

- c. *Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposed development is inconsistent with the following parts of the Marrickville Development Control Plan 2011:*
  - a. *Part 2.7 - Solar Access and Overshadowing: The proposal does not comply with controls C1, C2, and C8 within Part 2.7, and is inconsistent with the applicable objectives O2 and O3 as the submitted shadow diagrams*

*demonstrate the proposal does not retain adequate solar access enjoyed by neighbours.*

The proposal, as amended via the recommended deferred commencement condition has an acceptable impact on adjoining properties by way of solar access impacts, as discussed within this report.

- b. Part 4.1.5 - Streetscape and Design: The proposal is inconsistent with objectives O9 and control C2 of Part 4.1.5, as the scale, proportions, materiality and bulk of the first floor addition is at odds with, and diminishes the character of the existing building resulting in a poor streetscape outcome and undermines the aesthetic quality of the existing dwelling. The proposed additions are not in keeping with the prevailing streetscape character and do not enhance the existing built character of the dwelling.*

The proposal, as amended via the recommended deferred commencement condition, including the condition to delete the street facing dormer window from the original front roof plane, satisfies the provisions of the Part. Further, the bulk and scale, proportions and materiality of the addition do not overwhelm the original dwelling on site, subject to compliance with the recommended deferred commencement condition, as discussed further within this report.

- c. Part 4.1.11 - Additional Controls for Residential Period Buildings: The proposal is inconsistent with objectives O22 and O24 and controls C57, C58, C59 and C60 of Part 4.1.11, as the proposal results in the significant demolition of the characteristic elements of the existing building, there is an inadequate transition between the existing building and the proposed first floor addition given that the additions dominate and overwhelm the existing built form, and the proportion and unsympathetic scale of the addition undermines and diminishes its character.*

The proposal, as amended via the recommended deferred commencement condition, will be of appropriate design and scale to not dominate the period building on site and thereby satisfies the provisions of the Part.

- d. Part 4.1.12 – Details, Materials and Colour Schemes for Residential Period Buildings: The proposal is inconsistent with objectives O25 and O26 and controls C65, C71, and C85 of Part 4.1.12, as the proposed materials and colours do not enhance visual cohesiveness and are not consistent with original structures evident in the locality. The dark colour of the ribbed steel is particularly inappropriate and will not assist in reducing urban heat.*

The proposed details, materials and colour scheme are considered appropriate to the period building on site, in the context of the street, and adjoining contemporary additions in the locality, as discussed elsewhere within this report.

- e. Part 9.4 – Newtown North and Camperdown Precinct (Precinct 4): The proposal is inconsistent with the desired future character statement as the*

*proposal fails to protect and preserve the existing period building and results in an unsympathetic addition which diminishes and compromises the character of the building and streetscape.*

The proposal, as amended via the recommended deferred commencement condition, is consistent with the desired future character of Precinct 4, is appropriate to, and retains the existing period building on site and is acceptable to the character of the streetscape and Precinct.

- d. *The application lacks sufficient information to conduct a thorough evaluation of the application as follows:*
  - a. *a description of the impact to the existing building as a result of the extent of demolition works proposed;*
  - b. *a clear demolition plan accurately depicting items to be retained and the extent of demolition works, including items to be replaced such as windows, doors and floors, sufficient to verify that the proposed development can be described as alterations and additions to a dwelling rather than a new dwelling that incorporates existing fabric;*
  - c. *details of structural support to be installed to ensure the integrity of the original building, and associated structural engineers report demonstrating the building can withstand the additions;*
  - d. *sufficient heights and levels illustrated as RLs to assess spatial dimensions*

The application provided sufficient information to allow Council an assessment of the proposed development.

- e. *The proposal will result in adverse built environmental impacts in the locality, pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979.*
- f. *The application has not demonstrated that the site is suitable for the proposed development pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979.*
- g. *In view of the extent of non-compliances with the planning controls and the matters raised within the submissions, the proposal is not considered to be in the public interest, contrary to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979.*

The proposal, as amended via recommended deferred commencement condition is unlikely to result in adverse built environmental impacts on the locality. The site is considered suitable for the proposed development. Further, matters raised in submissions, and proposed non-compliances are acceptable, or mitigated via recommended deferred commencement condition, and is considered in the public interest.

## **6. 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* (EP&A Act 1979).

## A. Environmental Planning Instruments

The application has been assessed and the following provides a summary of the relevant Environmental Planning Instruments.

### State Environmental Planning Policies (SEPPs)

#### SEPP (Resilience and Hazards) 2021

##### Chapter 4 Remediation of land

Section 4.6(1) of the *Resilience and Hazards SEPP* requires the consent authority not consent to the carrying out of any development on land unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

In considering the above, there is no evidence of contamination on the site. There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council's records. The land will be suitable for the proposed use as there is no indication of contamination.

#### SEPP (Sustainable Buildings) 2022

##### Chapter 2 Standards for residential development - BASIX

The application is accompanied by a BASIX Certificate (lodged within 3 months of the date of the lodgment of this application) in compliance with the *EP&A Regulation 2021*.

### Inner West Local Environmental Plan 2022

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*.

**Part 1 – Preliminary**

Section	Proposed	Complies
Section 1.2 Aims of Plan	<p>The proposal satisfies the section, subject to compliance with the deferred commencement (DC) condition as follows:</p> <ul style="list-style-type: none"> <li>• The proposal encourages diversity in housing to meet the needs of, and enhance amenity for, Inner West residents,</li> <li>• The proposal prevents adverse social, economic and environmental impacts on the local character of Inner West,</li> <li>• The proposal prevents adverse social, economic and environmental impacts, including cumulative impacts.</li> </ul>	Yes, via DC conditioned

**Part 2 – Permitted or prohibited development**

Section	Proposed	Complies
Section 2.3 Zone objectives and Land Use Table  R2 – Low Density Residential zone	<ul style="list-style-type: none"> <li>• The application proposes alterations and additions to a <b>dwelling house</b>.</li> <li>• <b>dwelling houses</b> are permissible with consent in the R2 zone.</li> <li>• The proposal is consistent with the relevant objectives of the zone, as it will assist to provide for the housing needs of the community within a low density residential environment.</li> </ul>	Yes
Section 2.7 Demolition requires development consent	<p>The proposal satisfies the section as follows:</p> <ul style="list-style-type: none"> <li>• Demolition works are proposed, which are permissible with consent; and</li> <li>• Standard conditions are recommended to manage impacts which may arise during demolition.</li> </ul>	Yes, subject to conditions

**Part 4 – Principal development standards**

Section	Proposed		Complies
Section 4.3 Height of buildings	Maximum	9.5m	Yes
	Proposed	7.6m	
Section 4.4 Floor space ratio	Maximum	1.1:1 or 139.15sqm	Yes
	Proposed	1:1 or 139sqm	
Section 4.5 Calculation of floor space ratio and site area	The site area and floor space ratio for the proposal has been calculated in accordance with the section.		Yes

**Part 6 – Additional local provisions**

Section	Proposed	Complies
Section 6.2 Earthworks	<ul style="list-style-type: none"> <li>The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.</li> </ul>	Yes
Section 6.3 Stormwater Management	<ul style="list-style-type: none"> <li>The development maximises the use of permeable surfaces, includes on site retention as an alternative supply and subject to standard conditions would not result in any significant runoff to adjoining properties or the environment.</li> </ul>	Yes, subject to conditions
Section 6.8 Development in areas subject to aircraft noise	<ul style="list-style-type: none"> <li>The site is located within the ANEF 20-25 contour. The proposal is capable of satisfying this section as conditions have been included in the recommended conditions of consent 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 of Section 6.8.</li> </ul>	Yes, subject to conditions

**B. Development Control Plans****Summary**

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

MDCP 2011	Complies
Part 2.1 – Urban Design	Yes, subject to conditions – see discussion
Part 2.3 – Site and Context Analysis	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes, subject to conditions – see discussion
Part 2.7 – Solar Access and Overshadowing	Yes, subject to conditions – see discussion
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes, subject to conditions – see discussion
Part 2.11 – Fencing	Yes
Part 2.18 – Landscaping and Open Space	Acceptable - see discussion
Part 2.20 – Tree Management	Yes, subject to conditions – see discussion
Part 2.21 – Site Facilities and Waste Management	Yes, subject to conditions
Part 2.25 – Stormwater Management	Yes
Part 4.1 – Low Density Residential Development	Yes, subject to conditions – see discussion
Part 9 – Strategic Context	Yes, subject to conditions – see discussion

The following provides discussion of the relevant issues:

## Part 2 – Generic Provisions

Control	Assessment	Complies
Part 2.1 Urban Design	<p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>• Subject to conditions, 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, as discussed further within this report.</li> <li>• Subject to conditions, including the deletion of the dormer window to the front roof plane, and retaining the original ridge and roof capping of the original front roof, the proposal as conditioned preserves the existing character of the building and the streetscape by translating positive design characteristics from the period building and streetscape.</li> </ul>	Yes, subject to conditions
Part 2.6 Acoustic and Visual Privacy	<p>The proposal will have a satisfactory impact on visual and acoustic levels of the surrounds as follows:</p> <ul style="list-style-type: none"> <li>• A condition has been included in the recommendation to ensure that the proposed alterations and additions are compliant with the relevant provisions of AS 2021:2015 in order to mitigate aircraft noise.</li> <li>• The principal living area and area of Private Open Space (POS) is designed and located to offer reasonable amenity to occupants.</li> <li>• The windows proposed predominantly face into the site or are adequately offset from adjoining windows or incorporate suitable privacy measures, thereby protecting existing privacy levels for surrounding occupiers.</li> <li>• Further, side windows to Eton Lane are all screened so as to not overlook adjoining residences and their areas of POS.</li> <li>• Notwithstanding, as substantial design change conditions are recommended, the reworking of the first floor may require changes to some windows. The condition is worded to protect privacy to neighbouring occupants, through the incorporation of suitable privacy measures.</li> <li>• The proposed glazing and associated first floor Juliet balcony to the western elevation of the dwelling (rear-facing) will overlook Australia Lane, is non-trafficable and therefore, will have minimal overlooking opportunities into neighbouring main living rooms and POS areas.</li> <li>• The proposal maintains/proposes a low impact residential use and as such is unlikely to result in adverse acoustic impacts.</li> </ul>	Yes
Part 2.7 Solar Access and Overshadowing	<p>The proposal will have a satisfactory impact in terms of solar access and overshadowing on the surrounds as discussed below.</p>	Acceptable, see discussion

Control	Assessment	Complies
	<p><u>Overshadowing</u></p> <p>The submitted shadow diagrams indicate the proposed development will overshadow neighbouring sites at 20, 22, 24, 26, 28 and 30 Eton Street and 86 Denison Street's on June 21 (shown with red dots in image below, subject site in yellow). The extent of shadows cast to the neighbouring properties will result in less than two (2) hours solar access to privet open space of these properties during mid-winter; thus, varying C2 of the Part.</p>  <p>Figure 4: Aerial photo of subject site and adjoining impacted properties (identified by yellow and red dots, respectively).</p> <p>The shadow diagrams indicate that the extent of resultant overshadowing falls mostly on the rear parking spaces at the adjoining properties, noting that the properties along Eton Street also utilise their parking areas as POS when a car is not parked within the property. Accordingly, the proposed development is considered to overshadow the POS at neighbouring properties, resulting in a variation to C2 of this Part.</p> <p>In addition to the above, the subject site does not maintain a minimum two (2) hour solar access to 50% of its own POS on June 21. As such, the proposed development results in a variation to C8(ii) of this Part.</p> <p>Where a development proposal results in a decrease in sunlight available on 21 June resulting in less than two (2) hours of solar access for the subject site and adjoining property, the proposal may be considered on its merit with regard to the criteria of points a to d in C2 contained in Part 2.7 of MDCP 2011. The planning principle regarding access to sunlight as developed in the case law <i>Benevolent Society v Waverley Council</i> [2010] NSWLEC 1082 is also used as a tool to interpret the following control.</p> <p>C2(ii) of Part 2.7.3 of MDCP 2011 states:</p>	

Control	Assessment	Complies
	<p><i>If the development proposal results in a further decrease in sunlight available on 21 June, Council will consider:</i></p> <p><i>a. The development potential of the site;</i></p> <p>The development potential of the site prescribed by the development standards under the <i>IWLEP 2022</i> is a maximum 9.5 metre height limit and maximum FSR of 1.1:1. In addition, the subject site is zoned R2 – Low Density Residential under the <i>IWLEP 2022</i>, which permits mainly low-density residential development.</p> <p>The following is noted with respect to this matter:</p> <ul style="list-style-type: none"> <li>• The proposal retains the dwelling use, which is a form of low density, residential development permissible within the R2 – Low Density Residential zone under the <i>IWLEP 2022</i>.</li> <li>• As discussed earlier in this report, the proposal complies with the Height of Building standard.</li> <li>• The development complies with the FSR standard, being 1.1:1.</li> <li>• Based on the above, it is considered the development is within its development potential.</li> </ul> <p><i>b. The particular circumstances of the neighbouring site(s), for example, the proximity of any residential accommodation to the boundary, the resultant proximity of windows to the boundary, and whether this makes compliance difficult;</i></p> <p>The following is noted with respect to this matter:</p> <ul style="list-style-type: none"> <li>• The orientation of the site, and the location of the Eton Street properties and 86 Denison Street's POS, being to the east and south of the subject site make compliant solar access difficult and vulnerable to overshadowing via development of the subject site, primarily from midday onwards;</li> <li>• The subject site adjoins five lots fronting Eton Street to the south-east and as such, any development on the subject site will result in these properties to be naturally vulnerable to additional overshadowing on June 21; and</li> <li>• The subject site, 86 Denison Street and 20, 22, 24, 26, 28 and 30 Eton Street still receive solar access, notwithstanding the proposal, to portions of their POS at various times of the day during mid-winter and this will be further improved as a result of the deferred commencement condition recommended.</li> </ul> <p><i>c. Any exceptional circumstances of the subject site such as heritage, built form or topography; and</i></p> <p>The following is noted with respect to this matter:</p> <ul style="list-style-type: none"> <li>• The orientation of the site makes obtaining natural light to the POS difficult as the site has a north-east, south-west orientation, resulting in the building on site self-shadowing the POS to the rear. Therefore, a first floor addition to the existing building makes compliance or near compliance more difficult; and</li> <li>• As mentioned above, the subject site is oriented north-east, south-west, noting that any first-floor addition on the subject site will make the south-eastern adjoining properties vulnerable to additional overshadowing to their POS areas. Therefore, given the orientation of the subject site and its position on the corner of Australia Street and Eton Lane make compliance with C2 of this Part difficult.</li> </ul>	

Control	Assessment	Complies
	<p><i>d. Whether the sunlight available in March to September is significantly reduced, such that it impacts upon the functioning of principal living areas and the principal areas of open space. To ensure compliance with this control, separate shadow diagrams for the March/September period must be submitted.</i></p> <p>Shadow Diagrams in plan form for the Equinox were submitted to demonstrate the development's impact during this time. Based on an assessment of these diagrams, the following is evident:</p> <ul style="list-style-type: none"> <li>The submitted Equinox Shadow Diagrams show that 20, 22, 24, 26, 28 and 30 Eton Street and 86 Denison Street achieve more than 50% solar access to their POS for a minimum of two (2) hours which is a satisfactory outcome; and</li> <li>The submitted Equinox shadow diagrams show that the subject site's POS obtains a minimum two (2) hours solar access to 50% of the POS which is a satisfactory outcome.</li> </ul> <p><u>Solar Access</u></p> <ul style="list-style-type: none"> <li>Due to the orientation of the site, the living area of the dwelling, being sited to the rear of the dwelling and facing south-west does not obtain solar access on June 21, however the dwelling retains a north facing room at the ground floor, labelled as 'home office' which does receive compliant sun, and could be utilised as a living area by future occupants.</li> <li>The POS to the rear of the dwelling does not achieve a minimum two (2) hours solar access to 50% of its entire surface area thereby varying C8(ii) of this Part. The variation is acceptable, as discussed above.</li> </ul> <p>In assessment of the above and solar access principles, it is considered that the impacts are reasonable, and that the proposal, as conditioned, satisfies the objectives of Part 2.7 of the MDCP 2011.</p>	
Part 2.9 Community Safety	The proposed development satisfies the relevant provisions of this Part as the dwelling entrance remains identifiable and visible from the street.	Yes
Part 2.10 Parking	<p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>One car parking space is proposed.</li> <li>The configuration and design of the car parking is in accordance with this part of the Plan and can comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking.</li> </ul>	Yes, subject to conditions
Part 2.11 Fences	<p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>The proposal seeks to retain the existing front fencing.</li> <li>The proposed front fence measures 1.2m in height and is consistent with the design and style of nearby fences.</li> <li>The proposal seeks to construct a 3m tall rear boundary fence with an associated automatic roller door. Although the proposed fence height varies the maximum 1.8m height requirement as stipulated under C21 of this Part of the MDCP 2011, the height is acceptable given that it is the same height as existing.</li> </ul>	Yes
Part 2.18 Landscaping	The proposed development satisfies the relevant provisions of this Part as follows:	Acceptable

Control	Assessment	Complies
and Open Spaces	<ul style="list-style-type: none"> <li>The entire front setback is to consist of pervious landscaping with the exception of the pathway.</li> <li>The Landscape Plan identifies an area of POS measuring 34sqm, a shortfall to the required minimum area, being 45sqm with no dimension being less than 3 metres is to be retained as private open space.</li> <li>The shortfall is acceptable on merit, as: <ul style="list-style-type: none"> <li>The shortfall is existing, and the proposal seeks to retain the area of POS to the rear,</li> <li>The POS acts as an extension of the living area in the dwelling, and is sufficient to provide an area for outdoor recreation to the dwelling,</li> <li>The POS is comparable in size to others in locality, and</li> <li>In excess of 50% of the private open space is to be maintained as pervious landscaping.</li> </ul> </li> </ul>	
Part 2.20 Tree Management	<p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>A <i>Banksia integrifolia</i> (Coast Banksia) is located in the Council verge on Australia street. A condition is included in the recommendation to retain and protect the trunk and branches of this tree.</li> <li>A <i>Fraxinus griffithii</i> (Himalayan Ash) is located in the rear yard of the neighbouring property to the west of the subject site. The dividing fence between the two properties shall serve as adequate tree protection for this specimen; and</li> <li>The proposal seeks to plant a tree within the rear yard of the subject site which satisfies the minimum requirements according to C12 of this Part.</li> </ul>	Yes, subject to conditions
Part 2.21 Site Facilities and Waste Management	<p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>The application was accompanied by a waste management plan in accordance with the Part; and</li> <li>Standard conditions are recommended to ensure the appropriate management of waste during the construction of the proposal.</li> </ul>	Yes, subject to conditions
Part 2.25 Stormwater Management	Standard conditions are recommended to ensure the appropriate management of stormwater.	Yes, subject to conditions

#### Part 4 – Low Density Residential Development

Control	Assessment	Complies
Part 4.1.4 Good Urban Design Practice	The proposed development satisfies the relevant provisions of this Part as, subject to conditions, the height, bulk, and scale of the development can complement existing developments in the street and the architectural style of the proposal as amended y condition is in keeping with the character of the area.	Yes, subject to DC condition

Control	Assessment	Complies
Part 4.1.5 Streetscape and Design	<p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>• Subject to deferred commencement conditions requiring deletion of the street facing dormer, retention of the original ridgeline of the dwelling, and a lowering of the first floor addition, the development complements the uniformity and visual cohesiveness of the bulk, scale and height of the existing streetscape.</li> <li>• The proposed colours, materials and finishes are in keeping with other previously approved developments within the immediate vicinity of the site to ensure that the development is in keeping with the established neighbourhood character and aesthetic.</li> <li>• Subject to deferred commencement conditions, the proposal is a contemporary design that complements and/or embellishes the character of the area.</li> </ul>	Yes, subject to DC condition
Part 4.1.6 Built form and character	The proposed development satisfies the relevant provisions of this Part subject to deferred commencement condition, as discussed below.	Yes, subject to DC condition
<p><u>Part 4.1.6.1 Floor space ratio and height</u></p> <p>As evidenced in this report, the proposed development complies with the prescribed height of building and FSR development standards under <i>IWLEP 2022</i>. However, per C8 of Part 4.1.6.1, the bulk and relative mass of the development is not acceptable for adjoining dwellings in terms of:</p> <ul style="list-style-type: none"> <li>• Overshadowing (i)</li> <li>• Streetscape (bulk and scale) (ii)</li> <li>• Visual impacts (v)</li> </ul> <p>The control aims to ensure development is of a scale and form that enhances the character and quality of streetscapes and protects amenity at adjoining properties.</p> <p>As discussed within Part 2.7 of this assessment, the overshadowing (i) impacts to adjoining properties' areas of POS can be further reduced by way of a reduction in height of the proposed addition. Accordingly, the recommended deferred commencement condition includes measures to reduce to overall height of the development, which will serve to reduce such impacts.</p> <p>The subject site is located on the corner of Australia Street and Eton Lane, and as such a first floor addition to the original single storey dwelling is highly prominent and needs to be sensitively designed to provide a sympathetic addition which does not detract from the original building and needs to be of a bulk and scale such that it is compatible with the existing dwelling and streetscape. The proposal unsympathetically seeks to extend the front roof creating a new ridgeline, and the new roof pitches upwards to the rear of the site over the first floor addition.</p>		

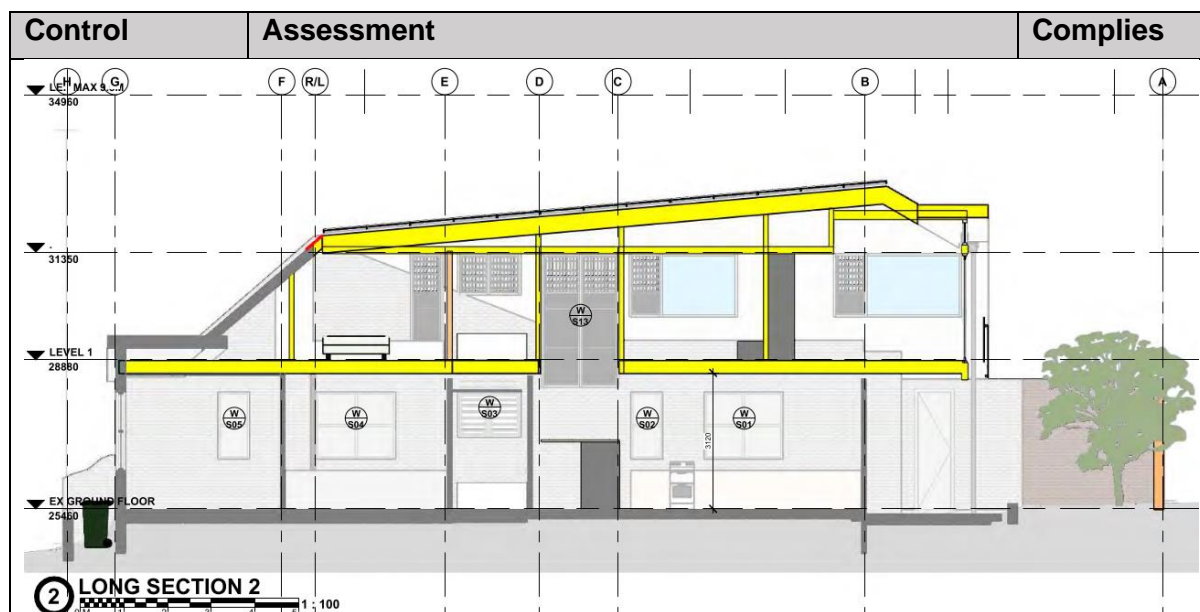


Figure 5: excerpt of DA25 D Sections, showing connection of proposed addition and increased height to rear of site.



Figure 6: excerpt of DA23 D Elevations, South Elevation (Eton Lane) showing proposed addition and increasing of height to rear.

The proposed connection of the addition forward of the ridgeline and the increase in height results in a bulk and mass that is unacceptable for the streetscape, and lanescape. The additions are at odds with the original building and overwhelm the existing built form. The additions fail to be subordinate in their current form.

Further, the design of the proposal results in visual impacts (v). Accordingly, the recommendation includes a deferred commencement condition to alter the connection of the addition to the original roof, being set behind and below the original ridge, extending up behind the ridgeline, changes to the proposed roof pitch, and lowering of the overall height of the development via changes to internal levels.

Additionally the proposed dormer within the front roof plane is uncharacteristic of this building typology and further erodes from the buildings' streetscape appearance and a condition is included to delete this component.

Control	Assessment	Complies
<p>Subject to the above, the proposal will satisfy the objectives of the Part, being to produce development of a scale and form that enhances the quality and character of the streetscape (and lanescape), and to ensure that alterations and additions to residential period buildings (discussed further below under Part 4.1.11) do not detract from the individual character and appearance of the dwelling being added to and the wider streetscape character.</p> <p><u>Part 4.1.6.2 Building setbacks</u></p> <ul style="list-style-type: none"> <li>• The existing front setback at the ground floor of the dwelling is to remain unaltered by the proposal.</li> <li>• The side setbacks proposed are considered satisfactory, as the proposal has an acceptable impact on adjoining properties in terms of overshadowing, visual bulk and privacy, subject to the changes via deferred commencement condition, as discussed. In addition, the proposed side setbacks are consistent with the established setback pattern of the street.</li> <li>• The proposed ground and first floor rear setbacks are considered appropriate, as they will not create adverse impacts on adjoining properties in terms of visual bulk, or privacy, notwithstanding the development is to be amended via deferred commencement conditions, as discussed above.</li> <li>• The proposal seeks to increase the existing site coverage by a minor amount. 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.</li> </ul>		
Part 4.1.7 Car Parking	<p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>• The car parking space complies with the design requirements and minimum dimension for car parking within Part 2.10 of MDCP 2011.</li> <li>• The hardstand parking is located to the rear of the site and is safe and conveniently located for use.</li> <li>• The design of the parking door is appropriate to the dwelling house and the presentation of the development to the laneway is consistent in height and form with other approved development in the laneway.</li> <li>• The location of the driveway is suitable within the laneway and will not impact traffic or parking.</li> </ul>	Yes, subject to conditions
Part 4.1.11 Additional controls for residential period dwellings	<p>The building on the subject site as considered to be a residential period building, per Part 4.1.10.1 of MDCP 2011 as defined below:</p> <p><i>Residential Period Buildings - Is not a contemporary dwelling and is a building which represents a historical period which is either substantially intact or with reversible alterations.</i></p> <p>The proposed development satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>• Subject to deferred commencement condition, requiring deletion of the front dormer, and retention of the original ridgeline, the proposal minimises impacts to the period dwelling, and does not seek demolition of significant period features at the front.</li> </ul>	Yes, subject to DC condition

Control	Assessment	Complies
	<ul style="list-style-type: none"> <li>Subject to deferred commencement condition as discussed within this report, the proposed alterations and additions at the rear and above the roof line are to be subordinate to the main body of the period building when viewed from the street, and lane.</li> <li>Subject to deferred commencement condition as discussed within this report, the rear additions will not alter the ridgeline or parapet of the terrace, as perceivable from the streetscape and lanescape.</li> <li>The proposed materials and finishes are suitable to the character of the period building on site, as conditioned.</li> </ul>	

### Part 9 – Strategic Context

Control	Assessment	Complies
Part 9.4 Newtown North and Camperdown (Precinct 4)	Subject to the proposal being amended via the recommended deferred commencement condition, the proposal satisfies the Part by protecting the existing period dwelling on the site..	Yes, subject to DC condition

## C. The Likely Impacts

These matters have been considered as part of the assessment of the development application. It is considered that, subject to the deferred commencement condition, the proposed development will not have significant adverse environmental, social or economic impacts upon the locality.

## D. The Suitability of the Site for the Development

The proposal is of a nature in keeping with the overall function of the site. The premises are in a residential surrounding and amongst similar uses to that proposed.

## E. Submissions

The application was required to be notified in accordance with Council's Community Engagement Strategy 2025-2029 between 27 March to 10 April 2025.

A total of three submissions were received in response to the notification. Issues raised as follows have been discussed in this report:

- Height of building and resultant solar access and overshadowing – see Section 6(B), Part 2.7
- FSR breach – see Section 6(A), Part 4.4
- Privacy – see Section 6(B), Part 2.6
- Streetscape character – see Section 6(B), Part 4.1.6
- Bulk and scale, visual impacts - see Section 6(B), Part 4.1.5

- Period building character/materials and finishes – see Section 6(B), Part 4.1.11
- Energy efficiency/BASIX compliance – see Section 6(A), SEPP Sustainable Buildings

Further issues raised in the submissions received are discussed below:

Concern	Comment
Construction impacts	Standard conditions regarding construction hours and noise levels, are included in the recommendation to mitigate any potential impacts.
The development is detrimental to the existing building onsite and will set poor precedent in the locality	As evidenced in this report, the application is recommended for a deferred commencement consent, requiring significant design changes to the satisfaction of Council, prior to the issuing of an operative consent. Subject to these design changes, the proposal will fit in contextually with the streetscape.
Inadequate information to demonstrate proposed balcony and windows will not overlook adjoining neighbours	It is considered sufficient details and information have been submitted with the application to allow for a complete assessment. As detailed in this report, an independent assessment against the relevant planning controls/policies was carried out on the merits of the proposal, including acoustic and visual privacy impacts under Section 6(B), Part 2.6 of this report. In summary, the proposal is considered to satisfy the relevant provisions.
The precedents referred to in the application, in justification of the proposal are incomparable to the subject site, for various reasons	The submission listed several reasons to demonstrate that the proposed justification for the bulk, scale and height of the proposal are incompatible with the subject site. Notwithstanding, the precedents provided by the applicant have been received on balance, noting that the proposed development has also been assessed against the relevant provisions, as evidenced within this report.
Skylights to front roof plane	The proposal, as amended and conditioned does not include skylights to the front roof plane.

## F. 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.

Subject to compliance with the deferred commencement condition, the proposed development is in the public interest.

## 7. Section 7.11 / 7.12 Contributions

Section 7.11 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$13,008.00 would be required for the development under the Inner West Local Infrastructure Contributions Plan 2023.

A condition requiring that contribution to be paid is included in the recommendation.

## 8. Referrals

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

- Development Engineer
- Urban Forest

## 9. Conclusion

The proposal is capable of complying with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Marrickville Development Control Plan 2011, subject to the amendments as described in the recommended deferred commencement condition which protect the street presentation and form of the original portion of the dwelling.

Subject to compliance with the deferred commencement conditions, the development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for the issue of a deferred commencement approval.

## 10. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s8.2 of the *Environmental Planning and Assessment Act 1979*, grant approval via a DEFERRED COMMENCEMENT to Application REV/2025/0003 to review DA/2024/0700 determined on 11 February 2025, for alterations and additions to an existing semi-detached dwelling, including partial demolition of existing structures and construction of ground and first floor additions at 95 Australia Street CAMPERDOWN subject to the conditions listed in Attachment A below.

## Attachment A – Recommended Conditions of Consent

### CONDITIONS OF CONSENT

#### 1. Deferred Commencement Condition

Amended plans demonstrating the following must be provided to and approved by the Council:

- a. The existing roof ridge/capping is to be retained.
- b. The first floor addition is to be designed to connect to the original roof form, below the rear of the existing ridgeline by minimum of 200mm and setback a minimum of 1000mm from the existing ridgeline. The addition can then extend above the original pitch to a maximum of RL 32000.
- c. The roof of the first floor addition may slope down to the rear at an angle of between 2 and 4 degrees, or be flat. Klip-lok roofing or similar is to be utilised.
- d. The rear setback to the first floor addition must not be less than 4500mm.
- e. The front dormer window is to be deleted.
- f. The internal layout of the first floor may be redesigned to accommodate a re-planning of bedroom 1 and adjacent bathroom/s to allow the bedroom access to the larger windows and a bathroom to be incorporated in the area having the lower floor to ceiling heights beneath the roof ridge.
- g. WS15 is to be deleted from the side parapet wall
- h. Any such re-planning of the internal layout of the first floor as referred to in point (e) above may include a single additional window in the wall facing the side lane, provided such window has a minimum sill height of 1500mm measured above finished first floor level, dimensions not exceeding 900mm in width and does not impact on the side mural.
- i. Floor to ceiling heights at the ground level may be lowered to accommodate the design parameters above.
- j. Additional skylights may be provided in the new roof behind the ridge.

Reason: To protect the character of the period building and streetscape, and to minimise amenity impacts in the locality.

The period within which the Applicant must produce evidence to Inner West Council (Council) that is sufficient to enable it to be satisfied as to the matter in Schedule A is two (2) years from the date this Deferred Commencement consent is granted otherwise the Consent will not operate.

Under section 76(4) of the EP&A Regulation, the consent authority will notify you in writing if the matters above have been satisfied and the date from which this consent operates.

The conditions of development consent below apply from the date that this consent operates.

## GENERAL CONDITIONS

Condition	
<b>1.</b>	<p style="text-align: center;"><b>Boundary Alignment Levels</b></p> <p>Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary unless levels are otherwise approved by Council via a S138 approval.</p> <p>Reason: To allow for pedestrian and vehicular access.</p>
<b>2.</b>	<p style="text-align: center;"><b>Stormwater Drainage System – Simple</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: To ensure adequate disposal of stormwater.</p>
<b>3.</b>	<p style="text-align: center;"><b>Permits</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• A concrete pump across the roadway/footpath;</li> <li>• Mobile crane or any standing plant;</li> <li>• Skip Bins;</li> <li>• Scaffolding/Hoardings (fencing on public land);</li> <li>• Public domain works including vehicle crossing, kerb &amp; guttering, footpath, stormwater, etc.;</li> <li>• Awning or street veranda over the footpath;</li> <li>• Partial or full road closure; and</li> <li>• Installation or replacement of private stormwater drain, utility service or water supply.</li> </ul> <p>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.</p> <p>Reason: To ensure works are carried out in accordance with the relevant legislation.</p>

4.	<p><b>Insurances</b></p> <p>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.</p> <p>Reason: To ensure Council assets are protected.</p>
5.	<p><b>Works Outside the Property Boundary</b></p> <p>This development consent does not authorise works outside the property boundaries on adjoining lands.</p> <p>Reason: To ensure works are in accordance with the consent.</p>
6.	<p><b>Storage of materials on public property</b></p> <p>The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.</p> <p>Reason: To protect pedestrian safety.</p>
7.	<p><b>Other works</b></p> <p>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 <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
8.	<p><b>National Construction Code (Building Code of Australia)</b></p> <p>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.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
9.	<p><b>Dividing Fences Act</b></p> <p>The person acting on this consent must comply with the requirements of the <i>Dividing Fences Act 1991</i> in respect to the alterations and additions to the boundary fences.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
10.	<p><b>Lead-based Paint</b></p> <p>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</p>

	<p>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.</p> <p>Reason: To protect human health.</p>
11.	<p><b>Dial Before You Dig</b></p> <p>Contact "Dial Before You Dig" prior to commencing any building activity on the site.</p> <p>Reason: To protect assets and infrastructure.</p>
12.	<p><b>Bin Storage - Residential</b></p> <p>All bins are to be stored within the property. Bins are to be returned to the property within 12 hours of having been emptied.</p> <p>Reason: To ensure resource recovery is promoted and residential amenity is protected.</p>
13.	<p><b>Asbestos Removal</b></p> <p>Hazardous and industrial waste arising from the use must be removed and / or transported in accordance with the requirements of the NSW Environment Protection Authority (EPA) and the New South Wales WorkCover Authority.</p> <p>Reason: To ensure compliance with the relevant environmental legislation.</p>

## BUILDING WORK

### BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

	Condition				
14.	<p><b>Security Deposit - Custom</b></p> <p>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.</p> <table border="1"> <tr> <td>Security Deposit:</td><td>\$6,238.00</td></tr> <tr> <td>Inspection Fee:</td><td>\$389.90</td></tr> </table> <p>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.</p>	Security Deposit:	\$6,238.00	Inspection Fee:	\$389.90
Security Deposit:	\$6,238.00				
Inspection Fee:	\$389.90				

	<p>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.</p> <p>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.</p> <p>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.</p> <p>The amount nominated is only current for the financial year in which the initial 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.</p> <p>Reason: To ensure required security deposits are paid.</p>
15.	<p><b>Dilapidation Report – Pre-Development – Minor</b></p> <p>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.</p> <p>Reason: To ensure Council assets are protected.</p>
16.	<p><b>Public Domain Works – Prior to Construction Certificate</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the Roads Act 1993 incorporating the following requirements:</p> <ol style="list-style-type: none"> <li>The public domain along the Australia Lane frontage of the site must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;</li> <li>The construction of a light duty vehicular crossing to the vehicular access location and removal of all redundant vehicular crossings to the site; and</li> <li>The vehicular crossing to the site shall be designed to satisfy the ground clearance template for a B85 vehicle using dynamic ground clearance software. A long section, along both sides of the vehicular crossing, drawn at a 1:20 or 1:25 natural scale, shall be provided for review. The long section shall begin from the centreline of the adjacent road to a minimum of 3 metres into the property. The long section shall show both existing and proposed surface levels including information including chainages.</li> </ol> <p>All works must be completed prior to the issue of an Occupation Certificate.</p> <p>Reason: To ensure public domain works are constructed to Council's standards.</p>

17.	<p><b>Parking Facilities - Domestic</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans and certification by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:</p> <ol style="list-style-type: none"> <li>1. The internal vehicle hardstand area must be redesigned such that the level at the boundary must match the adjacent edge of bitumen level plus 110mm [rear lane only] at both sides of the vehicle entry. This will require the internal garage slab or hard stand area to be adjusted locally at the boundary to ensure that it matches the above-issued alignment levels.</li> <li>2. The slab or driveway must then rise within the property to be a minimum of 170mm (as quickly as possible) above the adjacent road gutter level and/or higher than the street kerb and footpath across the full width of the vehicle crossing.</li> <li>3. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004 for a B85 vehicle. Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.</li> <li>4. 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.</li> <li>5. The parking space must have minimum clear internal dimensions of 5400 x 3000 mm (length x width) and a door opening width of 3300 mm at the street frontage. The dimensions must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004.</li> <li>6. A plan of the proposed access and adjacent laneway, drawn at a 1:100 scale, demonstrating that vehicle manoeuvrability for entry and exit to the parking space complies with swept paths from AS/NZS 2890.1:2004. The plan must include any existing on-street parking spaces.</li> <li>7. The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004 unless otherwise approved.</li> <li>8. The external form and height of the approved space must not be altered from the approved plans.</li> </ol> <p>Reason: To ensure parking facilities are designed in accordance with the Australian Standard and council's DCP.</p>
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18.	<p><b>Long Service Levy</b></p> <p>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 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.</p> <p>Reason: To ensure the long service levy is paid.</p>
19.	<p><b>Structural Certificate for retained elements of the building</b></p> <p>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.</p> <p>Reason: To ensure the structural adequacy of the works.</p>
20.	<p><b>Sydney Water – Tap In</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.</p> <p>Note: Please refer to the web site <a href="http://www.sydneywater.com.au/tapin/index.htm">http://www.sydneywater.com.au/tapin/index.htm</a> for details on the process or telephone 13 20 92.</p> <p>Reason: To ensure relevant utility and service provides requirements are provided to the certifier.</p>
21.	<p><b>Acoustic Report – Aircraft Noise</b></p> <p>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.</p> <p>Reason: To ensure all noise attenuation is in accordance with the relevant Australian Standard.</p>

22.

**Section 7.11 Contribution**

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

Contribution Category	Amount
Open Space & Recreation	\$9,300.00
Community Facilities	\$1,724.00
Transport	\$1,223.00
Drainage	\$641.00
Plan Administration	\$119.00
<b>TOTAL</b>	<b>\$13,008.00</b>

At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

$C_{\text{payment}}$  = is the contribution at time of payment

$C_{\text{consent}}$  = is the contribution at the time of consent, as shown above

$CPI_{\text{consent}}$  = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 140.9 for the March 2025 quarter.

$CPI_{\text{payment}}$  = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

Note: The contribution payable will not be less than the contribution specified in this condition.

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Plan may be viewed at [www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au) or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres at [council@innerwest.nsw.gov.au](mailto:council@innerwest.nsw.gov.au) or 9392 5000 to request an invoice confirming the

	<p>indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.</p> <p>Once the invoice is obtained, payment may be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to <a href="http://www.innerwest.nsw.gov.au/invoice">www.innerwest.nsw.gov.au/invoice</a>; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).</p> <p>The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.</p> <p>Reason: To ensure payment of the required development contribution.</p>
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### BEFORE BUILDING WORK COMMENCES

	Condition
<b>23.</b>	<p><b>Hoardings</b></p> <p>The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.</p> <p>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.</p> <p>Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.</p> <p>Reason: To ensure the site is secure and that the required permits are obtained if enclosing public land.</p>
<b>24.</b>	<p><b>Waste Management Plan</b></p> <p>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.</p> <p>Reason: To ensure resource recovery is promoted and local amenity is maintained.</p>

25.	<p><b>Standard Street Tree Protection</b></p> <p>Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.</p> <p>Reason: To protect and retain trees.</p>						
26.	<p><b>Dilapidation Report</b></p> <p>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 identified property (93 Australia Street, Camperdown) 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.</p> <p>Reason: To establish and document the structural condition of adjoining properties for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.</p>						
27.	<p><b>Construction Fencing</b></p> <p>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.</p> <p>Reason: To protect the built environment from construction works.</p>						
28.	<p><b>Tree Protection Zone</b></p> <p>To protect the following tree, no work may commence until its Protection Zone is fenced off at the specified radius from the trunk to prevent any activities, storage or the disposal of materials within the fenced area in accordance with Council's Development Fact Sheet—Trees on Development Sites. The fence/s (including existing boundary fencing) must be maintained intact until the completion of all demolition/building work on site.</p> <table border="1"><thead><tr><th>Tree No.</th><th>Botanical/Common Name</th><th>Location</th></tr></thead><tbody><tr><td>1</td><td><i>Banksia integrifolia</i> (Coast Banksia)</td><td>Australia street Council verge</td></tr></tbody></table> <p>Reason: To retain and protect trees.</p>	Tree No.	Botanical/Common Name	Location	1	<i>Banksia integrifolia</i> (Coast Banksia)	Australia street Council verge
Tree No.	Botanical/Common Name	Location					
1	<i>Banksia integrifolia</i> (Coast Banksia)	Australia street Council verge					

**DURING BUILDING WORK**

	Condition
<b>29. Advising Neighbours Prior to Excavation</b>	<p>At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, reasonable notice must be provided to the owner of the adjoining allotment of land including particulars of the excavation.</p> <p>Reason: To ensure surrounding properties are adequately notified of the proposed works.</p>
<b>30. Construction Hours – Class 1 and 10</b>	<p>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.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>
<b>31. Survey Prior to Footings</b>	<p>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.</p> <p>Reason: To ensure works are in accordance with the consent.</p>

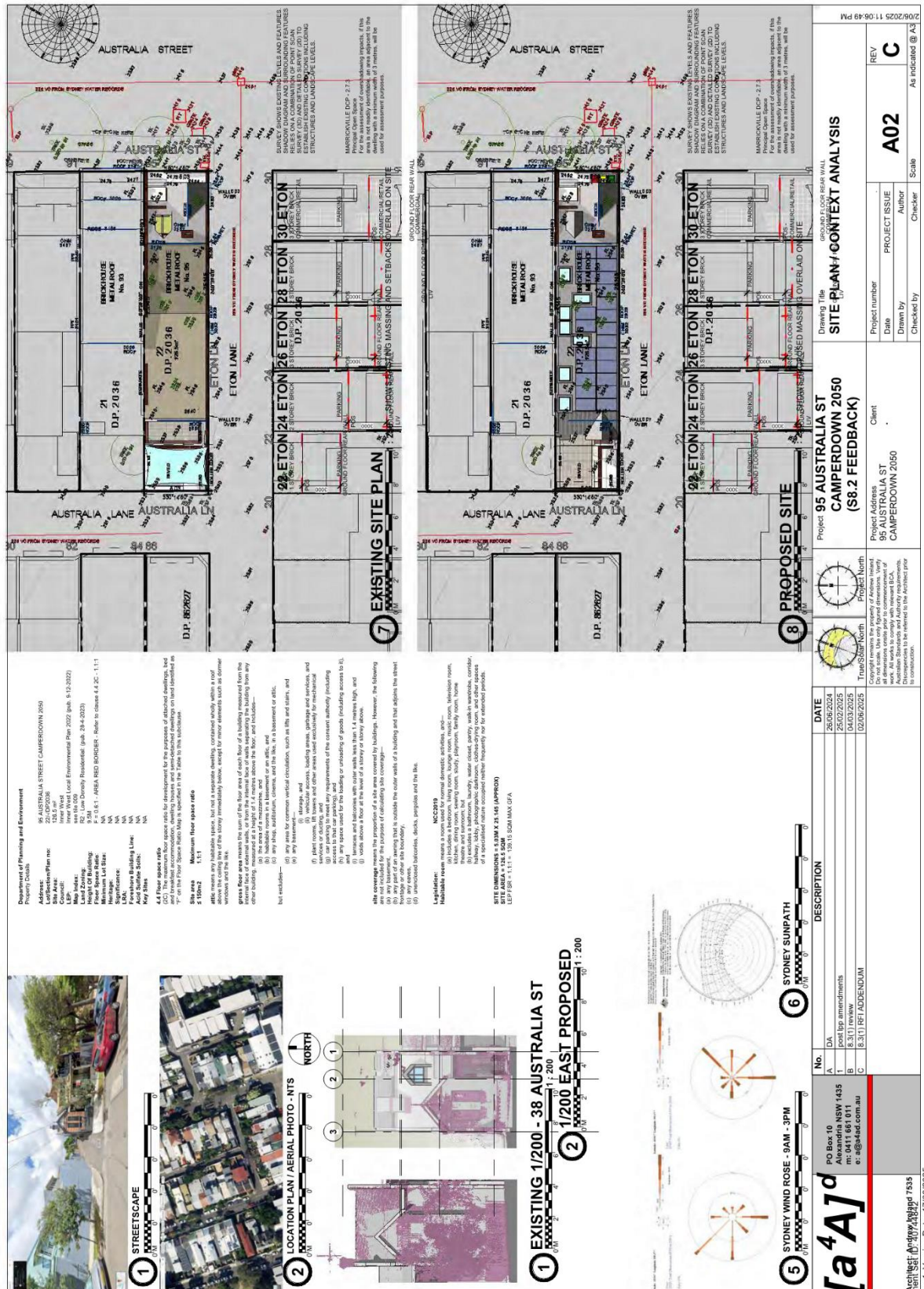
**BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

	Condition
<b>32. Public Domain Works</b>	<p>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:</p> <ul style="list-style-type: none"> <li>a. Light duty concrete vehicle crossing at the vehicular access location; and</li> <li>b. Other works subject to the Roads Act 1993 approval.</li> </ul> <p>All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".</p> <p>Reason: To ensure Council assets are protected, and that works that are undertaken in the public domain maintain public safety.</p>
<b>33. No Encroachments</b>	<p>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.</p> <p>Reason: To maintain and promote vehicular and pedestrian safety.</p>

34.	<p><b>Protect Sandstone Kerb</b></p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent has been replaced.</p> <p>Reason: To ensure Council assets are protected.</p>
35.	<p><b>Parking Signoff – Minor Developments</b></p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.</p> <p>Reason: To ensure parking facilities are designed in accordance with the Australian Standard and council's specifications.</p>
36.	<p><b>Aircraft Noise –Alterations and Additions</b></p> <p>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.</p> <p>Reason: To ensure all noise attenuation is in accordance with the relevant Australian Standard.</p>
37.	<p><b>Dilapidation Report</b></p> <p>Prior to the issue of an Occupation Certificate, the Certifying Authority and owners of identified properties must be provided with a second colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the identified property (93 Australia Street, Camperdown) 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.</p> <p>Reason: To determine potential construction impacts.</p>
38.	<p><b>Resident Parking Scheme Not Applicable</b></p> <p>Prior the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that measures have been put in place to advise future owners and occupants or tenants of the proposed building that they are not eligible to obtain parking permits under any existing or future resident parking scheme for the area. The person acting on this Development Consent shall advise any purchaser or prospective tenant of this condition. All developments that are excluded from Permit Parking Schemes can be found in Councils Public Domain Parking Policy.</p> <p>Reason: To provide transparency in the application of the Resident Parking Scheme.</p>

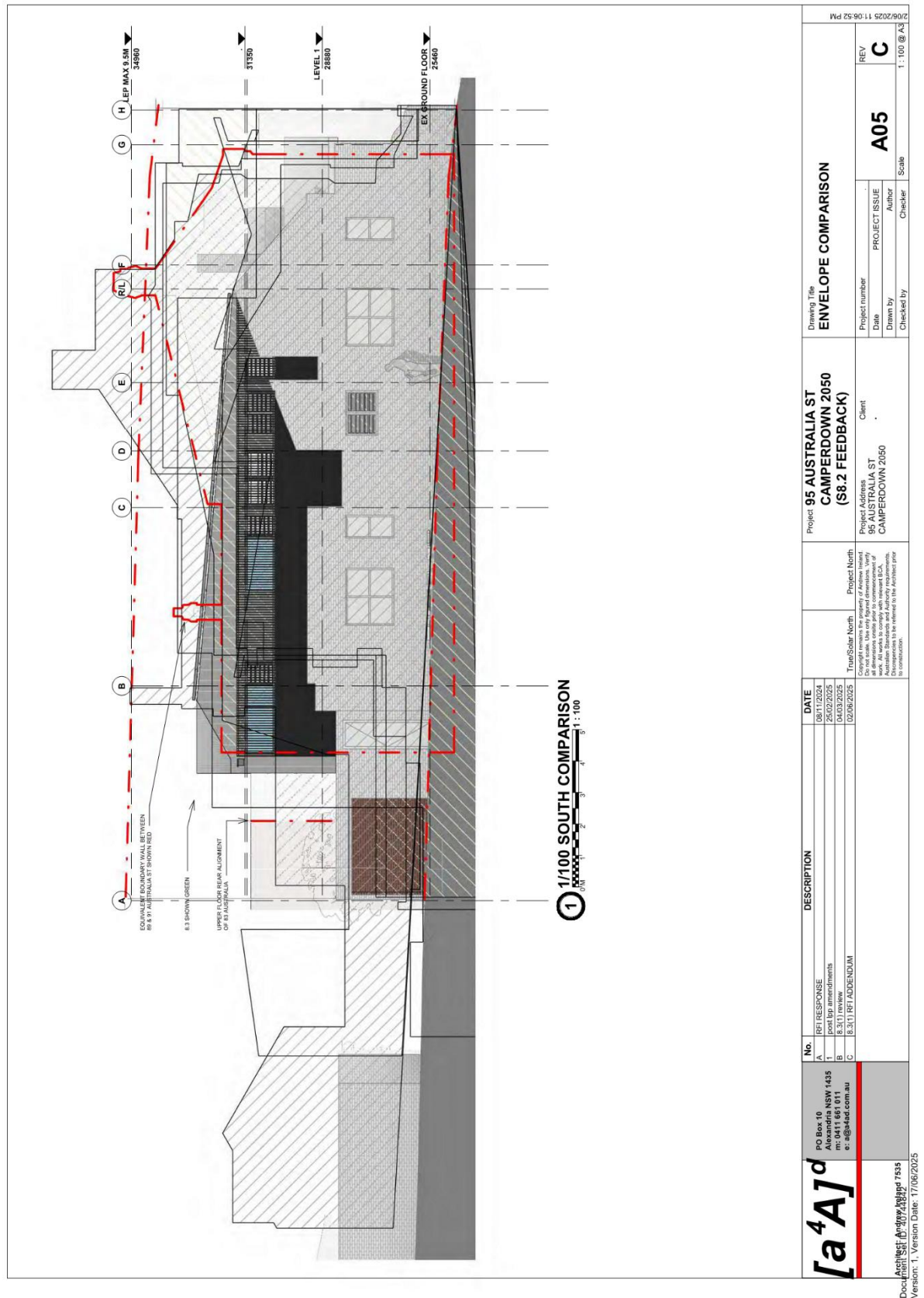


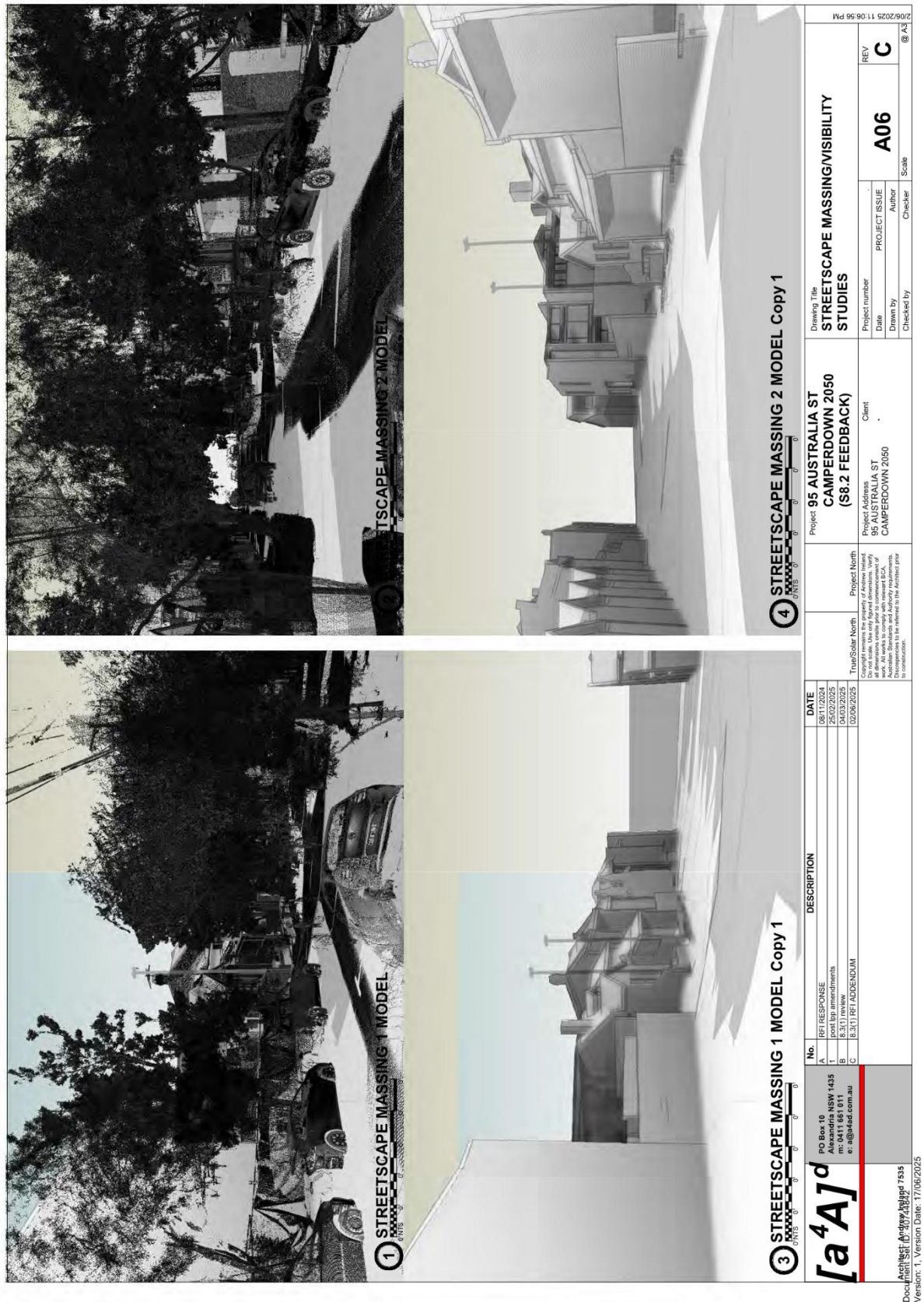




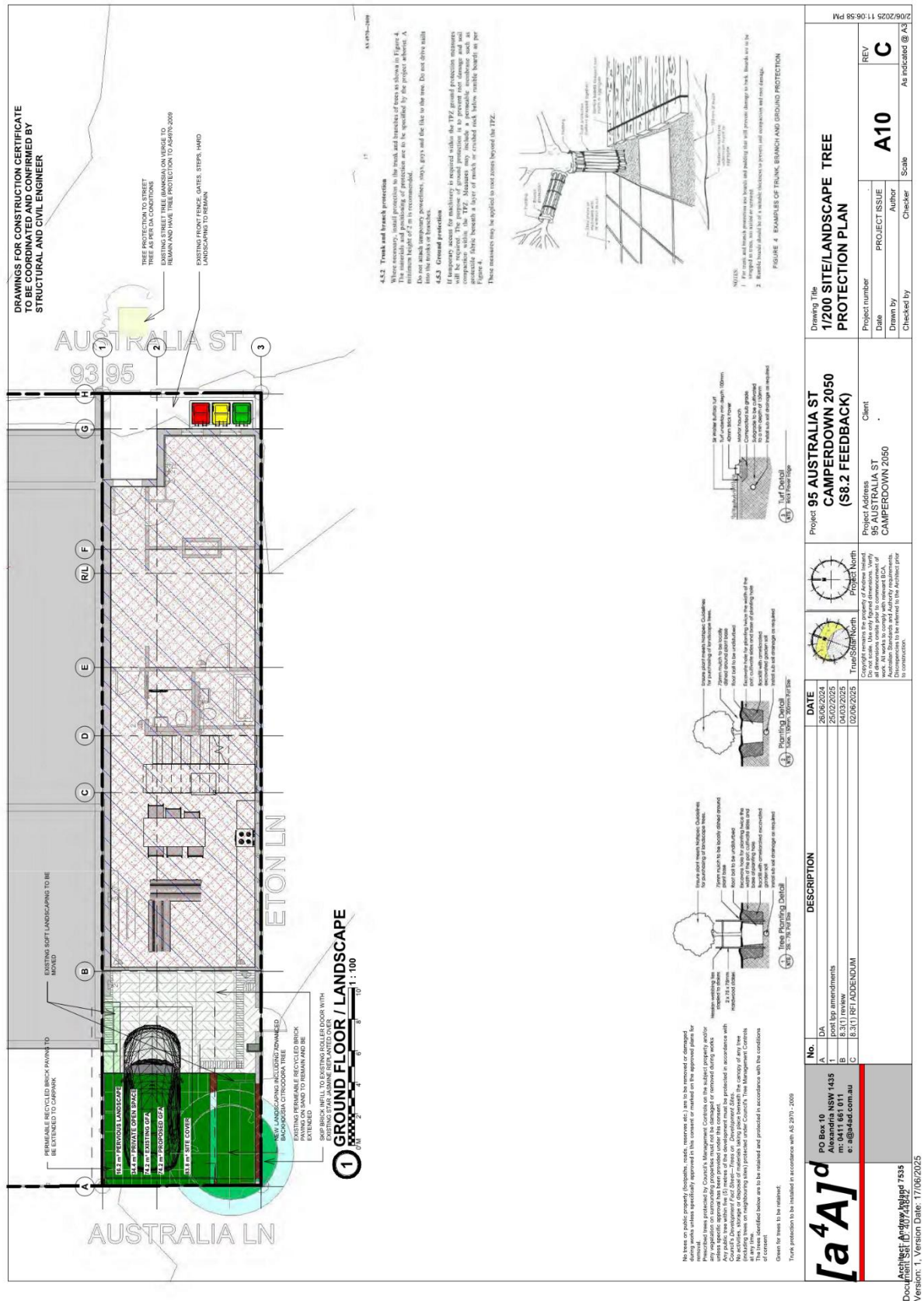


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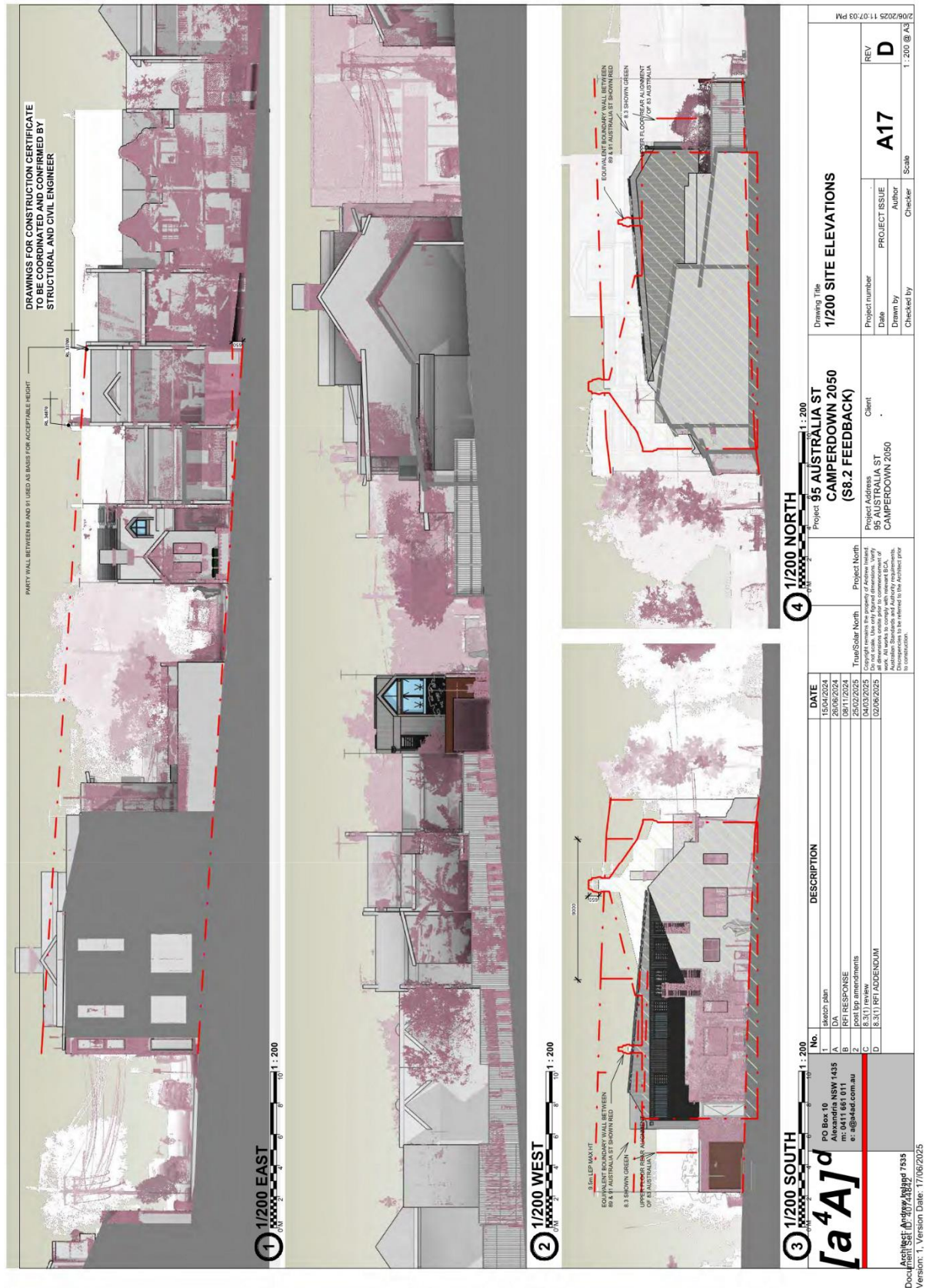


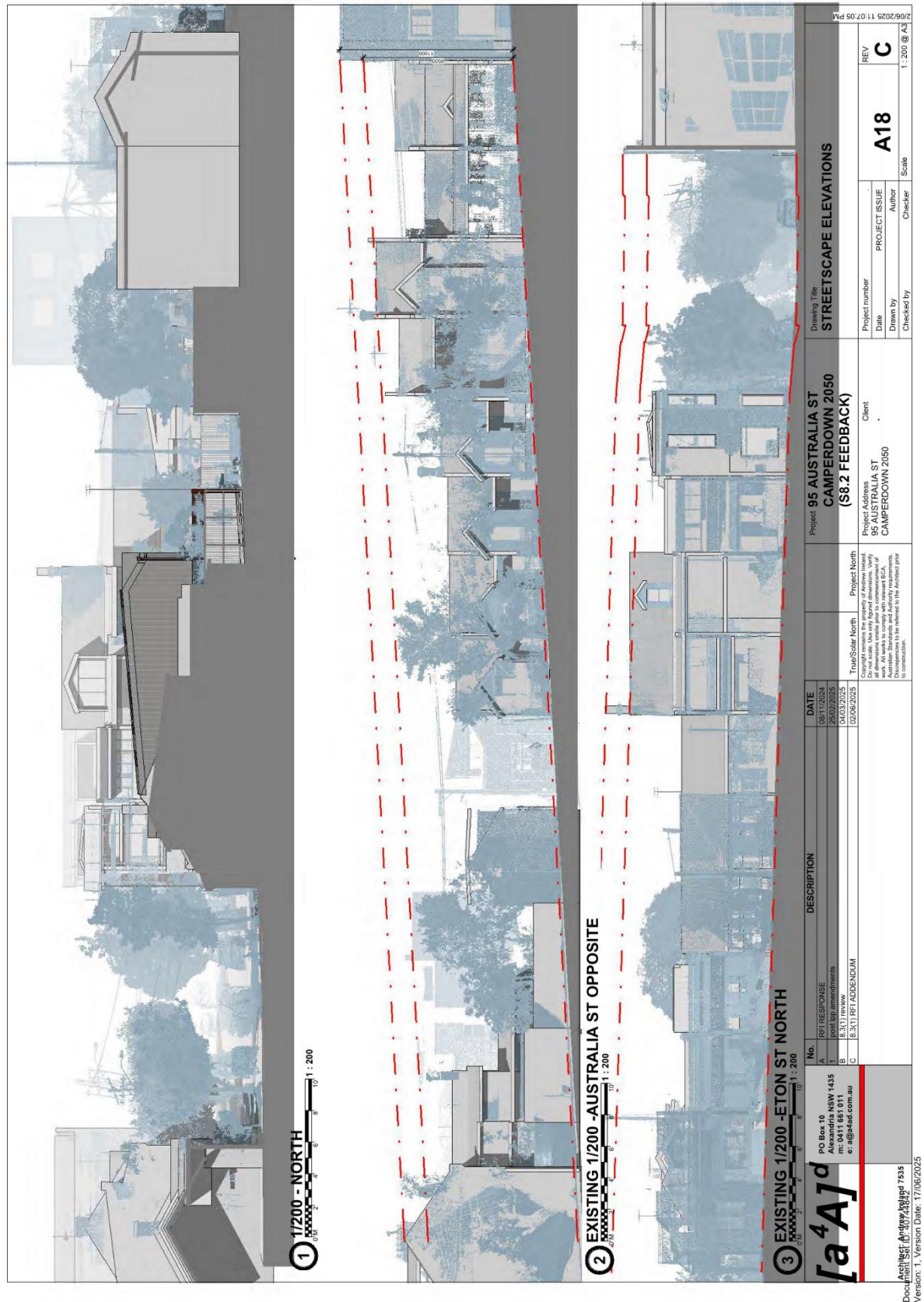


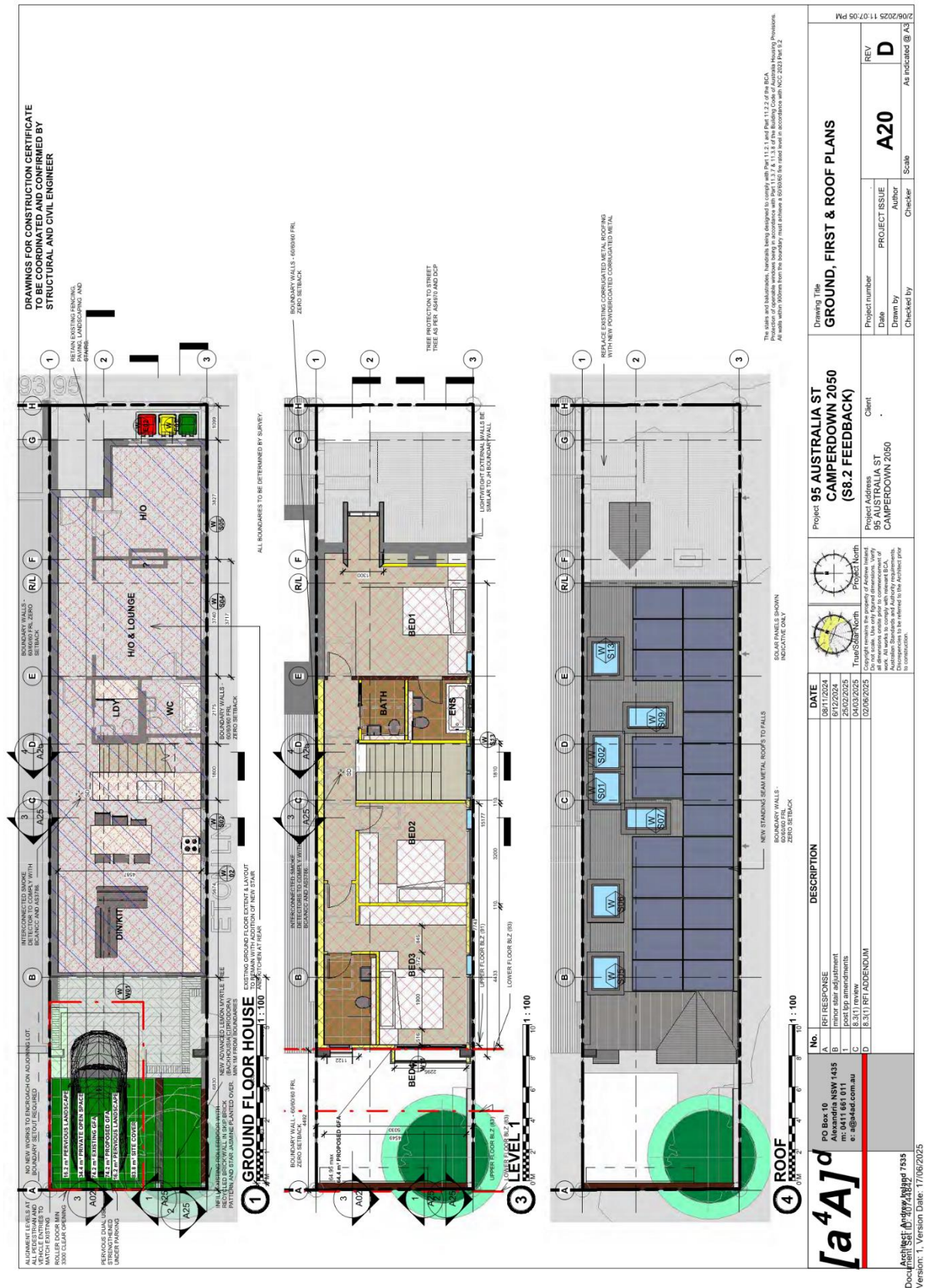


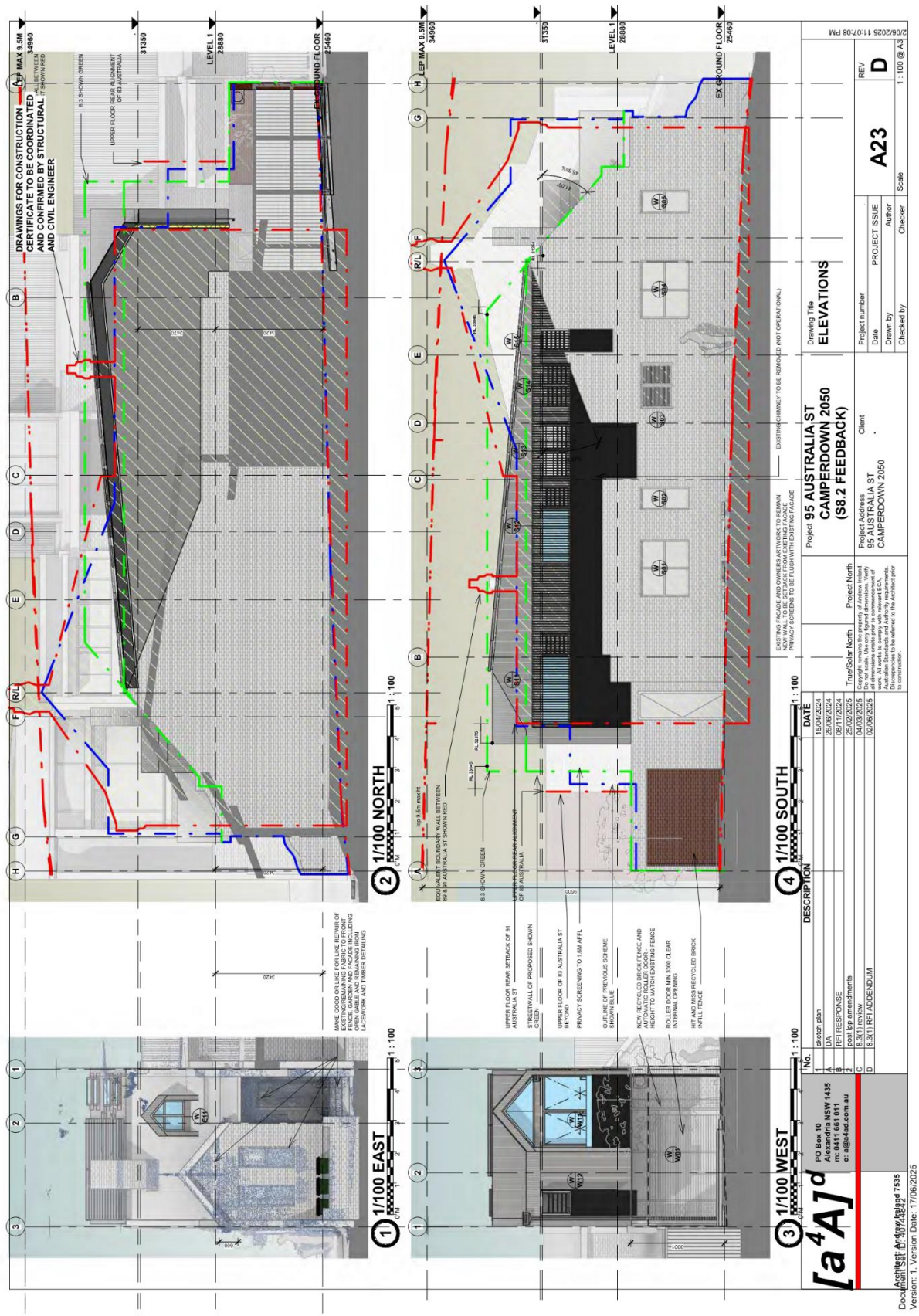
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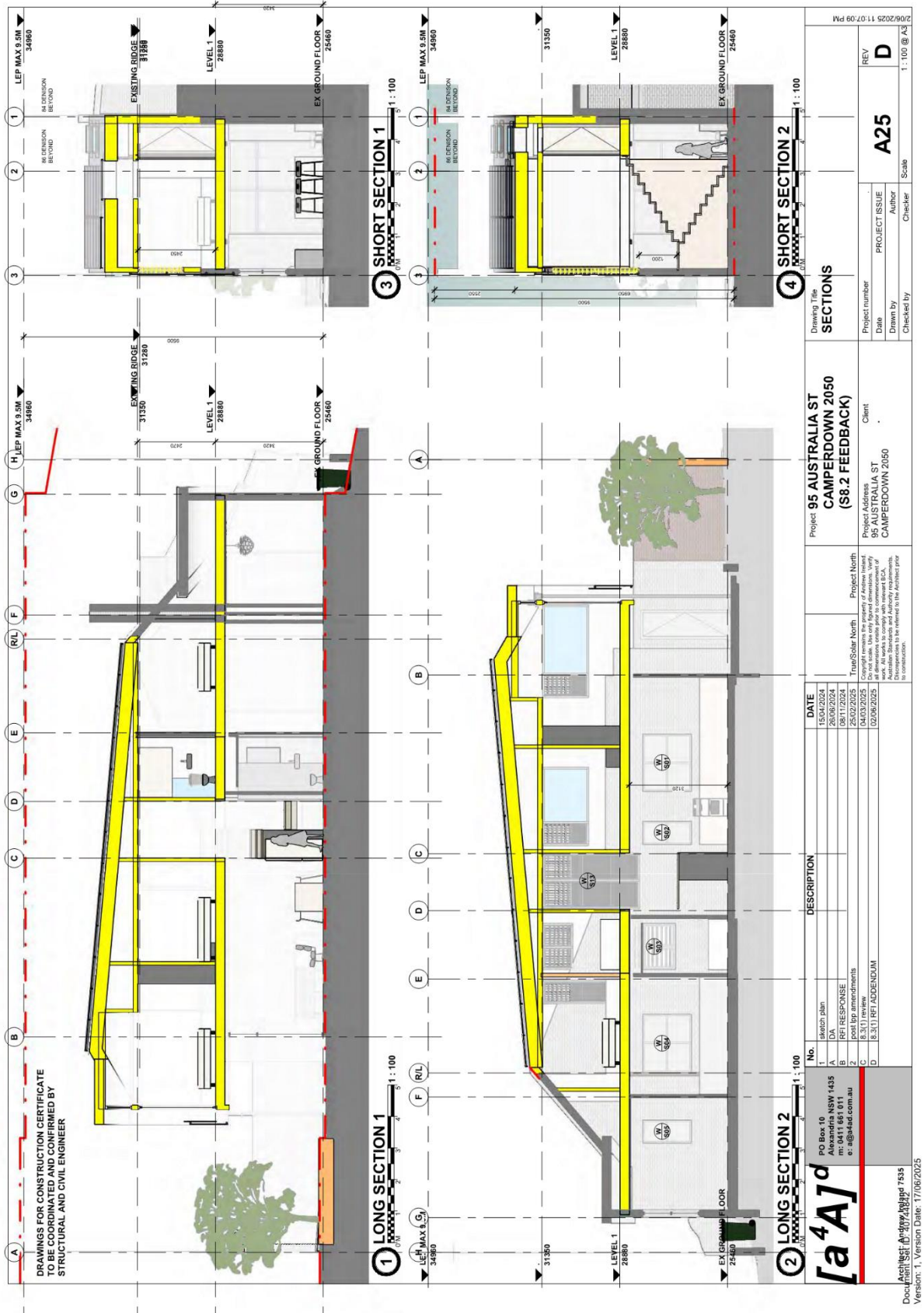




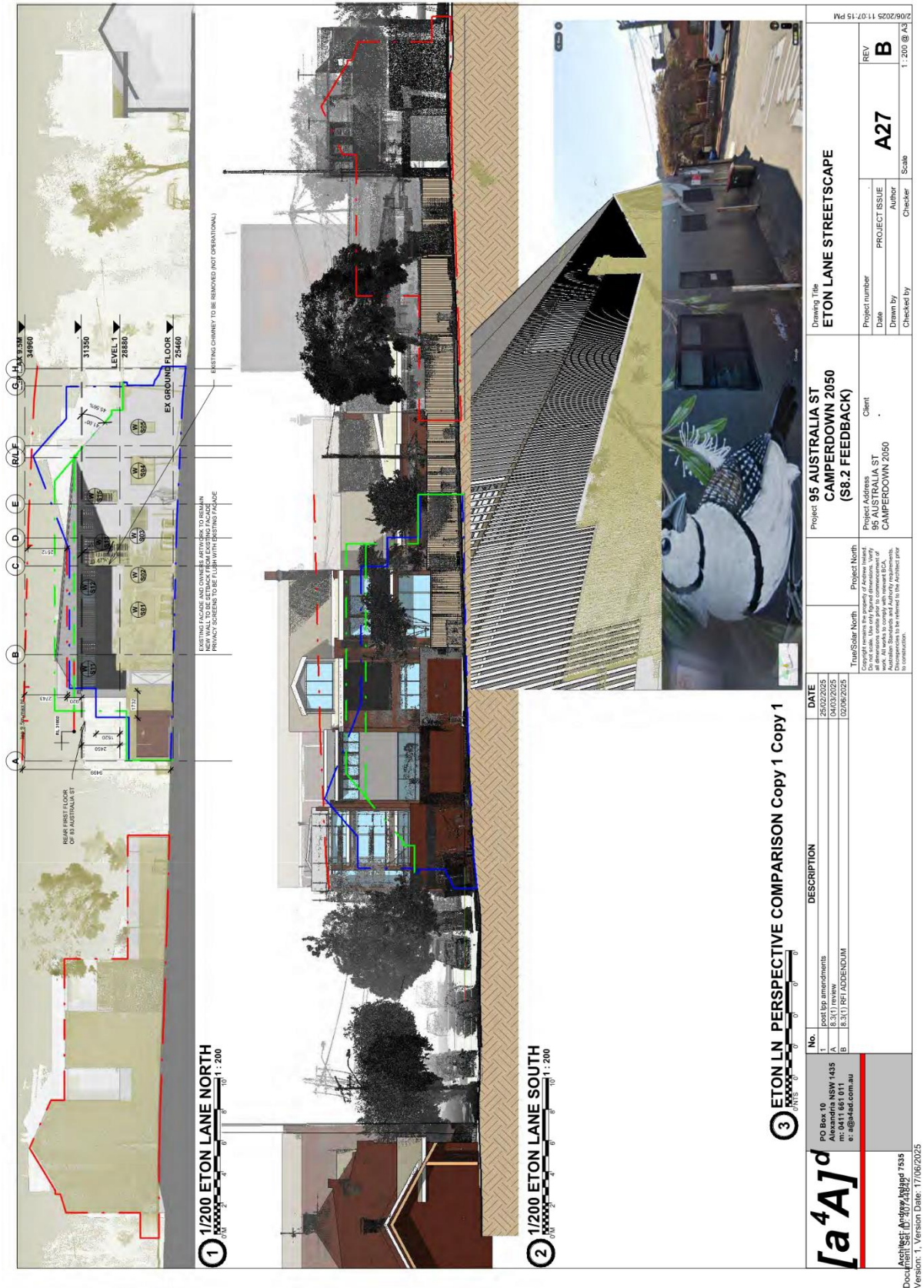








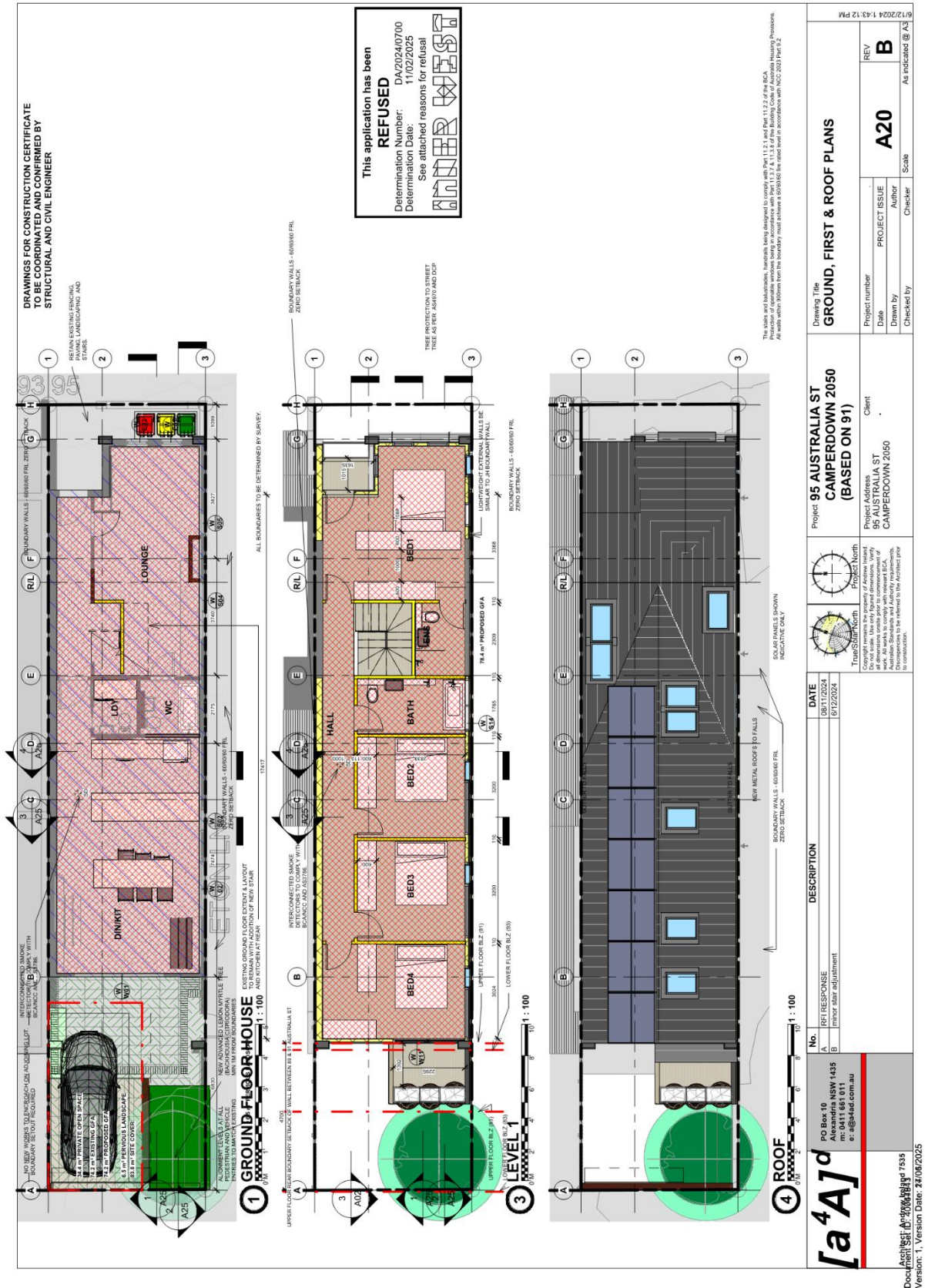




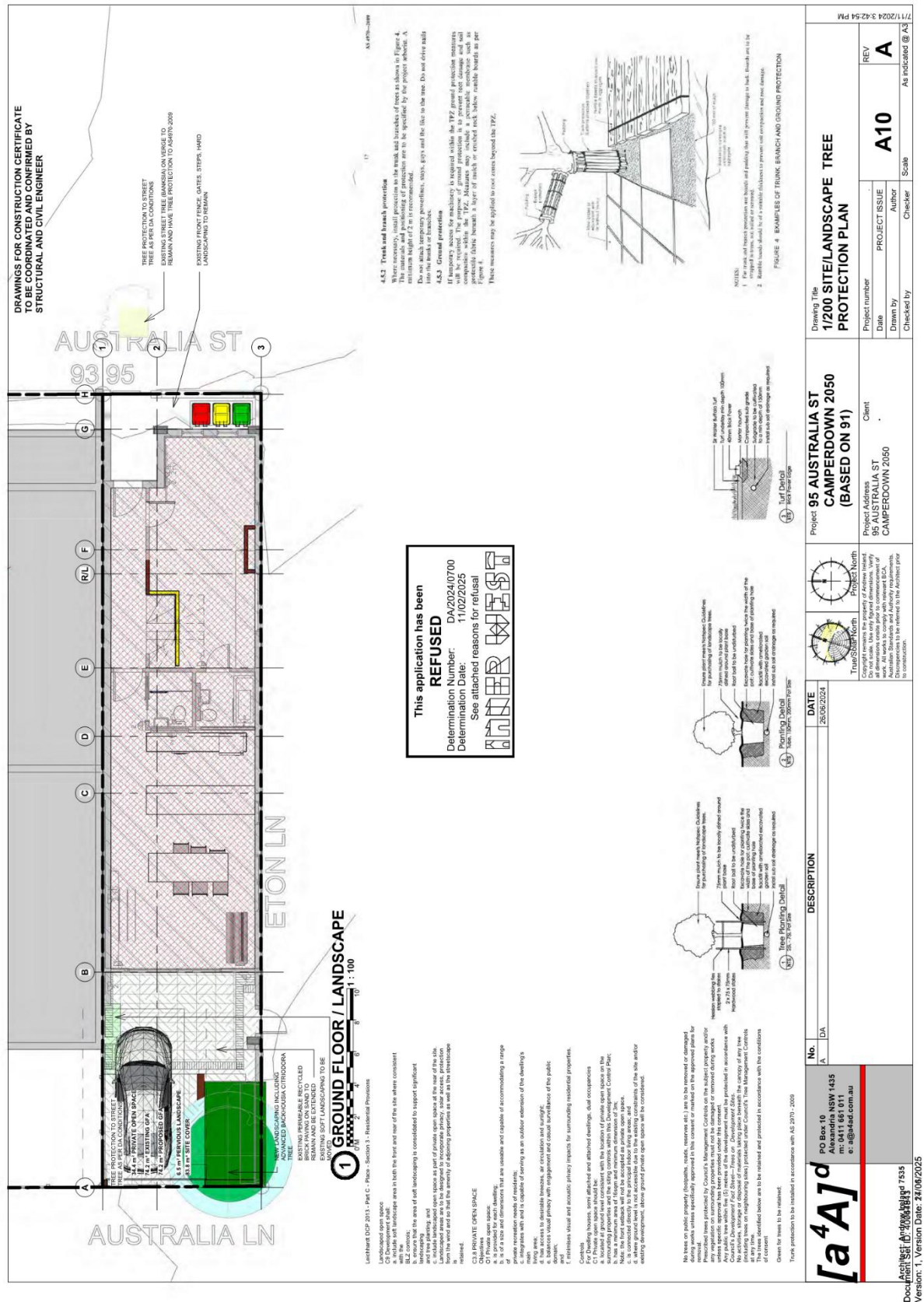
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# DEVELOPMENT APPLICATION

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