



Party Wall Consent

About this form:	Use this form to provide Party Wall Consent in association with a Development Application. There are many properties within the municipality that share a 'party wall'. Where you seek to rely on this wall for your development you will need to provide the consent of all owners of the wall.
How to complete:	<ol style="list-style-type: none">1. Ensure that all fields have been filled out correctly.2. Once completed, please refer to the lodgement details section for further information.

Property Details:

Please list all properties subject to this application

Street address:			
Suburb:		Postcode:	
Legal description:	Lot:	Section:	DP/SP:

Owner/s Party Wall Consent

ALL registered owners of the site must sign this form. Without owner consent Council will not accept the application. If the site is owned by a company the onus is on the company to ensure that the correct number of directors sign the application. It is also the company's responsibility, including sole director companies, to use the company seal, if the company rules stipulate its use, or alternatively provide authorisation by way of company letterhead. Strata bodies must use the strata seal.

Council will not accept this application without correct and complete owner/s consent

As owner/s of the above mentioned property, I/we/this company consent/s to the lodgement of a Development application which relies on the jointly owned party wall for either lateral or vertical support.

Salutation: (please tick)	<input type="checkbox"/> Mr	<input type="checkbox"/> Ms	<input type="checkbox"/> Miss	<input type="checkbox"/> Other (please specify)
Company / Strata Name (if applicable)				
First name:		Surname:		
Email:				
Street address:		Postcode:		
Suburb:				
Phone number:		Mobile:		
Print name/s:				
Signature/s				

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Further information or frequently asked questions

WHY DO I NEED THE CONSENT OF MY NEXT DOOR NEIGHBOUR?

The Inner West Council has a great many buildings which share a party wall on one or more boundaries.

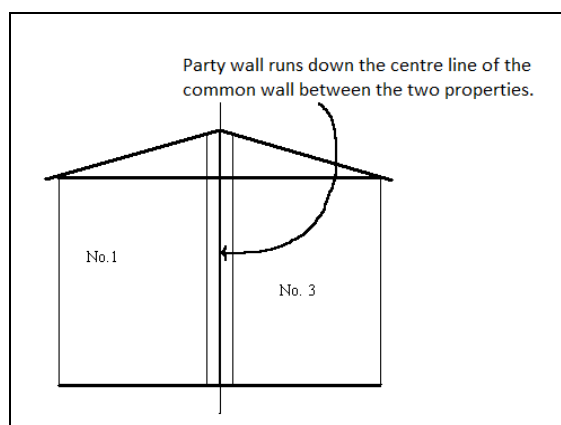
Any application which proposes:

- demolition
- alterations and additions; or
- erection of a new building,

and proposes works on a party wall or works which rely on a party wall for lateral or vertical support, must be accompanied by the written consent of all owners of all party walls involved. .

It is a requirement of the *Environmental Planning & Assessment Act 1979* that all development applications are made by the owner or a person with the owner's consent.

FIGURE 1



WHY CAN'T COUNCIL JUST CONDITION THIS?

This is not a question of how a building can be built but a legal requirement that all owners have agreed to the lodgement of the application.

This also goes to the validity of the application. A development application cannot be determined until it has the written consent of all owners of all property that work will take place on.

WHAT WILL COUNCIL DO WITH APPLICATIONS SUBMITTED WHERE PARTY WALLS ARE INVOLVED?

When an application is lodged, and it appears to Council that works involve a party wall, Council officers will look for adjoining owners consent. If there is no consent, then Council officers examine the plans to see if the works are to be supported independently of the party wall.

Where the application does not have party wall consent but includes a design which shows that the works are to be supported independently of the party wall these plans must be accompanied by a certificate from a qualified structural engineer.

The structural engineer's certificate is to state that the design is independently supported and does not rely on the party wall for lateral or vertical support. It is not sufficient for a structural engineer to state that the works will impose no additional load on the party wall.

The development application will not be accepted by Council until this matter has been satisfied.

EXTRA INFORMATION FOR YOUR NEIGHBOUR

A neighbour who gives party wall consent retains the right to make a separate submission to Council, whether in support or objection, on any aspect of the proposed development other than the use of the party wall.

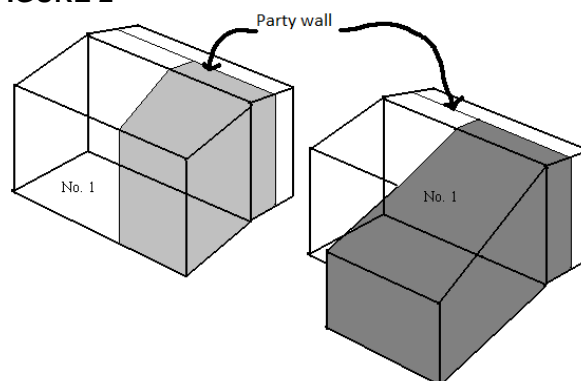
Party wall consent does not prevent you and your neighbour entering into any private agreement. For example, to make good any damage from the works. This is a civil matter between neighbours.

FURTHER INFORMATION

Contact Council's development assessment officers by telephoning 9392 5000 and ask to be put through to the Advisory Services Team. .

EXAMPLES OF WORK ON PARTY WALLS

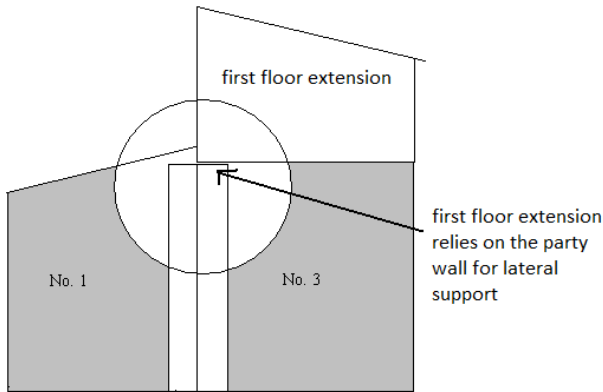
FIGURE 2



In **Figure No.2** the owner of No.1 demolishes the light grey shaded area and builds as shaded dark grey. No.1 is relying for vertical support on the party wall with No.3 and therefore needs the written consent of No.3.

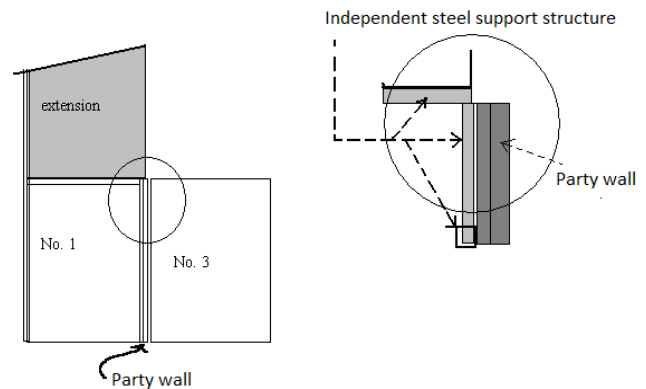
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FIGURE 3



In **Figure No.3** the owner of No.3 extension relies on party wall for support, therefore No.3 needs the written consent of No.1 in order to lodge the application.

FIGURE 4



In **Figure No.4** the owner of No.1 is unable to obtain the written consent of No.3 for works involving the party wall. No.1 therefore has to provide details from a structural engineer which identifies how the new work will be independently supported without any reliance on the party wall. The Structural engineer certifies that the new works will not rely on the party wall of vertical or lateral support and architectural plans are amended accordingly.

Applicant's signature:		Date:	/ /
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Privacy statement

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



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Instructions for applicants

Lodging an application requires a completed application form, all relevant information and the payment of the required fee. The Application will be checked at lodgement to ensure the required information is provided.

For a list of required information, please refer to Council's [Development Application Checklist](#) and [DA Document Requirements](#)

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

Lodge online: <https://www.planningportal.nsw.gov.au/onlineDA>

Fees and charges: Find fees and charges on the Council website: www.innerwest.nsw.gov.au/FeesAndCharges

Upon review of the documentation, if found to be satisfactory, the application will be entered into our system. You will then be sent an invoice. Please note that the application is not considered to be 'Lodged' until the fees have been paid.

Inconsistency in Lodgement Information : Where information on this form differs from information entered into the Planning Portal Application (PAN) the information on this form will prevail.