

**ELECTRONIC ATTACHMENT**

**for**

**BUSINESS PAPER**

**6.30PM, TUESDAY, 23 JUNE, 2020**





**C0620(3) Item 1 Deferred Post Exhibition Report – Draft Inner West Local Environmental Plan 2020 And Associated DCP Amendments**

Attachment 1 - Draft Inner West Local Environmental Plan 2020 - Written Instrument with Summary of changes since exhibition	3
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**C0620(3) Item 4 Planning Proposal - 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield**

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## Post exhibition changes to the draft Inner West LEP 2020

### Land Use Table

- Zone R2- Low Density Residential: Delete *multi-dwelling housing* from Item 4 – Prohibited.
- Zone R3- Medium Density Residential: Correct land use term for *dwelling houses*.
- Zone B1 – Neighbourhood Centre: Delete *animal boarding or training establishments, business premises and small bars* from Item 3 - Permitted with consent; add *animal boarding and training establishments* to Item 4 – Prohibited; delete *industrial retail outlets* from Item 4 – Prohibited.
- Zone B2 – Local Centre: prohibit *mortuaries*.
- Zone B4 – Mixed Use: Delete *home-based childcare* from Item 2 – Permitted without consent.
- Zone B5 – Business Development: Delete *business premises and office premises* from permitted uses; delete *mortuaries* from Item 4 – Prohibited.
- Zone B6 – Enterprise Corridor: Delete *pubs* from Item 3 - Permitted with consent; prohibit *sex services premises*.
- Zone IN1 – General Industrial: Insert *animal boarding or training establishments* as a permitted use; delete *animal boarding or training establishments* from Item 4 – Prohibited.
- Zone IN2 – Light Industrial: Insert *animal boarding or training establishments* as a permitted use; prohibit *commercial premises and sex service premises*; delete *retail premises and animal boarding or training establishments* from Item 4 – Prohibited.

**Zoning Map** - Moore Street Industrial Precinct, Leichhardt to retain IN2 Light Industrial zoning.

### Part 4 Principle Development Standards and associated map

- Clause 4.4 Floor space ratio – Clause (2B)(b) amended colour reference from blue to cyan. Blue is already used in the accompanying FSR map.

### Part 6 Additional Local Provisions

- Clause 6.10 Development on land in Haberfield Heritage Conservation Area – Clause updated to clarify that controls relating to excavation and landscaped area apply to new dwellings as well as alterations and additions to existing dwelling houses.
- Clause 6.15 Business and office premises in Zone IN2 Light Industrial and Zone B7 Business Park – Amended to a 'despite' clause to ensure that development for business premises or office premises is for creative purposes only.
- Clause 6.17 Location of restricted premises and sex services premises – Insert IN2 – Light Industrial under Clause 6.17(2)(c). Delete 'Area 3' from 6.17(2)(e). Delete reference to Clause 6.17(2)(e) under Clause 6.17(4)(a).

### Schedule 1 - Additional permitted uses

- Item 27 - *Use of certain land at 5–11 Chester Street, Petersham* and Item 29 - *Use of certain land at 6 Livingstone Road, Petersham* have been updated to refer to each other to ensure that development on one site can only be carried out in conjunction with development on the other site.
- New item - Item 12B - *Use of certain land near Moore Street, Leichhardt*. This allows freight transport facilities, general industries, resource recovery facilities, sewage treatment plants, timber yards, and vehicle body repair workshops as permitted uses within the Moore Street Industrial Precinct.

## Schedule 5 Environmental Heritage - Part 1 Heritage items

### Minor amendments to listing description:

- 1-3 Charlotte Street, Ashfield
- Road reserve, outside of 21 Hercules Street, Ashfield - Monument - "Mei Quong Tart"
- 63-85 Victoria Street and 12-18 Robert Street, Ashfield - Sydney Private Hospital, including interiors
- 46 and 48 Glassop Street, Balmain
- Illoura Reserve, Balmain East
- Ballast Point Park, Birchgrove
- Australia Street industrial group, including interiors, Camperdown
- 9 Watson Avenue, Croydon Park
- 29, 31 and 33 Liberty Street, Enmore
- 18 Stanton Road, Haberfield
- Lewisham Railway viaducts over Long Cove Creek, Lewisham/Summer Hill
- Dibble Avenue Waterhole, Marrickville
- 56 Liverpool Road, Summer Hill
- 52 Grosvenor Crescent, Summer Hill
- Summer Hill Public School, Summer Hill
- Post office pillar box, Summer Hill
- 2-32 Smith Street, Former Flour Mill Complex, Summer Hill
- Part 65-75 Smith Street, Summer Hill
- Darrell Jackson Gardens, Summer Hill

### Items that have been removed

- 2 Clissold Street, Ashfield
- 50 Thomas Street, Croydon (*duplicate listing*)

### Items that have been added

- 73 and 73a The Boulevard, Dulwich Hill (*added to Marrickville LEP 2011 5 June 2020*)

## Schedule 5 Environmental Heritage – Part2 Heritage Conservation Areas

- Suburb number for Newtown updated

## Schedule 5 Environmental Heritage - Part 3 Archaeological Sites

- Gannon's Inn Archaeological site - 775-779 Princes Highway removed from the listing.
- Annandale House Archaeological site - 40-66 Northumberland Avenue, Stanmore removed from the listing.
- Suburb numbers for Stanmore, Sydenham and Tempe updated

## Inner West Local Environmental Plan 2020



New South Wales

### Status information

#### Currency of version

Current version for 26 May 2020 to date (accessed 26 May 2020 at 09:49)

Legislation on this site is usually updated within 3 working days after a change to the legislation.

#### Provisions in force

The provisions displayed in this version of the legislation have all commenced. See Historical Notes

#### Does not include amendments by:

*Children (Education and Care Services) Supplementary Provisions Amendment Act 2018* No 46 (not commenced — to commence on 31.10.2019)

#### See also:

*Planning Legislation Amendment Bill 2019*

#### Authorisation

This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the *Interpretation Act 1987*.

File last modified 26 May 2020.

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- Zone R2 Low Density Residential
- Zone R3 Medium Density Residential
- Zone R4 High Density Residential
- Zone B1 Neighbourhood Centre
- Zone B2 Local Centre
- Zone B4 Mixed Use
- Zone B5 Business Development
- Zone B6 Enterprise Corridor
- Zone B7 Business Park
- Zone IN1 General Industrial
- Zone IN2 Light Industrial
- Zone SP1 Special Activities
- Zone SP2 Infrastructure
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## **Dictionary**

## Part 1 Preliminary

### 1.1 Name of Plan

This Plan is Inner West Local Environmental Plan 2020.

### 1.1AA Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

### 1.2 Aims of Plan

- (1) This Plan aims to make local environmental planning provisions for land in Inner West in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
- (2) The particular aims of this Plan are as follows:
  - (a) to ensure development applies the principles of ecologically sustainable development,
  - (b) to mitigate the impact of climate change and adapt to its impacts,
  - (c) to protect, enhance and sustainably manage biodiversity, natural ecosystems, water resources, ecological processes and urban forest,
  - (d) to ensure that the risk to the community in areas subject to urban and natural hazards is minimised,
  - (e) to ensure that existing and future residents, visitors and workers have access to sustainable transport including walking and cycling, social and community infrastructure, services and public open space,
  - (f) to retain, protect and increase industrial and employment land and enhance the function and vitality of centres,
  - (g) to promote accessible and diverse housing types to support people at all stages of life, including the provision and retention of affordable housing,
  - (h) to identify, protect and conserve environmental and cultural heritage and significant local character,
  - (i) to achieve a high-quality urban form and open space in the public and private domain by ensuring new development exhibits architectural and urban design excellence,
  - (j) to protect and enhance the amenity, vitality and viability of Inner West for existing and future residents, workers and visitors,
  - (k) to protect and enhance significant views and vistas from the public domain and promote view sharing from and between private dwellings,
  - (l) to prevent adverse social, economic and environmental impacts including cumulative impacts..

### 1.3 Land to which Plan applies

- (1) This Plan applies to the land identified on the Land Application Map.
- (1A) Despite subclause (1), this Plan does not apply to the land identified as “Deferred matter” on the Land Application Map.

### 1.4 Definitions

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

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## 1.5 Notes

Notes in this Plan are provided for guidance and do not form part of this Plan.

## 1.6 Consent authority

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

## 1.7 Maps

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name:
  - (a) approved by the local plan-making authority when the map is adopted, and
  - (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made.
- (1AA) (Repealed)
- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

**Note.** The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the website of the Department of Planning and Environment.

## 1.8 Repeal of planning instruments applying to land

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

**Note.** The following local environmental plans are repealed under this provision:

*Ashfield Local Environmental Plan 2013*  
*Leichhardt Local Environmental Plan 2013*  
*Marrickville Local Environmental Plan 2011*

- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

**Note.** However, *Leichhardt Local Environmental Plan 2000* continues to apply to the land identified as "Deferred matter" under clause 1.3 (1A).

## 1.8A Savings provision relating to development applications

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

### Note.

However, under Division 3.5 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.

## 1.9 Application of SEPPs

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 3.28 of the Act.
- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies:

*State Environmental Planning Policy No 1—Development Standards*

## 1.9A Suspension of covenants, agreements and instruments

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
  - (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
  - (b) to any prescribed instrument within the meaning of section 183A of the *Crown Lands Act 1989*, or
  - (c) to any conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or
  - (d) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or
  - (e) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or
  - (f) to any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or
  - (g) to any planning agreement within the meaning of section 7.1 of the Act
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 3.16 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

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## **Part 2 Permitted or prohibited development**

### **2.1 Land use zones**

The land use zones under this Plan are as follows:

#### **Residential Zones**

R1 General Residential

R2 Low Density Residential

R3 Medium Density Residential

R4 High Density Residential

#### **Business Zones**

B1 Neighbourhood Centre

B2 Local Centre

B4 Mixed Use

B5 Business Development

B6 Enterprise Corridor

B7 Business Park

#### **Industrial Zones**

IN1 General Industrial

IN2 Light Industrial

#### **Special Purpose Zones**

SP1 Special Activities

SP2 Infrastructure

#### **Recreation Zones**

RE1 Public Recreation

RE2 Private Recreation

#### **Waterway Zones**

W1 Natural Waterways

W2 Recreational Waterways

### **2.2 Zoning of land to which Plan applies**

For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.

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## 2.3 Zone objectives and Land Use Table

- (1) The Land Use Table at the end of this Part specifies for each zone:
  - (a) the objectives for development, and
  - (b) development that may be carried out without development consent, and
  - (c) development that may be carried out only with development consent, and
  - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part:
  - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
  - (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

### Notes.

- 1 Schedule 1 sets out additional permitted uses for particular land.
- 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act.
- 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4 Clause 2.6 requires consent for subdivision of land.
- 5 Part 5 contains other provisions which require consent for particular development.

## 2.4 Unzoned land

- (1) Development may be carried out on unzoned land only with development consent.
- (2) In deciding whether to grant development consent, the consent authority:
  - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
  - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

## 2.5 Additional permitted uses for particular land

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
  - (a) with development consent, or
  - (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

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## 2.6 Subdivision—consent requirements

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

### Notes.

**1** If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.

**2** Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is **complying development**.

- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

**Note.** The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

## 2.7 Demolition requires development consent

The demolition of a building or work may be carried out only with development consent.

**Note.** If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

## 2.8 Temporary use of land

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that:
  - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
  - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
  - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
  - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3) (d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

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## Land Use Table

**Note.** A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies:

*State Environmental Planning Policy (Affordable Rental Housing) 2009* (including provision for secondary dwellings)

*State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*

*State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

*State Environmental Planning Policy (Infrastructure) 2007*—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

*State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*

*State Environmental Planning Policy No 33—Hazardous and Offensive Development*

*State Environmental Planning Policy No 50—Canal Estate Development*

*State Environmental Planning Policy No 64—Advertising and Signage*

*State Environmental Planning Policy (Primary Production and Rural Development) 2019*

## Zone R1 General Residential

### 1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.
- To provide landscaped areas for the use and enjoyment of existing and future residents.
- To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.
- To protect and enhance the amenity of existing and future residents and the neighbourhood.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

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## 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial Premises; Correctional centres; Crematoria; Depots; Dual occupancies; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Moorings; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Zone R2 Low Density Residential

### 1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.
- To provide landscaped areas for the use and enjoyment of existing and future residents.
- To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.
- To protect and enhance the amenity of existing and future residents and the neighbourhood.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Dwelling houses; Group homes; Home business; Home industries; Hostels; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

## 4 Prohibited

Advertising Structure; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat Sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial Premises; Correctional centres; Crematoria; Depots; Eco-tourist Facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition Homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; [Moorings](#); Mooring pens; [Moorings](#); Mortuaries; [Multi-dwelling housing](#); Open cut mining; Passenger transport facilities; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation Facilities (Outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service Stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centers; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Zone R3 Medium Density Residential

### 1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that is compatible with the desired future character of the locality.
- To ensure that lots are of adequate size and shape to facilitate the appropriate balance between built form and high quality landscape outcomes.
- To protect and enhance the amenity of existing and future residents and the neighbourhood.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling [houses](#); Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4



## 4 Prohibited

Advertising structure; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat Sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial Premises; Correctional centres; Crematoria; Depots; Eco-tourist Facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition Homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Moorings; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation Facilities (Outdoor); Registered clubs; Research stations; Residential Accommodation; Restricted premises; Rural industries; Service Stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centers; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Zone R4 High Density Residential

### 1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide housing that displays quality architectural, urban and landscape design, consistent with the desired future character.
- To ensure that lot consolidation creates lots that are of sufficient size to facilitate the appropriate balance between built form, and high quality landscape outcomes.
- To protect and enhance the amenity of existing and future residents and the neighbourhood.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Kiosks; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

## 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; ~~Moorings~~; Mooring pens; ~~Moorings~~; Mortuaries; Open cut mining; Pond-based aquaculture; Passenger transport facilities; Plant nurseries; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Zone B1 Neighbourhood Centre

### 1 Objectives of zone

#### Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities for local residents.
- To provide for services and employment within walking distance of residences
- To provide retail facilities and business services for the local community commensurate with the centre's role in the local retail hierarchy.
- To allow residential accommodation while maintaining active retail, business or non-residential land uses at street level.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

~~Animal boarding or training establishments~~; Boarding houses; ~~Business premises~~; Centre-based child care facilities; Commercial premises; Community facilities; Dwelling houses; Emergency services facility; Food and drink premises; Industrial retail outlets; Information and education facility; Kiosks; Light industries; Markets; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Public administration building; Recreation area; Recreation facilities (indoor); Respite day care centres; Roads; Seniors housing; Shops; Shop top housing; ~~Small bars~~; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

## 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; ~~Animal boarding or training establishments~~; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; ~~Industrial Retail Outlets~~; Jetties; Landscaping material supplies; Marinas; ~~Mooring~~; Mooring pens; ~~Mooring~~; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Zone B2 Local Centre

### 1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To reinforce and enhance the role, function and identity of local centres as the primary commercial and retail centres in Inner West and provide for residential development that supports, and does not detract from, that function.
- To strengthen the viability and vitality of the Ashfield town centre as the primary centre for investment, employment, cultural and civic activity.
- To promote building use and design that creates open and lively facades and invites people to interact at a street level.
- To generally conserve and enhance the unique sense of place of local centres by ensuring that new development displays architectural and urban design quality and integrates with the desired character and cultural heritage of these places.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Electricity generating works; Entertainment facilities; Environmental protection works; Function centres; Hostels; Industrial retail outlets; Information and education facilities; Light industries; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Seniors housing; Roads; Self Storage units; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

## 4 Prohibited

Animal boarding or training establishments; Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupation (Sex Services); Industries; Industrial training facilities; Marinas; Mooring pens; [Mortuaries](#); Open cut mining; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Rural industries; Storage premises; Sewage treatment plants; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Waste or resource transfer stations; Water treatment facilities; Wholesale supplies

## Zone B4 Mixed Use

### 1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the renewal of specific areas by providing for a broad range of services and employment uses without adversely impacting on the role or viability of nearby centres.
- To facilitate a high standard of urban design and pedestrian amenity that creates open and lively facades, contributes to achieving a sense of place for the local community and caters for the needs of all ages and abilities.

### 2 Permitted without consent

Home occupations; [Home-based child care](#)

### 3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Group homes; Hostel; Hotel or motel accommodation; Information and education facilities; Light industry; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any development not specified in Item 2 or 4.

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; [Moorings](#); Mooring pens; [Moorings](#); [Mortuaries](#); Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities



## Zone B5 Business Development

### 1 Objectives of zone

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To encourage innovative businesses and light industries to respond to changing markets.
- To maintain the productivity and operation of nearby industrial areas, by promoting a pattern of land uses in the zone that provides a buffer between the industrial activities and uses such as residential, that are sensitive to amenity impacts.
- To enhance the visual appearance of the area by ensuring new development achieves high architectural, urban design and landscape standards.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

~~Business premises~~; Centre-based child care facilities; Commercial premises; Garden centres; Food and drink premises; Hardware and building supplies; Industrial training facility; Landscaping material supplies; Light industries; Markets; Oyster aquaculture; ~~Office premises~~; Passenger transport facilities; Respite day care centres; Roads; Serviced apartments; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industries; Jetties; Marinas; ~~Moorings~~; Mooring pens; ~~Moorings~~; ~~Mortuaries~~; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Retail premises; Rural industries; Sewerage systems; Sex services premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshop; Vehicle repair station; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

## Zone B6 Enterprise Corridor

### 1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To encourage urban services and other development types requiring large floor areas.
- To enhance the visual appearance of the area by ensuring new development achieves high architectural, urban design and landscape standards.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Business premises; Community facilities; Entertainment facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; ~~Pubs~~; Registered Clubs; Resource recovery facilities; Roads; Self storage units; Service stations; Specialised retail premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Wharf or boating facilities; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industries; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (Sex Services); Industries; Jetties; Marinas; ~~Moorings~~; Mooring pens; ~~Moorings~~; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Residential accommodation; Resource Recovery facilities; Restricted premises; Retail premises; Road side stalls; Rural industries; Rural supplies; Sewage treatment plants; ~~Sex services premises~~; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Waste disposal facilities; Water recreation structures; Water supply systems

## Zone B7 Business Park

### 1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To provide business and office premises for the purposes of certain art, technology, production and design sectors.
- To ensure that development in the zone does not detract from the function of centres.
- To enhance the visual appearance of the area by ensuring new development achieves high architectural, urban design and landscape standards.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Centre-based child care facilities; Commercial premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping and material supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities;

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Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; [Moorings](#); Mooring pens; [Moorings](#); Mortuaries; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

## Zone IN1 General Industrial

### 1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To protect industrial land in proximity to Sydney Airport and Port Botany and the Greater Sydney Commission's Eastern Economic Corridor.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Agricultural produce industries; [Animal boarding or training establishments](#); Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Intensive plant agriculture; Kiosks; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depot; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; [Animal boarding or training establishments](#); Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home business; Home occupation; Home occupations (sex services); Information and education facilities; Jetties; Marinas; [Moorings](#); Mooring pens; [Moorings](#); Offensive industries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems

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## Zone IN2 Light Industrial

### 1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To retain existing and employment uses and foster a range of new industrial uses to meet the needs of the community.
- To retain and encourage waterfront industrial and maritime activities.

### 2 Permitted without consent

Nil.

### 3 Permitted with consent

Animal boarding or training establishments; Depots; Garden centres; Hardware and building supplies; Hospitals; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Storage Premises; Take away food and drink premises; Tank-based aquaculture; Transport depot; Truck depots; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home based child care; Home business; Home occupation; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Open cut mining; Moorings; Mooring pens; Pond-based aquaculture; Port facilities; Public Administration Buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Tourist and visitor accommodation; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures;



## **Zone SP1 Special Activities**

### **1 Objectives of zone**

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

### **4 Prohibited**

Any development not specified in item 2 or 3

## **Zone SP2 Infrastructure**

### **1 Objectives of zone**

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To protect and provide for land used for community purposes.
- To provide for public, community and social infrastructure.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Aquaculture; Environmental protection works; Recreation areas; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

### **4 Prohibited**

Any development not specified in item 2 or 3

## Zone RE1 Public Recreation

### 1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To retain, protect and promote public access to foreshore areas and to provide links between open space areas.
- To conserve, maintain and enhance biodiversity and the natural environment, including terrestrial, aquatic and riparian habitats and natural land forms.
- To provide for a range of community facilities and compatible land uses are ancillary to the public open space and recreational use of the land.

### 2 Permitted without consent

Environmental protection works

### 3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Centre-based child care facilities; Community facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Flood mitigation works; Food and drink premises; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roads; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

### 4 Prohibited

Pubs; Any development not specified in item 2 or 3

## Zone RE2 Private Recreation

### 1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide for a range of community facilities, services and compatible land uses.

### 2 Permitted without consent

Environmental protection works

### 3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Food and drink premises; Information and education

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facilities; Jetties; Kiosks; Marinas; Markets; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Water recreation structures; Water recycling facilities; Water storage facilities; Wharf or boating facilities

## 4 Prohibited

Pubs, Small bars; Any development not specified in item 2 or 3

## Zone W1 Natural Waterways

### 1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.
- To enable scientific study of the natural environment.

### 2 Permitted without consent

Environmental protection works

### 3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Environmental facilities; Flood mitigation works; Jetties; Marinas; [Moorings](#); Mooring pens; [Moorings](#); Water recreation structures

## 4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

## Zone W2 Recreational Waterways

### 1 Objectives of zone

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.
- To provide for development that supports or does not undermine restoration of the waterway and its foreshores.

### 2 Permitted without consent

Environmental protection works

### 3 Permitted with consent

Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Building identification signs; Environmental facilities; Flood mitigation works; Jetties; Kiosks; Marinas; Recreation areas; Water recreation structures

### 4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3

## Part 3 Exempt and complying development

### 3.1 Exempt development

**Note.** Under section 4.1 of the Act, exempt development may be carried out without the need for development consent under Part 4 of the Act or for assessment under Part 5 of the Act.

The section states that exempt development:

- (a) must be of minimal environmental impact, and
  - (b) cannot be carried out in a declared area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 or declared critical habitat under Part 7A of the Fisheries Management Act 1994, and
  - (c) cannot be carried out in a wilderness area (identified under the Wilderness Act 1987).
- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
- (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
- (3) To be exempt development, the development:
- (a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia or, if there are no such relevant provisions, must be structurally adequate, and
  - (b) must not, if it relates to an existing building, cause the building to contravene the Building Code of Australia, and
  - (c) must not be designated development, and
  - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the Heritage Act 1977 or that is subject to an interim heritage order under the Heritage Act 1977.
  - (e) (Repealed)
- (4) Development that relates to an existing building that is classified under the Building Code of Australia as class 1b or class 2–9 is exempt development only if:
- (a) the building has a current fire safety certificate or fire safety statement, or
  - (b) no fire safety measures are currently implemented, required or proposed for the building.
- (5) To be exempt development, the development must:
- (a) be installed in accordance with the manufacturer's specifications, if applicable, and

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- (b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.

**Note.** See State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and Part 5A of the Local Land Services Act 2013.

- (6) A heading to an item in Schedule 2 is part of that Schedule.

### 3.2 Complying development

- (1) The objective of this clause is to identify development as complying development.
- (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with:
  - (a) the development standards specified in relation to that development, and
  - (b) the requirements of this Part,
 is complying development.

**Note.** See also clause 5.8 (3) which provides that the conversion of fire alarms is complying development in certain circumstances.

- (3) To be complying development, the development must:
  - (a) be permissible, with development consent, in the zone in which it is carried out, and
  - (b) meet the relevant deemed-to-satisfy provisions of the Building Code of Australia, and
  - (c) have an approval, if required by the Local Government Act 1993, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

### 3.3 Environmentally sensitive areas excluded

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause:
 

***environmentally sensitive area for exempt or complying development*** means any of the following:

  - (a) the coastal waters of the State,
  - (b) a coastal lake,
  - (c) land within the coastal wetlands and littoral rainforests area (within the meaning of the *Coastal Management Act 2016*),
  - (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
  - (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,

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- (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
- (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,
- (h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,
- (i) land reserved or dedicated under the *Crown Lands Act 1989* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
- (j) land that is a declared area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016* or declared critical habitat under Part 7A of the *Fisheries Management Act 1994*.

## Part 4 Principal development standards

### 4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
  - (a) to ensure that lot sizes cater for a variety of development,
  - (b) to ensure that lot sizes do not result in adverse amenity impacts,
  - (c) to ensure that lot sizes deliver high quality architectural, urban and landscape design,
  - (d) to provide a pattern of subdivision that is consistent with the desired future character,
  - (e) to ensure that lot sizes allow development to be sited to protect and enhance riparian and environmentally sensitive land.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land
- (4) This clause does not apply in relation to the subdivision of any land:
  - (a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or
  - (b) by any kind of subdivision under the *Community Land Development Act 1989*.

#### 4.1A Exceptions to minimum subdivision lot size for certain residential development

- (1) The objective of this clause are as follows:
  - (a) to encourage a diversity of lot sizes without adversely affecting residential amenity; and
  - (b) to achieve planned residential density in certain areas.
- (2) Despite clause 4.1 (3), development consent may be granted to the subdivision of land identified as "Area 1" on the Lot Size Map that is not within a heritage conservation area, and that is not a heritage item, if:
  - (a) each lot resulting from the subdivision will be at least 200 square metres, and
  - (b) a semi-detached dwelling is or will be located on each lot, and

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- (c) each lot will have a minimum street frontage of 7 metres.
- (3) Despite clause 4.1 (3), development consent may be granted to the subdivision of land identified as "Area 2" on the Lot Size Map if:
  - (a) each lot resulting from the subdivision will be used for the purpose of a dwelling house, and
  - (b) each lot resulting from the subdivision will be at least 174 square metres, but will not exceed 450 square metres, and
  - (c) the total number of lots on that land will not exceed 11.

#### 4.1AA Minimum subdivision lot size for community title schemes

[Not adopted]

#### 4.2 Rural subdivision

[Not applicable]

#### 4.3 Height of buildings

- (1) The objectives of this clause are as follows:
  - (a) to ensure building height is consistent with the desired future character,
  - (b) to minimise adverse environmental and amenity impacts on adjoining properties, the public domain, heritage conservation areas and heritage items,
  - (c) to provide an appropriate transition in height to heritage items, heritage conservation areas and differing built forms.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.
- (2A) If a building is located on land in Zone B2 Local Centre or Zone B4 Mixed Use in Area '1', Area '2' or Area '3' as identified in the Height of Buildings Map, any part of the building that is within 3 metres of the height limit set by subclause (2) must not include any area that forms part of the gross floor area of the building and must not be reasonably capable of modification to include such an area.
- (2B) Subclause (2A) does not apply to development on land identified as "Area 3" on the Height of Buildings Map if the consent authority is satisfied that the development achieves the objectives of this clause.

#### 4.3A Exception to maximum height of buildings in Ashfield town centre

- (1) The objective of this clause is to increase the supply of affordable rental housing by providing height incentives for the development of certain types of affordable rental housing.
- (2) This clause applies to development for the following purposes on land identified as "Area 1" or "Area 3" on the
  - (a) residential flat buildings,
  - (b) shop top housing that forms part of a mixed use development.
- (3) Despite clause 4.3 (2), development consent may be granted to development to which this clause applies that exceeds the maximum height shown for the land on the Height of Buildings Map (the *maximum height*) by no more than 7 metres if:

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- (a) the development will contain at least 1 dwelling used for the purpose of affordable rental housing, and
- (b) at least 25% of the additional floor space area resulting from the part of the building that exceeds the maximum height will be used for the purpose of affordable rental housing.
- (4) In this clause, **affordable rental housing** has the same meaning as in *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

#### 4.3B Ashfield town centre—maximum height for street frontages on certain land

- (1) The objective of this clause is to apply a maximum height for primary street frontages on certain land in Ashfield town centre.
- (2) This clause applies to land identified as “Area 1” on the Height of Buildings Map..
- (3) Despite clauses 4.3 (2) and 4.3A (3), the maximum height of that part of a building that has an entrance or lobby on the ground floor facing Liverpool Road, Norton or Hercules Streets or Markham Place, Ashfield (a **primary street frontage**) is 12 metres for a distance of 12 metres from the primary street frontage away from the road.
- (4) Subclause (3) does not apply to development on land identified as “1” on the Key Sites Map if the consent authority is satisfied that the development results in a building of a high quality design, having regard to the surrounding buildings.

#### 4.3C Landscaped areas for residential accommodation in Zone R1

- (1) The objectives of this clause are as follows:
  - (a) to provide landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents,
  - (b) to maintain and encourage a landscaped corridor between adjoining properties,
  - (c) to ensure that development promotes the desired future character of the neighbourhood,
  - (d) to encourage ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water,
  - (e) to control site density,
  - (f) to limit building footprints to ensure that adequate provision is made for landscaped areas and private open space.
- (2) This clause applies to development for the purpose of residential accommodation on land in Zone R1 General Residential identified in “Area 2” on the Key Sites map.
- (3) Development consent must not be granted to development to which this clause applies unless:
  - (a) the development includes landscaped area that comprises at least:
    - (i) where the lot size is equal to or less than 235 square metres—15% of the site area, or
    - (ii) where the lot size is greater than 235 square metres—20% of the site area, and
  - (b) the site coverage does not exceed 60% of the site area.
- (4) For the purposes of subclause (3):
  - (a) the site area is to be calculated under clause 4.5 (3), and
  - (b) any area that:

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- (i) has a length or a width of less than 1 metre, or
  - (ii) is greater than 500mm above ground level (existing),
- is not to be included in calculating the proportion of landscaped area, and
- (c) any deck or balcony or the like (whether enclosed or unenclosed) is not to be included in calculating the site coverage if:
    - (i) it is 2.4 metres or more above ground level (existing), as measured from the underside of the structure and the area below the structure is able to be landscaped or used for recreational purposes, or
    - (ii) the finished floor level is 500mm or less above ground level (existing)

#### 4.4 Floor space ratio

- (1) The objectives of this clause are as follows:
  - (a) to appropriately regulate the density of development, built form and land use intensity based on the capacity and location of existing and planned infrastructure,
  - (b) to ensure that development is compatible with the desired future character,
  - (c) to provide an appropriate transition between development of different densities,
  - (d) to minimise adverse environmental and amenity impacts on adjoining properties, the public domain, heritage conservation areas and heritage items,
  - (e) to provide a suitable balance between landscaping, open space, and built form to increase the tree canopy and to protect the use and enjoyment of private properties and public domain.
- (2) The floor space ratio on any land is not to exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map.
- (2A) Despite subclause (2), the floor space ratio for development for a purpose other than residential accommodation on land in Zone R1 General Residential labelled "Area 2" as identified on the Key Sites Map is not to exceed 1:1.
- (2B) Despite subclause (2) the floor space ratio for development for the purpose of residential accommodation:
  - (a) on land shown edged black or pink on the Floor Space Ratio Map is not to exceed:
    - (i) in the case of development on a lot with an area of less than 150 square metres—0.9:1, or
    - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.8:1, or
    - (iii) in the case of development on a lot with an area of 300 square metres or more but less than 450 square metres—0.7:1, or
    - (iv) in the case of development on a lot with an area of 450 square metres or more—0.6:1, or

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- (b) on land shown edged blue-cyan or green on the Floor Space Ratio Map is not to exceed:
- (i) in the case of development on a lot with an area of less than 150 square metres—1.0:1, or
  - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.9:1, or
  - (iii) in the case of development on a lot with an area of 300 square metres or more but less than 450 square metres—0.8:1, or
  - (iv) in the case of development on a lot with an area of 450 square metres or more—0.7:1, or
- (c) on land shown edged brown on the Floor Space Ratio Map is not to exceed:
- (i) in the case of development on a lot with an area of less than 150 square metres—0.8:1, or
  - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.7:1, or
  - (iii) in the case of development on a lot with an area of 300 square metres or more but less than 450 square metres—0.6:1, or
  - (iv) in the case of development on a lot with an area of 450 square metres or more—0.5:1, or
- (d) on land shown edged yellow on the Floor Space Ratio Map is not to exceed:
- (i) in the case of development on a lot with an area of less than 150 square metres—0.9:1, or
  - (ii) in the case of development on a lot with an area of 150 square metres or more but less than 300 square metres—0.8:1, or
  - (iii) in the case of development on a lot with an area of 300 square metres or more—0.7:1.
- (2C) Despite Subclause (2), development for the purposes of attached dwellings, bed and breakfast accommodation, dwelling houses and semi-detached dwellings on land labelled “F” on the Floor Space Ratio Map is not to exceed the relevant floor space ratio determined in accordance with the Table to this subclause.

Site area	Maximum floor space ratio
≤ 150 square metres	1.1:1
> 150 ≤ 200 square metres	1:1
> 200 ≤ 250 square metres	0.9:1
> 250 ≤ 300 square metres	0.8:1
> 300 ≤ 350 square metres	0.7:1
> 350	0.6:1

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- (2D) Despite subclause (2), development for the purposes of residential flat buildings on land identified with a thick red line and labelled “F” on the Floor Space Ratio Map may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by no more than 0.25:1.
- (2E) Despite Subclause (2) for the purposes of determining the floor space ratio on land reserved Local Road (SP2) on the Land Reservation Acquisition Map, the land reserved Local Road (SP2) shall be included as site area where the reserved land is to be dedicated to Council as “Proposed Road”.

#### 4.4A Exception to maximum floor space ratio for active street frontages

- (1) The objective of this clause is to provide floor space incentives for mixed use development that incorporates active street frontages at ground floor level in Zone B1 Neighbourhood Centre or Zone B2 Local Centre.
- (2) This clause applies to land identified as “Area 1” on the Floor Space Ratio Map.
- (3) Despite clause 4.4, the maximum floor space ratio for a building on land to which this clause applies is 1.5:1 if the consent authority is satisfied that:
  - (a) the building will have an active street frontage, and
  - (b) the building comprises mixed use development, including residential accommodation, and
  - (c) the building is compatible with the desired future character of the area in relation to its bulk, form, uses and scale.
- (4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
  - (a) entrances and lobbies (including as part of mixed use development),
  - (b) access for fire services,
  - (c) vehicular access.
- (5) In this clause, a building has an **active street frontage** if all floor space on the ground floor of the building on the primary street frontage is used for a purpose other than residential accommodation (with the exception of areas for access or service purposes).

#### 4.5 Calculation of floor space ratio and site area

##### (1) Objectives

The objectives of this clause are as follows:

- (a) to define **floor space ratio**,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:
  - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
  - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
  - (iii) require community land and public places to be dealt with separately.

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**(2) Definition of “floor space ratio”**

The *floor space ratio* of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

**(3) Site area**

In determining the site area of proposed development for the purpose of applying a floor space ratio, the *site area* is taken to be:

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

**(4) Exclusions from site area**

The following land must be excluded from the site area:

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

**(5) Strata subdivisions**

The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

**(6) Only significant development to be included**

The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

**(7) Certain public land to be separately considered**

For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

**(8) Existing buildings**

The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

**(9) Covenants to prevent “double dipping”**

When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.

**(10) Covenants affect consolidated sites**

If:

- (a) a covenant of the kind referred to in subclause (9) applies to any land (*affected land*), and
- (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,

the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.

**(11) Definition**

In this clause, *public place* has the same meaning as it has in the *Local Government Act 1993*.

**4.6 Exceptions to development standards**

- (1) The objectives of this clause are as follows:
  - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
  - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
  - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
  - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
  - (a) the consent authority is satisfied that:
    - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
    - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
  - (b) the concurrence of the Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Secretary must consider:
  - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
  - (b) the public benefit of maintaining the development standard, and

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- (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
  - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
  - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

**Note.**

When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living.

- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
  - (a) a development standard for complying development,
  - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
  - (c) clause 5.4,
  - (ca) clause 6.25 or 6.26.

## Part 5 Miscellaneous provisions

### 5.1 Relevant acquisition authority

- (1) The objective of this clause is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991* (*the owner-initiated acquisition provisions*).

**Note.** If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the *Land Acquisition (Just Terms Compensation) Act 1991* requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

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Type of land shown on Map	Authority of the State
Zone RE1 Public Recreation and marked "Local open space"	Council
Zone RE1 Public Recreation and marked "Regional open space"	The corporation constituted under section 2.5 of the Act
Zone SP2 Infrastructure and marked "Classified road"	Roads and Maritime Services
Zone E1 National Parks and Nature Reserves and marked "National Park"	Minister administering the <i>National Parks and Wildlife Act 1974</i>
Zone SP2 Infrastructure and marked "Local road"	Council
Zone SP2 Infrastructure and marked "Carpark"	Council
Zone SP2 Infrastructure and marked "Drainage"	Sydney Water Corporation

**Note.** When this Plan was made it did not include Zone E1 National Parks and Nature Reserves.

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

#### 5.1A Development on land intended to be acquired for public purposes

- (1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.
- (2) This clause applies to land shown on the Land Reservation Acquisition Map and specified in Column 1 of the Table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.
- (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that Table.

Type of land shown on Map	Development
Zone RE1 Public Recreation and marked "Local open space"	Recreation areas
Zone RE1 Public Recreation and marked "Regional open space"	Recreation areas
Zone SP2 Infrastructure and marked "Classified road"	Roads
Zone SP2 Infrastructure and marked "Local road"	Roads
Zone SP2 Infrastructure and marked "Car park"	Car park
Zone SP2 Infrastructure and marked "Drainage"	Drainage

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## 5.2 Classification and reclassification of public land

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

**Note.** Under the *Local Government Act 1993*, “public land” is generally land vested in or under the control of a council (other than roads, Crown reserves and commons). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the *Local Government Act 1993*. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*.
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the *Local Government Act 1993*.
- (4) The public land described in Part 1 of Schedule 4:
  - (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
  - (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except:
  - (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
  - (b) any reservations that except land out of the Crown grant relating to the land, and
  - (c) reservations of minerals (within the meaning of the *Crown Lands Act 1989*).

**Note.** In accordance with section 30 (2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

## 5.3 Development near zone boundaries

- (1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 25 metres.
- (3) This clause does not apply to:
  - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
  - (b) land within the coastal zone, or
  - (c) land proposed to be developed for the purpose of sex services or restricted premises.

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**Note.**

When this Plan was made it did not include all of these zones.

- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that:

- (a) the development is not inconsistent with the objectives for development in both zones, and
- (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

- (5) This clause does not prescribe a development standard that may be varied under this Plan.

## 5.4 Controls relating to miscellaneous permissible uses

### (1) Bed and breakfast accommodation

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

**Note.** Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.

### (2) Home businesses

If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 50 square metres of floor area.

### (3) Home industries

If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 50 square metres of floor area.

### (4) Industrial retail outlets

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- (a) 20% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
  - (b) 100 square metres,
- whichever is the lesser.

### (5) Farm stay accommodation

If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms

### (6) Kiosks

If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 30 square metres.

### (7) Neighbourhood shops

If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.

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**(7AA) Neighbourhood supermarkets**

If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.

**(8) Roadside stalls**

If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 10 square metres.

**(9) Secondary dwellings**

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 35% of the total floor area of the principal dwelling.

**(10) Artisan food and drink industries**

If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed:

- (a) On land shown in "Area 3" of the Key Sites Map:
  - (i) 40% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
  - (ii) 400 square metres,
- (b) On land shown in "Area 2" of the Key Sites Map:
  - (i) 20% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
  - (ii) 100 square metres,
- (c) On land shown in "Area 4" of the Key Sites Map:
  - (i) 11% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
  - (ii) 400 square metres, whichever is the lesser.

**5.5 (Repealed)**

**5.6 Architectural roof features**

[Not adopted]

**5.7 Development below mean high water mark**

- (1) The objective of this clause is to ensure appropriate environmental assessment for development carried out on land covered by tidal waters.

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- (2) Development consent is required to carry out development on any land below the mean high water mark of any body of water subject to tidal influence (including the bed of any such water).

#### 5.8 Conversion of fire alarms

- (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent
  - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,
  - (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,
  - (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of:
  - (a) internal alterations to a building, or
  - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause:

*private service provider* means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

#### 5.9, 5.9AA (Repealed)

#### 5.10 Heritage conservation

**Note.** Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the *Heritage Map* as well as being described in Schedule 5.

##### (1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Inner West
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

**(2) Requirement for consent**

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

**(3) When consent not required**

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
  - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
  - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
  - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
  - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

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**(4) Effect of proposed development on heritage significance**

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

**(5) Heritage assessment**

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

**(6) Heritage conservation management plans**

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

**(7) Archaeological sites**

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(8) Aboriginal places of heritage significance**

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

**(9) Demolition of nominated State heritage items**

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

**(10) Conservation incentives**

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an

Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

## 5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

**Note.** The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

## 5.12 Infrastructure development and use of existing buildings of the Crown

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

## 5.13 Eco-tourist facilities

[Not applicable]

## 5.14 Siding Spring Observatory—maintaining dark sky

[Not adopted]

## 5.15 Defence communications facility

[Not adopted]

## 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

[Not applicable]

**5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations**

[Not applicable]

**5.18 Intensive livestock agriculture**

[Not applicable]

**5.19 Pond-based, tank-based and oyster aquaculture**

**(1) Objectives**

The objectives of this clause are as follows:

- (a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced,
- (b) to set out the minimum site location and operational requirements for permissible pond-based and tank-based aquaculture development.

**(2) Pond-based or tank-based aquaculture—matters of which consent authority must be satisfied before granting consent**

The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following:

- (a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,
- (b) in the case of:
  - (i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and
  - (ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and
  - (iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and
  - (iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.

- (3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.

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**(4) Extensive pond-based aquaculture permitted without consent in certain zones**

Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if:

- (a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and

- (b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.

**(5) Oyster aquaculture—additional matters that consent authority must consider in determining a development application**

In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider:

- (a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and

- (b) the *NSW Oyster Industry Sustainable Aquaculture Strategy*.

**(6) Oyster aquaculture permitted without consent in priority oyster aquaculture areas**

Development for the purpose of oyster aquaculture may be carried out without development consent:

- (a) on land that is wholly within a priority oyster aquaculture area, or

- (b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.

**(7) Definitions**

In this clause:

**aquaculture industry development plan** means an aquaculture industry development plan published under Part 6 of the *Fisheries Management Act 1994*.

**extensive aquaculture** has the same meaning as in the *Fisheries Management (Aquaculture) Regulation 2017*.

**NSW Oyster Industry Sustainable Aquaculture Strategy** means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry).

**priority oyster aquaculture area** means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the *NSW Oyster Industry Sustainable Aquaculture Strategy*, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department's website.



## Part 6 Additional local provisions

### 6.1 Earthworks

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
- (2) Development consent is required for earthworks unless:
  - (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
  - (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.
- (3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:
  - (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
  - (b) the effect of the development on the likely future use or redevelopment of the land,
  - (c) the quality of the fill or the soil to be excavated, or both,
  - (d) the effect of the development on the existing and likely amenity of adjoining properties,
  - (e) the source of any fill material and the destination of any excavated material,
  - (f) the likelihood of disturbing relics,
  - (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
  - (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development]

**Note.** The *National Parks and Wildlife Act 1974*, particularly section 86, deals with harming Aboriginal objects.

### 6.2 Acid sulfate soils

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be

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- lowered more than 1 metre below the natural ground surface.
- 4 Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
- 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.
- (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.
- (4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:
- (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and
  - (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.
- (5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):
- (a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,
  - (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),
  - (c) minor work, being work that costs less than \$20,000 (other than drainage work).
- (6) Despite subclause (2), development consent is not required under this clause to carry out any works if:
- (a) the works involve the disturbance of less than 1 tonne of soil, and
  - (b) the works are not likely to lower the watertable.

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### 6.3 Flood planning

- (1) The objectives of this clause are as follows:
  - (a) to minimise the flood risk to life and property associated with the use of land,
  - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
  - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to:
  - (a) land at or below the projected sea level rise, and
  - (b) other land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
  - (a) is compatible with the flood hazard of the land, and
  - (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
  - (c) incorporates appropriate measures to manage risk to life from flood, and
  - (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
  - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.
- (5) In this clause:

***flood planning level*** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

***projected sea level rise*** means the 2050 and 2100 sea level rise planning benchmarks as specified in the *NSW Coastal Planning Guideline: Adapting to Sea Level Rise* (ISBN 978-1-74263-035-9) published by the NSW Government in August 2010.

### 6.4 Terrestrial biodiversity

- (1) The objective of this clause is to maintain terrestrial biodiversity by:
  - (a) protecting native fauna and flora, and
  - (b) protecting the ecological processes necessary for their continued existence, and
  - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.

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(2) This clause applies to land identified as “Biodiversity” on the Natural Resource—Biodiversity Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development:

- (a) is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
- (b) is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
- (c) has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
- (d) is likely to have any adverse impact on the habitat elements providing connectivity on the land.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

## 6.5 Stormwater management

(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

(2) This clause applies to all land in residential, business and industrial zones.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and
- (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
- (f) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

## 6.6 Limited development on foreshore area

(1) The objective of this clause is to ensure that development in the foreshore area will not adversely impact on natural foreshore processes or affect the significance and amenity of the area.

(2) Development consent must not be granted for development on land in the foreshore area except for the following purposes:

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- (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,
- (b) boat sheds, retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities outdoors).
- (3) Development consent must not be granted under subclause (2) unless the consent authority is satisfied that:
  - (a) the development will contribute to achieving the objectives for the zone in which the land is located, and
  - (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and
  - (c) the development will not cause environmental harm such as:
    - (i) pollution or siltation of the waterway, or
    - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or
    - (iii) an adverse effect on drainage patterns, and
  - (d) the development will not cause congestion of, or generate conflicts between, people using open space areas or the waterway, and
  - (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and
  - (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and
  - (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and
  - (h) sea level rise or change of flooding patterns as a result of climate change has been considered.

- (4) In this clause and clause 6.7:

**foreshore area** means the land between the foreshore building line and the mean high water mark of the nearest natural waterbody shown on the Foreshore Building Line Map.

**foreshore building line** means the line shown as the foreshore building line on the Foreshore Building Line Map.

## 6.7 Development on the foreshore must ensure access

- (1) In deciding whether to grant consent for development in the foreshore area, the consent authority must consider whether and to what extent the development would encourage the following:

- (a) continuous public access to and along the foreshore through or adjacent to the proposed development,
- (b) public access to link with existing or proposed open space,

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- (c) public access to be secured by appropriate covenants, agreements or other instruments registered on the title to land,
- (d) public access to be located above mean high water mark,
- (e) the reinforcing of the foreshore character and respect for existing environmental conditions,
- (f) management of sea level rise or change of flooding patterns as a result of climate change.

## 6.8 Airspace operations

- (1) The objectives of this clause are as follows:
  - (a) to provide for the effective and ongoing operation of the Sydney (Kingsford Smith) Airport by ensuring that its operation is not compromised by proposed development that penetrates the Limitation or Operations Surface for that airport,
  - (b) to protect the community from undue risk from that operation.
- (2) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.
- (3) The consent authority may grant development consent for the development if the relevant Commonwealth body advises that:
  - (a) the development will penetrate the Limitation or Operations Surface but it has no objection to its construction, or
  - (b) the development will not penetrate the Limitation or Operations Surface.
- (4) The consent authority must not grant development consent for the development if the relevant Commonwealth body advises that the development will penetrate the Limitation or Operations Surface and should not be constructed.
- (5) In this clause:

**Limitation or Operations Surface** means the Obstacle Limitation Surface or the Procedures for Air Navigation Services Operations Surface as shown on the *Obstacle Limitation Surface Map* or the Procedures for *Air Navigation Services Operations Surface Map* for the Sydney (Kingsford Smith) Airport.

**relevant Commonwealth body** means the body, under Commonwealth legislation, that is responsible for development approvals for development that penetrates the Limitation or Operations Surface for the Sydney (Kingsford Smith) Airport.

## 6.9 Development in areas subject to aircraft noise

- (1) The objectives of this clause are as follows:
  - (a) to prevent certain noise sensitive developments from being located near the Sydney (Kingsford Smith) Airport and its flight paths,
  - (b) to assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,

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- (c) to ensure that land use and development in the vicinity of that airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.
- (2) This clause applies to development:
  - (a) that is on land that is near the Sydney (Kingsford Smith) Airport and in an ANEF contour of 20 or greater, and
  - (b) that the consent authority considers is likely to be adversely affected by aircraft noise, and
  - (c) that involves any one or more of the following:
    - (i) the erection of a new building,
    - (ii) a substantial alteration or addition to an existing building,
    - (iii) an alteration or addition to a building that is required by a development consent to be compliant with AS 2021—2015,
    - (iv) the change of use of any part of a building to a centre-based child care facility, educational establishment, entertainment facility, health services facility, place of public worship, public administration building or residential accommodation,
    - (v) the change of use of any part of a building on land that is in an ANEF contour of 25 or greater to business premises, a hostel, office premises, retail premises or tourist and visitor accommodation,
    - (vi) the change of use of any part of a building on land that is in an ANEF contour of 30 or greater to light industry.
- (3) Before determining a development application for development to which this clause applies, the consent authority:
  - (a) must consider whether the development will result in the creation of a new dwelling or an increase in the number of dwellings or people affected by aircraft noise, and
  - (b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2015, and
  - (c) must consider whether the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2015.
- (4) In this clause:
 

**ANEF contour** means a noise exposure contour shown as an ANEF contour on the *Noise Exposure Forecast Contour Map* for the Kingsford Smith Airport prepared by the Department of the Commonwealth responsible for airports.

**AS 2021—2015** means AS 2021—2015, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

## 6.10 Development on land in Haberfield Heritage Conservation Area

- (1) The objective of this clause is to maintain the single storey appearance of dwellings in the Haberfield Heritage Conservation Area.
- (2) This clause applies to land identified as “C-12-42” on the Heritage Map.

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- (3) Development consent must not be granted to development for the purpose of a [dwelling house](#) including alterations and /or additions to an existing dwelling house on land to which this clause applies unless the consent authority is satisfied that:
  - (a) if the development involves alterations or additions above the ground floor level of the existing dwelling:
    - (i) the development will be contained entirely within the roof space of the dwelling; and
    - (ii) the development will not involve the installation of dormer or gable windows; and/or
  - (b) if the development involves alterations or additions below the existing ground floor level of the dwelling:
    - (i) the floor area below the existing ground floor level will not exceed 25% of the gross floor area of the existing ground floor; and
    - (ii) the development will not involve excavation in excess of 3 metres below the existing ground floor level of the dwelling; and
  - (c) at least 50% of the site will be landscaped area.

## 6.11 Diverse housing

- (1) The objective of this clause is to ensure the provision of a mix of dwelling types in residential flat buildings and mixed use development that includes shop top housing.
- (2) This clause applies to development for the purpose of a residential flat building or a mixed use development that includes shop top housing on land identified as Area "2" on the Key Sites Map but only if the development includes at least 4 dwellings.
- (3) Development consent must not be granted to development to which this clause applies unless:
  - (a) at least 25% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development will include self-contained studio dwellings or one bedroom dwellings, or both, and
  - (b) no more than 30% of the total number of dwellings (to the nearest whole number of dwellings) forming part of the development will include dwellings with at least 3 bedrooms.

## 6.12 Adaptive reuse of existing buildings for dwellings in residential zones

- (1) The objectives of this clause are as follows:
  - (a) to provide for the adaptive reuse of existing buildings as dwellings
  - (b) to retain buildings that contribute to the streetscape and character of Inner West,
  - (c) to provide satisfactory amenity for future residents of the area,
  - (d) to ensure that development does not adversely affect the quality or amenity of existing buildings in the area.
- (2) This clause applies to a building that was lawfully constructed for a non-residential purpose in the following zones:
  - (a) Zone R1 General Residential,
  - (b) Zone R2 Low Density Residential,

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- (c) Zone R3 Medium Density Residential,
- (d) Zone R4 High Density Residential
- (3) Despite any other provision of this Plan, development consent for the purpose of:
  - (a) multi-dwelling housing or a residential flat building is permitted with consent for the use of a building to which this clause applies if the building is on land in Zone R2 Low Density Residential; and
  - (b) residential flat buildings is permitted with consent for the use of a building to which this clause applies if the building is on land in Zone R3 Medium Density Residential.
- (4) In determining whether to grant development consent under this clause, the consent authority must be satisfied that:
  - (a) the development will not adversely affect the streetscape, character or amenity of the surrounding area, and
  - (b) the development will retain the form, significant fabric and features of any architectural or historic feature of the existing building, and
  - (c) any increase in the floor space ratio will be generally contained within the envelope of the existing building.
- (5) Despite clause 4.3 (2) or 4.4, development carried out under this clause is not subject to any height or floor space ratio limits shown for the land on the Height of Buildings Map or the Floor Space Ratio Map.

## 6.13 Use of existing non-residential buildings in residential zones

- (1) The objective of this clause is to provide for the adaptive reuse of existing buildings for purposes other than residential accommodation.
- (2) This clause applies to land in the following zones:
  - (a) Zone R1 General Residential,
  - (b) Zone R2 Low Density Residential,
  - (c) Zone R3 Medium Density Residential,
  - (d) Zone R4 High Density Residential.
- (3) Despite any other provision of this Plan, development consent for the purpose of business premises, office premises, restaurants or cafes, shops, small bars or take away food and drink premises is permitted with consent for a building to which this clause applies.
- (4) Development consent must not be granted to development for the purpose of business premises, office premises, restaurants or cafes, shops, small bars or take away food and drink premises on land to which this clause applies unless:
  - (a) the development is a building that was constructed (wholly or partly) for a purpose other than residential accommodation and was erected before the commencement of this Plan, and
  - (b) the consent authority is satisfied that:
    - (i) the development will not adversely affect the amenity of the surrounding area, and

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- (ii) the development will retain the form and fabric of any architectural features of the existing building, and
- (iii) the building is suitable for adaptive reuse, and
- (iv) any modification of the footprint and facade of the building will be minimal, and
- (v) the gross floor area of any part of the building used for the purpose of a restaurant or cafe or take away food and drink premises will be less than 80 square metres.

## 6.14 Dwellings and residential flat buildings in Zone B7 Business Park

- (1) The objective of this clause is to provide for limited residential development in association with non-residential uses permitted in Zone B7 Business Park, including small scale live-work enterprises, to assist in the revitalisation of employment areas and to provide a transition between adjoining land use zones.
- (2) This clause applies to land in Zone B7 Business Park.
- (3) Despite any other provision of this Plan, development consent for the purpose of a dwelling house or residential flat building is permitted with consent on land to which this clause applies.
- (4) Despite any other provision of this Plan, development consent for the purpose of a dwelling or a residential flat building must not be granted on land to which this clause applies unless the consent authority is satisfied that:
  - (a) the development is part of a mixed use development that includes a non-residential use permitted in Zone B7 Business Park, and
  - (b) no part of the ground floor of the building that fronts a street will be used for residential purposes (excluding access, car parking and waste storage), and
  - (c) not less than 60% of the total gross floor area of the building will be used for non-residential purposes, and
  - (d) in the case of development for the purpose of a dwelling, including a dwelling in a residential flat building—the dwelling will be on the same lot of land as a non-residential use (including in the case of a lot in a strata plan or community title scheme).

## 6.15 Business and office premises in Zone IN2 Light Industrial and Zone B7 Business Park

- (1) The objective of this clause is to promote certain types of business and office premises in Zone IN2 Light Industrial and Zone B7 Business Park.
- (2) This clause applies to land in the following zones:
  - (a) Zone IN2 Light Industrial,
  - (b) Zone B7 Business Park.
- (3) Despite any other provision of this Plan, development consent for the purpose of business premises or office premises is permitted with consent on land to which this clause applies.
- (4) Despite any other provision of this Plan, development consent for the purpose of business premises or office premises must not be granted to development for the purpose of business premises or office premises on land to which this clause applies unless the consent authority is

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satisfied that the development will be used for a creative purpose such as media, advertising, fine arts and craft, design, film and television, music, publishing, performing arts, cultural heritage institutions or other related purposes.

## 6.16 Residential accommodation in certain business zones

- (1) The objective of this clause is to control the location of residential accommodation permitted in the zones to which this clause applies to support the vitality of centres.
- (2) This clause applies to land on land in the following zones:
  - (a) Zone B1 Neighbourhood Centre,
  - (b) Zone B2 Local Centre,
  - (c) Zone B4 Mixed Use.
- (3) Development consent must not be granted to development for the purpose of residential accommodation on land to which this clause applies unless the consent authority is satisfied that:
  - (a) the building comprises mixed use development, including residential accommodation, and
  - (b) the building will have an active street frontage, and
  - (c) the building is compatible with the desired future character of the area in relation to its bulk, form, uses and scale.
- (4) In this clause, a building has an *active street frontage* if all floor space on the ground floor of the building on the primary street frontage is used for a purpose other than residential accommodation (with the exception of areas for access or service purposes).

## 6.17 Location of restricted premises and sex services premises

- (1) The objective of this clause is to provide for sex service premises and minimise land use conflicts and adverse amenity impacts by providing a reasonable level of separation between sex services premises, restricted premises, specified land uses and places regularly frequented by children.
- (2) This clause applies to:
  - a) Land zoned B4 – Mixed Use within ‘Area 3’ on the Key Sites Map;
  - b) Land zoned B2 – Local Centre within ‘Area 1’ and ‘Area 17’ on the Key sites map;
  - c) Land zoned B2 – Local Centre and IN2 – Light Industrial within ‘Area 2’ on the Key Sites Map;
  - d) Land zoned B6 – Enterprise Corridor within ‘Area 4’ on the Key Sites Map; and
  - e) Land zoned IN1 – General Industrial and IN2 – Light Industrial within ~~‘Area 3’ and ‘Area 4’~~ on the Key Sites Map.
- (3) Despite any other provision of this plan, development consent for the purpose of sex service premises is permitted with consent on land to which this clause applies.
- (4) Development consent must not be granted to development:
  - (a) on land identified in Clauses 6.17(2)(a) and 6.17(2)(b) ~~and 6.17(2)(e)~~ for the purposes of restricted premises or sex services premises unless the premises are located:

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- (i) at least 200 metres (measured from the closest boundary of the lot on which the premises are proposed) from any residence or any land in a residential zone, and
- (ii) at least 200 metres (measured from the closest boundary of the lot on which the premises are proposed) from any place of public worship, hospital, school, centre-based child care facility, community facility or recreation area, and
- (iii) at least 50 metres (measured from the closest boundary of the lot on which the premises are proposed) from any railway station entrance, bus stop, taxi rank, ferry terminal or the like, and
- (iv) at least 200 metres (measured from the closest boundary of the lot on which the premises are proposed) from any existing or proposed restricted premises or sex services premises;
- (v) on any floor other than the ground floor of a building;
- (b) on land identified in Clauses 6.17(2)(d) and 6.17(2)(e) for the purposes of sex services premises:
  - (i) on land in Zone B6 Enterprise Corridor if any part of the sex services premises (excluding access, car parking and waste storage) is located at street level, or
  - (ii) if the development will be located within 200 metres of existing or proposed sex services premises
- (5) In deciding whether to grant development consent to development for the purposes of sex services premises, the consent authority must consider the following:
  - (a) whether the premises will be located on land that adjoins, is directly opposite or is separated only by a local road from land:
    - (i) in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential, B4 Mixed Use or Zone RE1 Public Recreation, or
    - (ii) used for the purposes of a centre-based child care facility, a community facility, a school or a place of public worship,
  - (b) the impact of the proposed development and its hours of operation on any place likely to be regularly frequented by children:
    - (i) that adjoins the proposed development, or
    - (ii) that can be viewed from the proposed development, or
    - (iii) from which a person can view the proposed development,
  - (c) whether the operation of the premises will be likely to interfere with the amenity of the neighbourhood.

## 6.18 Development control plans for certain development

- (1) The objective of this clause is to ensure that certain development occurs in a logical and cost-effective manner only after a development control plan that includes specific controls has been prepared.
- (2) This clause applies to land identified as Area "2" on the Key Sites Map with an area not less than 3,000 square metres, or with a water frontage of at least 20 metres but only if the development includes:

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- (a) the erection of a building,
  - (b) development that will increase the gross floor area of an existing building by more than 5%,
  - (c) development involving alterations to at least 75% of the facade of an existing building that fronts a street,
  - (d) development involving more than 75% of the site coverage of existing buildings on the land.
- (3) Development consent must not be granted to development to which this clause applies unless a development control plan that provides for detailed development controls has been prepared for the land.
- (4) Without limiting subclause (3), the development control plan referred to in subclause (3) must provide for all of the following:
- (a) the compatibility of the proposed development with the desired future character of the area,
  - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
  - (c) whether the proposed development has an adverse impact on view corridors,
  - (d) the site's suitability for the proposed development,
  - (e) the existing and proposed mix of land uses,
  - (f) cultural, heritage and archaeological issues,
  - (g) streetscape constraints,
  - (h) the height, bulk, scale, massing and modulation of buildings,
  - (i) the heights of buildings with street frontages,
  - (j) environmental constraints, including contamination and acid sulfate soils,
  - (k) environmental impacts such as overshadowing, wind and reflectivity,
  - (l) whether the proposed development incorporates the principles of ecologically sustainable development,
  - (m) overall transport hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, with particular regard to public transport, pedestrians and cyclists,
  - (n) the proposed development's relationship and integration with existing and proposed public transport facilities,
  - (o) the overall landscaping of the site,
  - (p) stormwater management.
- (5) A development control plan is not required to be prepared if the consent authority is satisfied that such a plan would be unreasonable or unnecessary in the circumstances or that the development:
- (a) is a subdivision for the purpose of a realignment of boundaries that does not create additional lots, or

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- (b) is a subdivision of land and any of the lots proposed to be created are to be reserved or dedicated for public open space, public roads or any other public place or environment protection purpose, or
  - (c) is a subdivision of land in a zone in which the erection of structures is prohibited, or
  - (d) involves only alterations or additions to an existing building that:
    - (i) do not significantly increase the height or gross floor area of the building, and
    - (ii) do not have significant adverse impacts on adjoining buildings or the public domain, and
    - (iii) do not significantly alter any aspect of the building when viewed from public places, or
  - (e) is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated.
- (6) This clause does not apply to development on land identified as "Area 5" on the Key Sites Map.

## 6.19 Design Excellence

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to development involving the construction of a new building or external alterations to an existing building:
  - (a) on land where the maximum height shown for the land on the Height of Buildings Map is 14 metres ("N 14.0") or greater, or
  - (b) that is, or will be, at least 14 metres in height.
- (3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the proposed development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
  - (c) whether the development detrimentally impacts on view corridors and landmarks,
  - (d) the requirements of the applicable Development Control Plan,
  - (e) how the development addresses the following matters:
    - (i) the suitability of the land for development,
    - (ii) existing and proposed uses and use mix,
    - (iii) heritage issues and streetscape constraints,

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- (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- (v) bulk, massing and modulation of buildings,
- (vi) roof design,
- (vii) street frontage heights,
- (viii) environmental impacts such as sustainable design, overshadowing, visual and acoustic privacy, wind and reflectivity,
- (ix) the achievement of the principles of ecologically sustainable development,
- (x) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
- (xi) impact on, and any proposed improvements to, the public domain,
- (xii) appropriate ground level public domain interfaces,
- (xiii) excellence and integration of landscape design.

(5) In this clause: applicable Development Control Plan means the Inner West Comprehensive Development Control Plan for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill; Leichhardt Development Control Plan 2013; or Marrickville Development Control Plan 2011 as relevant and in force on the commencement of this Plan.

## 6.20 Development of land at 141 and 159 Allen Street, Leichhardt

- (1) The objective of this clause is to facilitate the development of the land to which this clause applies by specifying controls for different maximum heights and minimum setbacks for buildings on the land without adversely affecting the streetscape, character, amenity or solar access of surrounding land.
- (2) This clause applies to the following land:
  - (a) Lot 1, DP 632522, 141 Allen Street, Leichhardt, identified as “Area 6” on the Key Sites Map,
  - (b) Lot X, DP 381373, 159 Allen Street, Leichhardt, identified as “Area 7” on the Key Sites Map.
- (3) Development consent must not be granted to development in “Area 6” unless the consent authority is satisfied that the development complies with the following:
  - (a) any proposed building is set back at least:
    - (i) 3.5 metres from the Allen Street and Flood Street boundaries, and
    - (ii) 10 metres from the northern site boundary, and
    - (iii) 11 metres from that part of the western site boundary that is north of Site 3,
  - (b) the height in storeys of any proposed building will not exceed:
    - (i) 3 storeys, or
    - (ii) 4 storeys—if the building is adjacent to Allen Street, Flood Street, the northern site boundary or that part of the western boundary that is north of Site 3 (the 4 boundaries), the

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highest storey of the building is set back at least 6 metres from any building wall that faces one or more of the 4 boundaries and any such building wall does not exceed 3 storeys in height, or

(iii) 6 storeys—if the building is not adjacent to Allen Street, Flood Street or the northern site boundary.

(4) Development consent must not be granted to development in “Area 7” unless the consent authority is satisfied that the development complies with the following:

(a) any proposed building is set back at least:

(i) 3.5 metres from the Allen Street boundary, and

(ii) 6 metres from the western site boundary,

(b) the height in storeys of any proposed building will not exceed:

(i) 3 storeys, or

(ii) 4 storeys—if the building has street frontage to Allen Street, the highest storey of the building is set back at least 6 metres from any building wall that faces Allen Street or the western site boundary and any such building wall does not exceed 3 storeys in height, or

(iii) 4 storeys—if the building does not have street frontage to Allen Street, or

(iv) 5 storeys—if the building does not have street frontage to Allen Street, the highest storey of the building is set back at least 6 metres from any building wall that does not exceed 4 storeys in height and any such building wall is on the western side of the building.

**Note.** For the purposes of this clause:

3 storeys is approximately 9.3 metres.

4 storeys is approximately 12.4 metres.

5 storeys is approximately 15.5 metres.

6 storeys is approximately 18.6 metres.

## 6.21 Development of land at 168 Norton Street, Leichhardt

(1) The objective of this clause is to enable seniors housing with minimal adverse impacts.

(2) This clause applies to 168 Norton Street, Leichhardt, being Lots 1 and 2, DP 1119151, Lot 1, DP 963000, Lot 5, DP 1112635 and Lots 3 and 4, Section 3, DP 328, identified as “Area 8” on the Key Sites Map.

(3) Despite clause 4.3 (2), the maximum building height for development for the purposes of seniors housing involving only a group of self-contained dwellings on land to which this clause applies is RL 50.4, but only if the development does not exceed 5 storeys in height.

(4) Despite clauses 4.4 (2) and 4.4A, the maximum floor space ratio for development for the purposes of seniors housing involving only a group of self-contained dwellings on land to which this clause applies is 3:1, but only if the consent authority is satisfied that at least 15% of the self-contained dwellings for the accommodation of residents in the proposed development will be set aside as affordable places.

(5) In this clause:

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*affordable place* has the same meaning as in clause 45 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

## 6.22 Development of land at 101–103 Lilyfield Road, Lilyfield

- (1) This clause applies to Lot 1, DP 432612, being 101–103 Lilyfield Road, Lilyfield, identified as “Area 9” on the Key Sites Map.
- (2) Development consent may be granted to development for either or both of the following purposes on land to which this clause applies:
  - (a) restaurants or cafes,
  - (b) takeaway food and drink premises.
- (3) However, development consent must not be granted under this clause unless the consent authority is satisfied that the gross floor area of any part of a building used for either or both of those purposes will not exceed 50 square metres in total.
- (4) This clause applies despite clause 6.13.

## 6.23 Development of land at 17 Marion Street, Leichhardt

- (1) The objective of this clause is to enable seniors housing with minimal adverse impacts.
- (2) This clause applies to 17 Marion Street, Leichhardt, being Lots 21, 22, 24 and 25, Section 1, DP 328 and Lots A and B, DP 377714 and identified as “Area 10” on the Key Sites Map.
- (3) Despite clause 4.3 (2), the maximum building height for development for the purposes of seniors housing on land to which this clause applies is RL 57.50, but only if the consent authority is satisfied that consent could be granted to the development without reliance on the relevant bonus floor space provisions.
- (4) Despite clauses 4.4 (2) and 4.4A, the maximum floor space ratio for development for the purposes of seniors housing on land to which this clause applies is 2:1, but only if the consent authority is satisfied that:
  - (a) at least 15% of the self-contained dwellings for the accommodation of residents in the proposed development will be set aside as affordable places, and
  - (b) consent could be granted to the development without reliance on the relevant bonus floor space provisions.
- (5) In this clause:

*affordable place* has the same meaning as in clause 45 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

*relevant bonus floor space provisions* means the requirements of clause 45 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

## 6.24 Residential accommodation as part of mixed use development in certain business zones

- (1) The objective of this clause is to provide for limited residential development in certain business zones and to ensure an appropriate proportion of residential accommodation as part of mixed use developments on that land.
- (2) This clause applies to the land identified as “Area 11”, “Area 12”, “Area 13”, “Area 14” and “Area 15” on the Key Sites Map.
- (3) Despite any other provision of this Plan, development consent for the purposes of residential accommodation is permitted with consent on land to which this clause applies, but only as part of a mixed use development.
- (4) Development consent must not be granted to development for the purpose of residential accommodation on land to which this clause applies unless the consent authority is satisfied that:
  - (a) no part of the ground floor of the building that fronts a street will be used for residential purposes (excluding access, car parking and waste storage), and
  - (b) the percentage of the total gross floor area of the building that will be used for non-residential purposes is not less than the following:
    - (i) 20% on land identified as “Area 11” on the Key Sites Map,
    - (ii) 40% on land identified as “Area 12” or “Area 13” on the Key Sites Map,
    - (iii) 70% on land identified as “Area 14” on the Key Sites Map,
    - (iv) 30% on land identified as “Area 15” on the Key Sites Map.

## 6.25 Development on certain land at Victoria Road, Marrickville

- (1) The objective of this clause is to ensure that development on land at Victoria Road, Marrickville occurs in accordance with a development control plan to manage the transition from industrial land uses to residential and commercial land uses.
- (2) This clause applies to land shown coloured green and identified as “Area 16” on the Key Sites Map.
- (3) Development consent must not be granted for development on land to which this clause applies unless a development control plan that provides for the following matters has been prepared for the land:
  - (a) the upgrading of road networks and intersections on the land and surrounding areas,
  - (b) transport connections on the land and within surrounding areas (including the layout of laneways, bicycle routes and other connections),
  - (c) the protection of items and areas of heritage significance,
  - (d) the management and mitigation of the impact of existing industrial development in the surrounding areas on the amenity of proposed residential development on the land,
  - (e) the impacts of the development on the surrounding residential and industrial areas and the amenity of the neighbourhood,
  - (f) the mitigation of aircraft noise (including through building design and the use of appropriate building materials),

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- (g) the management of drainage and flood risks,
- (h) a network of active and passive recreation areas,
- (i) the protection of public open spaces (including from overshadowing).
- (4) Subclause (3) does not apply to development for any of the following purposes:
  - (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,
  - (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,
  - (c) a subdivision of land in a zone in which the erection of structures is prohibited,
  - (d) development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the development would be consistent with the objectives of the zone in which the land is situated.

## 6.26 Arrangements for designated State public infrastructure in relation to development on certain land at Victoria Road, Marrickville

- (1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of certain land at Victoria Road, Marrickville for the purposes of residential accommodation, commercial premises and mixed use development in order to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.
- (2) This clause applies to land shown coloured green and identified as “Area 16” on the Key Sites Map.
- (3) Despite any other provision of this Plan, development consent must not be granted for development for the purposes of residential accommodation, commercial premises or mixed use development on the land to which this clause applies unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.
- (4) This clause does not apply to a development application to carry out development on land to which this clause applies if:
  - (a) all or any part of the land to which the application applies is a special contributions area (as defined by section 93C of the Act), or
  - (b) the development will not result in an increase in residential accommodation, commercial premises or mixed use development.
- (5) In this clause:

**designated State public infrastructure** means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds:

- (a) State and regional roads,
- (b) bus interchanges and bus lanes,
- (c) land required for regional open space,

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- (d) social infrastructure and facilities (such as schools, hospitals, emergency services and justice purposes).

## 6.27 Development at 287–309 Trafalgar Street, Petersham

- (1) This clause applies to land identified as “43” on the Additional Permitted Uses Map, being Lot 1, DP 1208130 and Lot 10, DP 1004198 at 287–309 Trafalgar Street, Petersham.
- (2) Despite any other provision of this Plan, development consent may be granted for development for the purposes of a registered club on land to which this clause applies.
- (3) For the purposes of calculating the floor space ratio of development on land to which this clause applies, car parking (including access to that parking) that is provided on the land for use in association with a registered club, up to a maximum of 150 car parking spaces, is not to be included in the gross floor area.

## 6.28 Architectural Roof Features

- (1) The objectives of this clause are as follows:
  - (a) to enhance the urban and architectural design of buildings,
  - (b) to minimise the external impact of roof features, in particular with respect to solar access and views.
- (2) This clause applies to land identified as “Area 3” on the Key Sites Map:
- (3) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.
- (4) Development consent must not be granted to any such development unless the consent authority is satisfied that:
  - (a) the architectural roof feature:
    - (i) comprises a decorative element on the uppermost portion of a building, and
    - (ii) is not an advertising structure, and
    - (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and
    - (iv) will cause minimal overshadowing, and
  - (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

## Schedule 1 Additional permitted uses

### 1 Use of certain land at 110 Frederick Street, Ashfield

- (1) This clause applies to land identified as “03-1” on the Additional Permitted Uses Map, being Lot A, DP 338677 at 110 Frederick Street, Ashfield.
- (2) Development for the purpose of business premises is permitted with development consent.

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## **2 Use of certain land at 36–38 Holden Street, Ashfield**

- (1) This clause applies to land identified as “03-2” on the Additional Permitted Uses Map, being Lot 10, Section 1, DP 820 at 36–38 Holden Street, Ashfield.
- (2) Development for the purpose of business premises is permitted with development consent.

## **3 Use of certain land at 75 Milton Street, Ashfield**

- (1) This clause applies to land identified as “03-3” on the Additional Permitted Uses Map, being Lot 31, DP 707858 at 75 Milton Street, Ashfield.
- (2) Development for the purpose of a residential flat building is permitted with development consent.

## **4 Use of certain land at 69 Milton Street, Ashfield**

- (1) This clause applies to land identified as “03-4” on the Additional Permitted Uses Map, being Lot 11, DP 730876 at 69 Milton Street, Ashfield.
- (2) Development for the purpose of a residential flat building is permitted with development consent.

## **5 Use of certain land at 2–6 Cavill Avenue, Ashfield**

- (1) This clause applies to land identified as “03-5” on the Additional Permitted Uses Map, being Lot 17, DP 168456 and Lot 101, DP 234926 at 2-6 Cavill Avenue, Ashfield.
- (2) Development for the purposes of an access road (either public or private) is permitted with development consent if the road is used in connection with any other development permissible on land to which the road gives access.

## **5A Use of certain land near Canterbury Road, Hurlstone Park**

- (1) This clause applies to the land identified as “03-6” on the Additional Permitted Uses Map, being Lot 2 DP788621, Lot 11 DP4170, Lot 24 DP4170, Lot 22 DP4170, Lot 13 DP4170 and Lot 12 DP4170 at 298-310 Canterbury Road, Ashfield.
- (2) Development for the purpose of shop top housing is permitted with development consent.

## **6 Use of certain land at Buchanan and Reynolds Streets, Balmain**

- (1) This clause applies to land identified as “04-1” on the Additional Permitted Uses Map, being Lots 85–93 and 126–145, SP 64162 at Buchanan and Reynolds Streets, Balmain.
- (2) Development for the purposes of business premises, kiosks, office premises, recreation facilities (indoor), restaurants or cafes, roadside stalls and shops is permitted with development consent.

## **7 Use of certain land at Gladstone Park, Darvall Street, Balmain**

- (1) This clause applies to land identified as “04-2” on the Additional Permitted Uses Map, being part of Lot 1, DP 724348 at Gladstone Park, Darvall Street, Balmain.
- (2) Development for the purpose of a registered club is permitted with development consent.

## 8 Use of certain land at Rosebery Place, Balmain

- (1) This clause applies to land identified as "04-3" on the Additional Permitted Uses Map, being Lots 1-3, SP 60159, Lots 5-9, SP 62009 and Lots 1-20, SP 60158 at 5 and 7 Rosebery Place, Balmain.
- (2) Development for the purposes of business premises, kiosks, office premises, restaurants or cafes, roadside stalls and shops is permitted with development consent.

## 9 Use of certain land at 22- 24 and 26 Georges River Road, Croydon Park

- (1) This clause applies to land identified as "09-1" on the Additional Permitted Uses Map, being Lot 1, DP 566070 and Lot 22, DP 847 at 22 and 26 Georges River Road, Croydon Park.
- (2) Development for the purpose of business premises is permitted with development consent.

## 10 Use of certain land at 165 Edgeware Road, Enmore

- (1) This clause applies to land identified as "11-1" on the Additional Permitted Uses Map, being Lot D, DP 355228 at 165 Edgeware Road, Enmore.
- (2) Development for the purpose of a pub is permitted with consent.

## 11 Use of certain land near Canterbury Road, Hurlstone Park

- (1) This clause applies to the land identified as "13-1" on the Additional Permitted Uses Map, being Lot A, DP 339754 and part of Lot 18, Section 1, DP 1078 and land on Canterbury Road between Griffiths Street and Princess Street, Hurlstone Park.
- (2) Development for the purpose of shop top housing is permitted with development consent.

## 12 Use of certain land at 237 Marion Street, Leichhardt

- (1) This clause applies to land identified as "14-1" on the Additional Permitted Uses Map, being Lot 121, DP 1106716 at 237 Marion Street, Leichhardt.
- (2) Development for the purpose of seniors housing is permitted with development consent.

## 12A Use of certain land at 1 Canal Road, Leichhardt

- (1) This clause applies to land identified as "14-2" on the Additional Permitted Uses Map, being Lot 103, DP 826775 at 1 Canal Road, Leichhardt.
- (2) Development for any of the following purposes is permitted with development consent:
  - (a) building identification signs,
  - (b) business identification signs,
  - (c) entertainment facilities,
  - (d) industrial retail outlets,
  - (e) information and education facilities,
  - (f) light industries,
  - (g) markets,
  - (h) restaurants or cafes,
  - (i) take away food and drink premises.

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- (3) Development for the purpose of office premises is permitted with development consent if:
  - (a) the gross floor area of the site used for that purpose does not exceed 20%, and
  - (b) the maximum gross floor area of any single premises used for office premises does not exceed 300m<sup>2</sup>.

## **12B Use of certain land near Moore Street, Leichhardt**

- (1) This clause applies to the land identified as "14-3" on the Additional Permitted Uses Map, being Lot C DP 439303, Lot 1 DP 206677, Lot 1 DP 858481, Lot 2 DP 858481, Lot 10 DP 742, Lot 1 DP 611643, Lot 1 DP 602355 and land bounded by Moore Street, John Street, Hill Street and Catherine Street, Leichhardt; land on the northern side of Moore Street between Catherine Street and White Street, Leichhardt; land on the northern side of Hill Street between John Street and Whites Creek lane; and land on eastern side of John Street between Moore Street and Hill Street, Leichhardt.
- (2) Development for the purpose of freight transport facilities, general industries, resource recovery facilities, sewage treatment plants, timber yards, and vehicle body repair workshops is permitted with development consent.

## **13 Use of certain land at 141–161 New Canterbury Road, Lewisham**

- (1) This clause applies to land identified as "15-1" on the Additional Permitted Uses Map, being Lot 1, DP 718901 at 141–161 at New Canterbury Road, Lewisham.
- (2) Development for the purpose of a residential flat building is permitted with development consent, as part of a mixed use development, but only if:
  - (a) no more than 55% of the total ground floor area of the building will be used for the purpose of dwellings, spaces for the loading or unloading of goods and car parking (including access to those uses), and
  - (b) any dwelling located on the ground floor will not have frontage to New Canterbury Road.

## **14 Use of certain land at Old Canterbury Road, Lewisham**

- (1) This clause applies to certain land identified as "15-2" on the Additional Permitted Uses Map, being SP 91740, Lot SP 88286, Lot SP 92716, Lot B, DP 356705, Lot B DP 414124, Lot 2 DP 931170, Lot 1 DP 952897, Lot 34 DP 1210614, and part of SP 93231 at Old Canterbury Road, Lewisham.
- (2) Development for the purpose of residential accommodation is permitted with consent, but only as part of a mixed use development.

## **15 Use of certain land at 776–798 Parramatta Road, Lewisham**

- (1) This clause applies to land identified as "15-3" on the Additional Permitted Uses Map, being Lots 16 and 17, DP 2357, part of Lot 1, DP 1010446, Lot 1, DP 983757 and Lot 1, DP 658435 at 776–798 Parramatta Road, Lewisham.
- (2) Development for the purpose of a boarding house is permitted with consent.

## **16 Use of certain land at 91 Canal Road, Lilyfield**

- (1) This clause applies to land identified as "16-1" on the Additional Permitted Uses Map, being Lot 1, DP 1070825 at 91 Canal Road, , Lilyfield.
- (2) Development for any of the following purposes is permitted with development consent:
  - (a) building identification signs,

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- (b) business identification signs,
  - (c) entertainment facilities,
  - (d) industrial retail outlets,
  - (e) information and education facilities,
  - (f) light industries,
  - (g) markets,
  - (h) restaurants or cafes,
  - (i) take away food and drink premises.
- (3) Development for the purpose of office premises is permitted with development consent if:
- (a) the gross floor area of the site used for that purpose does not exceed 20%, and
  - (b) the maximum gross floor area of any single premises used for office premises does not exceed 300m<sup>2</sup>.

## 17 Use of certain land at 60 Glover Street, Lilyfield

- (1) This clause applies to land identified as "16-2" on the Additional Permitted Uses Map, being part of Lot 6643, DP 1137663 at 60 Glover Street, Lilyfield.
- (2) Development for the purpose of a function centre is permitted with development consent if the development will be located within an existing building.
- (3) In this clause, an *existing building* includes a proposed building that has been granted development consent.

## 18 Use of certain land at Addison Road, Marrickville

- (1) This clause applies to land identified as "17-1" on the Additional Permitted Uses Map, being Lot A and B DP 328206 and land on Addison Road between Perry Street and Fotheringham Lane, Marrickville.
- (2) Development for the purpose of residential accommodation is permitted with consent, but only as part of a mixed use development.

## 19 Use of certain land at 74 Edinburgh Road, Marrickville

- (1) This clause applies to land identified as "17-2" on the Additional Permitted Uses Map, being Lot 202, DP 1133999 at 74 Edinburgh Road, Marrickville.
- (2) Development for the purposes of a garden centre and hardware and building supplies is permitted with consent.

## 20 Use of certain land at 72 Frampton Avenue, Marrickville

- (1) This clause applies to land identified as "17-3" on the Additional Permitted Uses Map, being Lot 19, DP 4433 at 72 Frampton Avenue, Marrickville.
- (2) Development for the purpose of a warehouse and distribution centre is permitted with consent.

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**21 Use of certain land at 74 Frampton Avenue, Marrickville**

- (1) This clause applies to land identified as “17-4” on the Additional Permitted Uses Map, being Lot 18, DP 4433 at 74 Frampton Avenue, Marrickville.
- (2) Development for the purpose of a warehouse and distribution centre is permitted with consent.

**22 Use of certain land at Illawarra Road, Thornley Street and Warne Place, Marrickville**

- (1) This clause applies to land identified as “17-5” on the Additional Permitted Uses Map, being Lot 2, DP 187772, Lot 2 DP 388798 and SP 87838 and land on Illawarra Road between Thornley Street and Warne Place, Marrickville
- (2) Development for the purpose of business premises, office premises, restaurants or cafes, shops and take away food and drink premises is permitted with consent.

**23 Use of certain land at 313–319 Marrickville Road and 178 -180 Livingstone Road, Marrickville**

- (1) This clause applies to land identified as “17-6” on the Additional Permitted Uses Map, being Lot 1 DP 1230265 and SP 99426 at 313–319 Marrickville Road and 178 -180 Livingstone Road, Marrickville.
- (2) Development for following purposes is permitted with consent:
  - (a) residential flat buildings (but only as part of a mixed use development that contains a non-residential use permitted in the zone), and
  - (b) residential flat buildings within heritage buildings retained on the land.

**24 Use of certain land at 394 Marrickville Road, Marrickville**

- (1) This clause applies to land identified as “17-7” on the Additional Permitted Uses Map, being Lot 1, Section 1, DP 5482 at 394 Marrickville Road, Marrickville.
- (2) Development for the purpose of business premises and offices premises is permitted with consent.

**25 Use of certain land at Marrickville Road and Railway Parade, Marrickville**

- (1) This clause applies to land identified as “17-8” on the Additional Permitted Uses Map, being land on Marrickville Road between Sydney Street and Railway Parade, Marrickville.
- (2) Development for the purposes of restaurants or cafes and small bars is permitted with consent.

**25A Use of certain land at Marrickville Road, Marrickville**

- (1) This clause applies to land identified as “17-9” on the Additional Permitted Uses Map, being Lot 2 Sec 2 DP1567, Lot 7 DP654771, Lot 100 DP1035862, Lot 1 Sec 2 DP1567, Lot 4 Sec 2 DP1567, SP40508, Lot 6 Sec 1 DP1465, Lot 4 Sec 1 DP1465, Lot 1 Sec 1 DP1465, Lot 13 Sec 1 DP1465, Lot 5 Sec 1 DP1465, Lot 2 Sec 1 DP1465, Lot 1 DP927850, Lot 12 Sec 1 DP1465, Lot A DP900314, Lot 14 Sec 1 DP1465, Lot 2 DP927850, Lot 1 DP740023 and Lot 3 Sec 1 DP1465 at 73-97 Marrickville Road, Marrickville and 136-162 Marrickville Road, Marrickville.
- (2) Development for the purpose of retail premises is permitted with consent.

## 26 Use of certain land at 32–72 Alice Street, Newtown

- (1) This clause applies to land identified as “19-1” on the Additional Permitted Uses Map, being Lots 2 and 3, DP 1190094 and SP 88894 at 32–72 Alice Street, Newtown.
- (2) Development for the purpose of residential accommodation is permitted with consent, but only as part of a mixed use development.

## 27 Use of certain land at 5–11 Chester Street, Petersham

- (1) This clause applies to land identified as “20-1” on the Additional Permitted Uses Map, being Lots A and B, DP 438174, Lots 1, 2 and 3, DP 598422, Lot A, DP 110183 and Lot 3, DP 1091310 at 5–11 Chester Street, Petersham.
- (2) The following development is permitted with consent:
  - (a) development for the purpose of a car park,
  - (b) development that is permissible within Zone B2 Local Centre.
- (3) The consent authority must not consent to development under this clause unless satisfied that the development will be carried out in conjunction with development on land to which clause ~~13A-29~~ of this Schedule applies.

## 28 Use of certain land at 2–14 Fisher Street and 126 Crystal Street, Petersham

- (1) This clause applies to land identified as “20-2” on the Additional Permitted Uses Map, being Lot 1, DP 587859 and Lot 5, DP 52786 at 2–14 Fisher Street and 126 Crystal Street, Petersham.
- (2) Development for the purpose of residential flat buildings is permitted with consent.

## 29 Use of certain land at 6 Livingstone Road, Petersham

- (1) This clause applies to land identified as “20-3” on the Additional Permitted Uses Map, being Lot 11, DP 1145054 at 6 Livingstone Road, Petersham.
- (2) Development that is permissible within Zone R4 High Density Residential is permitted with consent.
- (3) The consent authority must not consent to development under this clause unless satisfied that the development will be carried out in conjunction with development on land to which clause ~~30-27~~ of this Schedule applies.

## 30 Use of certain land at 3–7 Regent Street, Petersham

- (1) This clause applies to land identified as “20-4” on the Additional Permitted Uses Map, being Lot 1, DP 629058 at 3–7 Regent Street, Petersham.
- (2) Development for the purpose of a registered club is permitted with development consent.

## 30A Use of certain land at 287–309 Trafalgar Street, Petersham

- (1) This clause applies to land identified as “20-5” on the Additional Permitted Uses Map, being Lot 1, DP 1208130 and Lot 10, DP 1004198 at 287–309 Trafalgar Street, Petersham.
- (2) Despite any other provision of this Plan, development consent may be granted for development for the purposes of a registered club on land to which this clause applies.

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### 31 Use of certain land at Terry Street, Rozelle

- (1) This clause applies to land identified as “21-1” on the Additional Permitted Uses Map, being Lot 1, SP 58291 at Terry Street, Rozelle.
- (2) Development for the purposes of business premises, kiosks, office premises, restaurants or cafes, roadside stalls and shops is permitted with development consent.

### 32 Use of certain land at Smith Street, Rozelle

- (1) This clause applies to land identified as “21-2” on the Additional Permitted Uses Map, being Lots 1 and 2, DP 782330, Lot 1, DP 782348 and Lot 1, DP 228261 at Smith Street, Rozelle.
- (2) Development for the purposes of boarding houses, function centres, hospitals, markets, places of public worship, public administration facilities, residential care facilities, seniors housing and telecommunication facilities is permitted with development consent.

### 33 Use of certain land at St Peters

- (1) This clause applies to certain land identified as “22-1” on the Additional Permitted Uses Map, on Princes Highway between Campbell Street and Short Street, St Peters.
- (2) Development for the purposes of specialised retail premises is permitted with consent.

### 34 Use of certain land at St Peters

- (1) This clause applies to certain land identified as “22-2” on the Additional Permitted Uses Map, being Lot 1, DP 742446, SP 13328, SP 42098, Lot 20 DP 1250907, Lot 1, DP 65582, Lot 15 DP 112675, Lots 3-4 DP 928964, Lots 101-102, DP 1205462, Lot B, DP 449811, Lot 2-3 DP, 105320, Lot 50 1252094, Lot 1 DP 499704, Lot 1, DP 548632 and land on May Street between Daburi Lane and May Street Reserve, St Peters.
- (2) Development for the purposes of retail premises is permitted with consent.

### 35 Use of certain land at 500 Princes Highway, St Peters

- (1) This clause applies to land identified as “22-3” on the Additional Permitted Uses Map, being Lot 1, DP 1225110 at 500 Princes Highway, St Peters.
- (2) Development for the following purposes is permitted with consent:
  - (a) specialised retail premises, and
  - (b) retail premises (only in relation to engineering supplies or tools or vehicle parts and accessories).

### 36 Use of certain land at 162 Unwins Bridge Road, St Peters

- (1) This clause applies to land identified as “22-4” on the Additional Permitted Uses Map, being Lots 20-22, Section B, DP 726 at 162 Unwins Bridge Road, St Peters.
- (2) Development for the purpose of landscaping material supplies is permitted with consent.

### 36A Use of certain land at Princes Highway, St Peters

- (1) This clause applies to land identified as “22-5” on the Additional Permitted Uses Map, being Lot 8 DP1228007, Lot 2 DP1225110, Lot 21 / DP1225108 and Lot 22 / DP1225108 at Princes Highway, St Peters.
- (2) Development for the purpose of specialised retail premises is permitted with consent.

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## 37 Use of certain land at 55–63 Smith Street, Summer Hill

- (1) This clause applies to land identified as “24-1” on the Additional Permitted Uses Map, being Lot 13, Section 1, DP 560, Lot 1, DP 796910 and Lot 1, DP 905473 at 55–63 Smith Street, Summer Hill.
- (2) Development for the purposes of business premises, office premises, recreation facilities (indoor) and self-storage units is permitted with development consent.

## 38 Use of certain land at Railway Road, Sydenham

- (1) This clause applies to land identified as “25-1” on the Additional Permitted Uses Map, being Lot 148, DP 750, Lot 2, DP 908492, Lot 1, DP 126348, Lots A-B, DP 438088, Lot 151, DP 750, Lots A-B, DP 319429, Lot A-B, DP 436158, Lots 1-2, DP 1079501 at Railway Road, Sydenham.
- (2) Development for the purpose of business premises and office premises is permitted with consent.

## 39 Use of certain land at 24A Railway Road, Sydenham

- (1) This clause applies to land identified as “25-2” on the Additional Permitted Uses Map, being Lots 82–84, DP 750 at 24A Railway Road, Sydenham.
- (2) Development for the purpose of a place of public worship is permitted with consent.

## 40 Use of certain land at Tempe, known as the Tempe Bus Depot

- (1) This clause applies to land identified as “26-1” on the Additional Permitted Uses Map, being Lot 1 – 3 DP 1244016, at 745 – 763 Princes Highway and 1B Gannon Street, Tempe.
- (2) Development for the purpose of a passenger transport facility is permitted with consent.

## 41 Use of certain land at Marrickville Road, Marrickville and Princes Highway, Tempe

- (1) This clause applies to land identified as “26-2” on the Additional Permitted Uses Map, being Lot A, DP 110314, part of Lot B, DP 110314, Lot C, DP 110314, Lot 2, DP 33100, Lots A-B, DP 343351, Lot 1, DP 326556, Lot 1, DP 124351, Lot A, DP 327982, Lot 1, DP 995524, Lots A-B, DP 155790, Lot 1-2, DP 124323, Lot 1, DP 315997, Lot 1, DP 316909, Lots 100-102, DP 803286 and Lots 3-6, DP 208829 and between Gerald Street and Meeks Road and land on Marrickville Road between Sydney Street and Meeks Road, Tempe.
- (2) Development for the purpose of retail premises is permitted with consent.

## 42 Use of certain land at Princes Highway, and Bellevue Street, Tempe

- (1) This clause applies to land identified as “26-3” on the Additional Permitted Uses Map, being Lot 75, DP1231263, Lot 101, DP 1229588, Lot 101 and 102 DP 1149125 at Princes Highway, and Bellevue Street, Tempe.
- (2) Development for the purpose of specialised retail premises is permitted with consent.

## Schedule 2 Exempt development

(Clause 3.1)

**Note 1.** *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

**Note 2.** Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

### 3.1 Exempt development

**Note 1.** *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

**Note 2.** Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

#### Advertisements—bus and taxi rank shelter signs

- (1) Must meet the general requirements of State Environmental Planning Policy (Exempt and Complying Development) 2008
- (2) Must be located on land owned or managed by Council
- (3) Must not extend beyond the perimeter of the shelter.
- (4) Only 1 advertising panel per shelter that may comprise an advertisement on 2 sides.
- (5) Must not contain flashing or neon signage.
- (6) Must not obstruct pedestrian paths of travel.
- (7) Must not obstruct the vehicular line of sight

#### Advertisements—business identification signs in residential zones

- (1) Must meet the general requirements of State Environmental Planning Policy (Exempt and Complying Development) 2008.
- (2) Must not be constructed or installed on or in, or in relation to, a heritage item or a draft heritage item.
- (3) Maximum area—0.75m<sup>2</sup>.
- (4) 1 sign per premises.
- (5) Must not be illuminated.
- (6) Must not protrude above an awning.
- (7) If over a public road—must be erected at a height of no less than 2.6m above ground/pavement level.

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## **Advertisements—signs not visible from outside site on which they are displayed**

- (1) Must be non-moving.
- (2) Must be associated with the lawful use of the building (except for temporary signs).
- (3) Must not be an “A” frame sign.
- (4) Must have the consent of the owner of the property on which the sign is located.
- (5) Must not be flashing.

## **Letterboxes on or in a heritage item or draft heritage item**

- (1) Must not be higher than 1.2m above ground level (existing).
- (2) Must be visible from the road.
- (3) Must have appropriate numbering that is visible from the road.
- (4) Maximum width—0.6m.
- (5) Maximum depth—0.6m.
- (6) Must be structurally stable with adequate footings.
- (7) Must be designed, fabricated and installed in accordance with any applicable Australian Standard.
- (8) Must be designed to complement the architectural style of the building in relation to style and materials.
- (9) Must not involve any damage to, or removal of, historical fabric or trees or vegetation subject to protection.
- (10) 1 letterbox per site.

## **Lighting (external)**

- (1) Must not be for the lighting of tennis courts or sports fields.
- (2) Must not cause glare to adjoining properties or streets.
- (3) Must be for domestic purposes.
- (4) Must comply with AS 4282—1997, *Control of the Obtrusive Effects of Outdoor Lighting*.
- (5) Must be limited to one within the front setback and must not cause damage to significant or early fabric.

## **Minor routine maintenance of heritage items or on land in heritage conservation areas**

- (1) Must comprise limited repairs of a minor nature being:
  - (a) repainting existing painted surfaces,
  - (b) the repair of a window, glazing areas or a door,
  - (c) the repair of non-structural wall cladding,

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- (d) the repair of a balustrade or fence,
- (e) the replacement of a timber paling fence located behind the building line,
- (f) the repair of existing roof sheeting or replacement of broken or damaged tiles or slate, or
- (g) the repair of existing landscape structures and retaining walls by either repointing (reinstating mortar) or the introduction of matching materials, which comprise less than 5% of the external surface,
- (h) the installation of insulation material in the ceiling, floor or wall of a building where it can be easily removed and does not involve disturbance of, damage to or removal of existing fabric,
- (i) the replacement of services such as cabling, plumbing, wiring or fire services that use existing service routes, cavities or voids, or replace existing surface-mounted services but do not involve damage to, or the removal of, original or early fabric,
- (2) Must not comprise the making of, or an alteration to the size of, any opening in a wall or roof, such as a doorway, window or skylight.
- (3) Must not affect the means of egress from the building in an emergency.
- (4) Must not affect any fire resisting components of the building.
- (5) If repointing in sandstone, must use soft mortar (being lime rich or composite mortar).
- (6) Materials and colours must be the same as existing materials, profiles, fixings and colours and consistent with the style and age of the building.
- (7) Replacement glass must meet any applicable Australian Standards.

In this clause:

**repair** means restore something damaged or faulty to a good condition through reassembling existing elements or introduction of new material to repair the existing elements. Repair does not include the replacement of the existing element.

**Public art on footpaths (including sculptures, murals and pavement installations)**

- (1) Must be installed by or on behalf of Council.
- (2) Must be structurally sound.
- (3) Must not contain advertising material.
- (4) Must be designed, fabricated and installed in accordance with any applicable Australian Standard.
- (5) Must allow a minimum 1.5m wide pathway for pedestrians.
- (6) Must be consistent with any approval required under the Roads Act 1993.

## Schedule 3 Complying development

**Note.** *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

### Part 1 Types of development

#### Change of use of land from restaurant or cafe to small bar or from small bar to restaurant or cafe

Land must be in Zone B2 Local Centre.

**Note.** The use of a footpath as an outdoor dining area may be exempt development if it is associated with a restaurant or cafe but cannot be exempt development if it is associated with a small bar; see *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

### Part 2 Complying development certificate conditions

**Note.** Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

#### General conditions

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### Condition that applies to change of use of land from restaurant or cafe to small bar or from small bar to restaurant or cafe

- (1) This clause applies to a change of use of land:
  - (a) from a restaurant or cafe to a small bar, or
  - (b) from a small bar to a restaurant or cafe.
- (2) The development is subject to a condition that the new use must be in accordance with the conditions of development consent applying to the old use that relate to hours of operation, noise, car parking, loading, vehicular movement, traffic generation, waste management and landscaping.

## Schedule 4 Classification and reclassification of public land

(Clause 5.2)

### Part 1 Land classified, or reclassified, as operational land—no interests changed

Column 1	Column 2
Locality	Description
Nil	

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**Part 2 Land classified, or reclassified, as operational land—interests changed**

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged
Nil		

**Part 3 Land classified, or reclassified, as community land**

Column 1	Column 2
Locality	Description
Nil	

## Schedule 5 Environmental Heritage

(CI 5.10)

### Part 1 Heritage items

Suburb	Item name	Address	Property Description	Significance	Item No.
Annandale	Street trees	Annandale Street	Road reserve	Local	I-01-9
Annandale	Substation	33 Annandale Street	Lot 18, DP 667337	Local	I-01-1
Annandale	House, "Haledon", including interiors	181 Annandale Street	Lot 20, DP 1013935	Local	I-01-2
Annandale	Former shop and residence, including interiors	216 Annandale Street	Lot 13, DP 1030554	Local	I-01-3
Annandale	Former shop and residence, "Craiglea", including interiors	291 Annandale Street	Lot 1, DP 917246	Local	I-01-4
Annandale	Former shop and residence, "Craiglea", including interiors	293 Annandale Street	Lot 12, DP 667545	Local	I-01-5
Annandale	Terrace, including interiors	302 Annandale Street	Corner Lot 12, DP 658898	Local	I-01-6
Annandale	Semi-detached house, "Pen Dinas", including interiors	342 Annandale Street	Lot A, DP 179915	Local	I-01-7
Annandale	Shop and residence, including interiors	349 Annandale Street	Corner Lot 73, DP 5547	Local	I-01-8
Annandale	Street trees-row of Brush Box	Bayview Crescent	Road reserve	Local	I-01-10
Annandale	Iron/sandstone palisade fence	Bayview Crescent	Road reserve	Local	I-01-11
Annandale	Kerb and gutter	Chester Street	Road reserve	Local	I-01-613
Annandale	House, including interiors	11 Collins Street	Lot 11, DP 746846	Local	I-01-13
Annandale	Semi-detached house, "Agincourt", including interiors	13-15 Collins Street	Lots 1-8, CP/SP 57719	Local	I-01-14
Annandale	Former police station, including interiors	21 Collins Street	Lots 30-31, Section 26, DP 854	Local	I-01-15
Annandale	St Brendan's Parish Home, including interiors	34 Collins Street	Lots 5-6, DP 2973	Local	I-01-16
Annandale	St Brendan's Convent, including interiors	36 Collins Street	Lot 4, DP 1762	Local	I-01-17
Annandale	Annandale Post Office, including interiors	115-117 Booth Street	Lot 2, DP 404947	Local	I-01-12
Annandale	Semi-detached house, including interiors	57 Ferris Street	Lot 1, DP 247446	Local	I-01-18

Annandale	Semi-detached house, including interiors	59 Ferris Street	Lot 2, DP 247446	Local	I-01-19
Annandale	Semi-detached house, including interiors	61 Ferris Street	Lot 3, DP 247446	Local	I-01-20
Annandale	Semi-detached house, including interiors	63 Ferris Street	Lot 4, DP 247446	Local	I-01-21
Annandale	Semi-detached house, including interiors	65 Ferris Street	Lot 15, DP 805301	Local	I-01-22
Annandale	Semi-detached house, including interiors	67 Ferris Street	Lot 16, DP 805301	Local	I-01-23
Annandale	Semi-detached house, including interiors	69 Ferris Street	Lot 17, DP 805301	Local	I-01-24
Annandale	Semi-detached house, including interiors	71 Ferris Street	Lot 18, DP 805301	Local	I-01-25
Annandale	Kerb and gutter	Guihen Street	Road Reserve	Local	I-01-614
Annandale	Substation—Sydney Water (SP:5), including interiors	5 Hutchinson Street	Lot 1, DP 777651	Local	I-01-26
Annandale	Bridge at Parramatta Road, including interiors	Johnston's Creek Channel Chester Street	Part Lot 2, DP 739883	Local	I-01-27
Annandale	Hunter Baillie Memorial <b>Presbyterian</b> Church, including interiors	Johnston Street	Lot 13 and 14, Section 27, DP 638	State	I-01-47
Annandale	St Brendan's Catholic Church, including interiors	Johnston Street	Corner Lot 3, DP 1762	Local	I-01-44
Annandale	Sandstone retaining wall and Winkworth steps	Johnston Street, intersection with Rose Street	Road reserve	Local	I-01-58
Annandale	House, including interiors	1 Johnston Street	Lot 28, DP 1023; Lot 1, DP 130284	Local	I-01-28
Annandale	Goodman's Building, including interiors	6 Johnston Street	Lot 4, DP 33479	State	I-01-30
Annandale	House, including interiors	7 Johnston Street	Lots 21-22, DP 1023	Local	I-01-29
Annandale	Goodman's Building, including interiors	8 Johnston Street	Lot 3, DP 33479	State	I-01-31
Annandale	Goodman's Building, including interiors	10 Johnston Street	Lot 2, DP 33479	State	I-01-32
Annandale	Goodman's Building, including interiors	12 Johnston Street	Lot 1, DP 33479	State	I-01-33

Annandale	Annandale Public School, including interiors	25 Johnston Street	Lot 13, DP 1250444	Local	I-01-34
Annandale	Annandale House gates	25 Johnston Street	Lot 13, DP 1250444	Local	I-01-35
Annandale	"Norton House", including interiors	33 Johnston Street	Lot 11, DP 1250444	Local	I-01-36
Annandale	House, including interiors	35 Johnston Street	Lot 1, DP 928301	Local	I-01-37
Annandale	House, including interiors	36 Johnston Street	Lot 11, DP 664256	Local	I-01-40
Annandale	Semi-detached house, including interiors	38 Johnston Street	Lot 1, DP 796747	Local	I-01-41
Annandale	House, including interiors	39 Johnston Street	Lot 1, DP 918129	Local	I-01-38
Annandale	Semi-detached house, including interiors	40 Johnston Street	Lot 1, DP 448305	Local	I-01-42
Annandale	House, including interiors	41 Johnston Street	Lot 1, DP 918075	Local	I-01-39
Annandale	House, "Wallscourt", including interiors	46 Johnston Street	Lot 8, DP 998; Lot 7, DP 911926; Lot 1, DP 973769	Local	I-01-43
Annandale	Former Annandale Council Chambers, including interiors	77-79 Johnston Street	Lot 8-9, Section 1, DP 1048;	Local	I-01-45
Annandale	Uniting Church and hall, including interiors	81-81A Johnston Street	Lot 10, DP 667401; Lot 1, DP 908723	Local	I-01-46
Annandale	Street trees—Brush Box	Johnston Street	Road reserve	Local	I-01-66
Annandale	House, including interiors	84 Johnston Street	Lot 101, DP 1000701	Local	I-01-48
Annandale	Shop and residence "The Colonnade", including interiors	99 Johnston Street	Lot C, DP 442806	Local	I-01-50
Annandale	Shop and residence "The Colonnade", including interiors	101 Johnston Street	Lot B, DP 442806	Local	I-01-51
Annandale	Shop and residence "The Colonnade", including interiors	103 Johnston Street	CP/SP 87261	Local	I-01-52
Annandale	Goodman's Building, including interiors	105 Parramatta Road	Lots 1- 2, DP 566925	State	I-01-67
Annandale	Goodman's Building, including interiors	107 Parramatta Road	Lot 5A, DP 33479	State	I-01-68
Annandale	Goodman's Building, including interiors	109-111 Parramatta Road	Lot 6, DP 33479	State	I-01-69

Annandale	Goodman's Building, including interiors	113 Parramatta Road	Lot 7, DP 33479	State	I-01-70
Annandale	Goodman's Building, including interiors	115 Parramatta Road	Lot 8, DP 33479	State	I-01-71
Annandale	Goodman's Building, including interiors	117 Parramatta Road	Lot 9, DP 33479	State	I-01-72
Annandale	Goodman's Building, including interiors	119 Parramatta Road	Lot 10, DP 33479	State	I-01-73
Annandale	House, including interiors	132 Johnston Street	Lot 4, DP 907892	Local	I-01-53
Annandale	House, including interiors	134 Johnston Street	Lot 1, DP 304675	Local	I-01-54
Annandale	Substation, including interiors	182 Johnston Street	Lots 3-4, DP 131214	State	I-01-55
Annandale	House, including interiors	191 Johnston Street	Lot 2, DP 203919	Local	I-01-56
Annandale	North Annandale Public School, including interiors	196–212 Johnston Street	Lot 1, DP 723531; Lot 1, DP 122326; Lot 1, DP 122327; Lot 12, DP 34187; Lots 1-2, DP 203367; Lot 1, DP 1093196	Local	I-01-57
Annandale	Large sandstone wall and gateways to homes	The front of properties at 258–272 Johnston Street	Lots 1-24 and CP/SP 41103; Lot 1, DP 34646; Lot 19-21, DP 483; Lot 1, DP 740187; Lot 501, DP 834867; Lot 1, DP 34644	Local	I-01-59
Annandale	House, "Kenilworth", including interiors	260 Johnston Street	Lot 1, DP 34646; Lot 19, DP 483	Local	I-01-60
Annandale	House, "Highroyd", including interiors	262 Johnston Street	Lot 20, DP 483	Local	I-01-61
Annandale	House, "Hockingdon", including interiors	264 Johnston Street	Lot 21, DP 483	Local	I-01-62
Annandale	House, "Greba", including interiors	266 Johnston Street	Lot 1, DP 740187	Local	I-01-63
Annandale	House, "Oybin", including interiors	270 Johnston Street	Lot 501, DP 834867	Local	I-01-64
Annandale	House, "The Abbey", including interiors	272 Johnston Street	Corner Lot 1, DP 34644	Local	I-01-65
Annandale	Sandstone retaining wall	279 Johnston Street	Lot 1, DP 851142	Local	I-01-83
Annandale	Former police station, including interiors	210 Parramatta Road	Lot 43, DP 792615	Local	I-01-615
Annandale	Hinsby Reserve	Piper Street	Lot 57, Section 13, DP 638	Local	I-01-76
Annandale	War memorial	Piper Street	Lot 57, Section 13, DP 638	Local	I-01-77

Annandale	Johnston's Creek Sewer Aqueduct	Piper Street (Hogan Park)	Lot 102, DP 1168188; road reserve	State	I-01-75
Annandale	Warehouse, including interiors	52-54 Pyrmont Bridge Road	Lots 2, 3, 7, 8, 9, 10, 13 and 14, DP231; Lot 6, DP 850; Lot 1, DP 667231; Lot 1, DP 723236; Lot 1, DP 654175; Lot 1, DP 175371; Lots 1 and 2, DP 1080473	Local	I-01-616
Annandale	Street trees—row of Palms	Railway Parade	Road reserve	Local	I-01-78
Annandale	Avenue of Phoenix canariensis	Railway Parade	Road reserve	Local	I-01-79
Annandale	Sewer Pumping Station No. 4, including interiors	Rose Street	Lot 1, DP 434247	Local	I-01-80
Annandale	House, including interiors	1 The Avenue	Lot 1, DP 780027	Local	I-01-81
Annandale	House, including interiors	3 The Avenue	Lot 1, DP 911437	Local	I-01-82
Annandale	House, "Edwinville", including interiors	41 Trafalgar Street	Lot 14, DP 668070	Local	I-01-85
Annandale	Former Beales Piano Factory, including interiors	43-47 Trafalgar Street, 48, 50, 52A (and part of 52) Nelson Street	Lot 1, DP 270185; Lot 8, DP 270185; Lots 1-30, and CP/SP58575; Lots 1-22, and CP/SP58576; Lots 1-21, and CP/SP58708; Lots 1-12, and CP/SP 58709; Lots 1-22, and CP/SP 58710; Lots 1-24, and CP/SP 58711	Local	I-01-86
Annandale	House, including interiors	49 Trafalgar Street	Lot 24, Section 3, DP 245	Local	I-01-87
Annandale	Former shop and residence, including interiors	55 Trafalgar Street	Lot 1, DP 900219	Local	I-01-88
Annandale	Semi-detached house, including interiors	233 Trafalgar Street	Lot 1, DP 900867	Local	I-01-89
Annandale	Semi-detached house, including interiors	235 Trafalgar Street	Lot 1, DP 921170	Local	I-01-90
Annandale	Former house, including interiors	245 Trafalgar Street	Lot 30, Section 14, DP 1080	Local	I-01-91
Annandale	Former shop and residence, including interiors	268 Trafalgar Street	Lot 1, DP 216795	Local	I-01-92
Annandale	Former shop and residence, including interiors	81 Young Street	Lot A, DP 342765	Local	I-01-93
Ashbury	House, including interiors	10 Hanks Street	Lot 6, DP 4170	Local	I-02-1

Ashbury	House, including interiors	38 Hanks Street	Lot 3, DP 949228	Local	I-02-2
Ashbury	School, including interiors	220–252 Holden Street	Lot 100, DP 738051	Local	I-02-3
Ashbury	Houses, including interiors	262–270 Holden Street	Lot 1, DP 953904; Lot 1, DP 953395; Lot 1, DP 956341; Lot 1, DP 953126; Lot C, DP 977796	Local	I-02-4
Ashfield	House, including interiors	35 A'Beckett Avenue	Lot 2, DP 4815	Local	I-03-5
Ashfield	Road reserve	Albert Parade	Road reserve; Lot 39 , DP 264	Local	I-03-6
Ashfield	House, including interiors	7 Albert Parade	Lot A, DP 336269	Local	I-03-7
Ashfield	House, including interiors	9 Albert Parade	Lot 1, DP 905602	Local	I-03-8
Ashfield	House, including interiors	11 Albert Parade	Lot 15, DP 264	Local	I-03-9
Ashfield	House, including interiors	26 Albert Parade	Lot A, DP 334841	Local	I-03-10
Ashfield	House, including interiors	34 Albert Parade	Lot 1, DP 966068	Local	I-03-11
Ashfield	House, including interiors	36 Albert Parade	Lot 1, DP 165741	Local	I-03-12
Ashfield	House, including interiors	38 Albert Parade	Lot C, DP 966069	Local	I-03-13
Ashfield	Semi-detached houses, including interiors	45–47 Albert Parade	Lot 1, DP 900134; Lot 230, DP 130164	Local	I-03-14
Ashfield	House, including interiors	2 Alma Street	Lot 1, DP 934937	Local	I-03-15
Ashfield	House, including interiors	5 Alma Street	Lot 2, DP 17789	Local	I-03-16
Ashfield	House, including interiors	26 Alma Street	Lot 12, Section 3, DP 1293	Local	I-03-17
Ashfield	Houses, including interiors	20–22 Alt Street	Lot 12, Section B, DP 1293; Lots 7–10, DP 2127	Local	I-03-18
Ashfield	House, including interiors	23 Alt Street	Lot 1, DP 13894	Local	I-03-19
Ashfield	House, including interiors	44 Alt Street	Lot 6, DP 264	Local	I-03-20
Ashfield	House, including interiors	78 Alt Street	Lot 2, DP 307522	Local	I-03-21
Ashfield	Flats, including interiors	94 Alt Street	Lot 1, DP 13651	Local	I-03-22
Ashfield	Flats, including interiors	98 Alt Street	Lots 1-6 and CP/SP 71973	Local	I-03-23
Ashfield	House, including interiors	104 Alt Street	Lot 3, DP 946167	Local	I-03-24
Ashfield	House, including interiors	17 Armstrong Street	Lot 5, DP 14786	Local	I-03-25
Ashfield	Houses, including interiors	8–10 Arthur Street	Lot 1, DP 1028976; Lot 2, DP 84669	Local	I-03-26
Ashfield	House, including interiors	27 Arthur Street	Lots 13-14, DP 1433	Local	I-03-27
Ashfield	Semi-detached houses, including interiors	32–34 Arthur Street	Lots 1-2, DP 506554	Local	I-03-28
Ashfield	“Thirning Villa”, including interiors	40 Arthur Street	Lot 7041, DP 93370	Local	I-03-29

Ashfield	Pratten Park	40-44 Arthur Street	Lot 585, DP 752049; Lot 1, DP 64579 Lot 1, DP 1169472; Lot 1, DP 1169473	Local	I-03-30
Ashfield	Nursing home, including interiors	48 Arthur Street	Lot A, DP 412401	Local	I-03-31
Ashfield	Boarding house, including interiors	4 Blackwood Avenue	Lot 8A, DP 444835	Local	I-03-32
Ashfield	Presbytery	1-9 Bland Street	Lot 11, DP 601374	Local	I-03-33
Ashfield	Church, including interiors	11-13 Bland Street	Lot 10, DP 601374	Local	I-03-34
Ashfield	School, including interiors	1-9 Bland Street	Lot 10, DP 601374	Local	I-03-35
Ashfield	House, including interiors	2 Bland Street	Lot 1, DP984246	Local	I-03-36
Ashfield	House, including interiors	4 Bland Street	Lot 1, DP 960770	Local	I-03-37
Ashfield	House, including interiors	6 Bland Street	Lot 1, DP 960163	Local	I-03-38
Ashfield	House, including interiors	8 Bland Street	Lot 1, DP 959955	Local	I-03-39
Ashfield	House, including interiors	12 Bland Street	Lot A, DP 329379	Local	I-03-40
Ashfield	College, including interiors	14-22 Bland Street and 24-26 Bland Street	Lots 1-2, DP 835767; Lot 11, DP 595927	Local	I-03-41
Ashfield	Semi-detached houses, including interiors	25-27 Bland Street	Lots 1-2, DP 500869	Local	I-03-42
Ashfield	Terrace houses, including interiors	29-31 Bland Street	Lots 1-2, DP 702017	Local	I-03-43
Ashfield	Terrace house, including interiors	35 Bland Street	Lot 1, DP 202977	Local	I-03-44
Ashfield	Church and cemetery, parish hall, school hall, rectory and church grounds, including interiors	62-74 Bland Street	Lots 1-2, DP 208481	Local	I-03-45
Ashfield	House, including interiors	75 Bland Street	Lot 4, DP 10099	Local	I-03-46
Ashfield	House, including interiors	79 Bland Street	Lot 2, DP 309798	Local	I-03-47
Ashfield	House, including interiors	83 Bland Street	Lot 1, DP 314590	Local	I-03-48
Ashfield	House, including interiors	3 Bruce Street	Lot 1, DP 103971	Local	I-03-49
Ashfield	House, including interiors	11 Bruce Street	Lot 2, DP 901079	Local	I-03-50
Ashfield	Public reserve and parade (part)	Brunswick Parade	Lot 17 DP 928	Local	I-03-51
Ashfield	House, including interiors	3 Carlisle Street	Lot B, DP 319599	Local	I-03-52
Ashfield	House, including interiors	21 Carlisle Street	Lot 11, DP 2777; Lot 112, DP 130416	Local	I-03-53
Ashfield	House, including interiors	12 Cecil Street	Lots 1-18, SP 17985	Local	I-03-65
Ashfield	House, including interiors	19 Cecil Street	Lot 2, DP 917841	Local	I-03-66



Ashfield	House, including interiors	49 Cecil Street	Lot 1, DP 947571	Local	I-03-67
Ashfield	House, including interiors	23 Chandos Street	Lot 40, Section 16, DP 439	Local	I-03-68
Ashfield	Townhouses, including interiors	32 Chandos Street	Lots 1-35, SP 10395	Local	I-03-69
Ashfield	Nursing home, including interiors	50-52 Chandos Street	Lots 1-25 and CP/SP 90793	Local	I-03-70
Ashfield	House, including interiors	94 Chandos Street	Lot 2, DP 214209	Local	I-03-71
Ashfield	House, including interiors	96 Chandos Street	Lot 1, DP 120051	Local	I-03-72
Ashfield	Shops, including interiors	1-3 Charlotte Street <del>1-11 Charlotte Street</del>	Part Lot 1, DP 1124828 (formerly known as Lot 17, DP 819022)	Local	I-03-73
Ashfield	Shop, including interiors	2 Charlotte Street	Lot 1, DP 184020	Local	I-03-74
Ashfield	Shops, including interiors —three groups	4-20 Charlotte Street	Lots 1 and 3, DP 629741; Lots 1-2, DP 610371; Lots 49-50, DP 1013072; Lots 1-2, DP 218272	Local	I-03-75
Ashfield	Shop with dwelling above, including interiors	13-15 Charlotte Street	Lot 13, DP 568822	Local	I-03-76
Ashfield	Suite of four shops, including interiors	17- 24 23 Charlotte Street	Lot 10, DP 1148999	Local	I-03-77
Ashfield	Presbyterian Aged Care, including interiors	17- 23 Charlotte Street	Lot 10, DP 1148999	Local	I-03-78
Ashfield	House, including interiors	45 Charlotte Street	Lot A, DP 320038	Local	I-03-79
Ashfield	House, including interiors	46 Charlotte Street	Lot 1, DP 63600	Local	I-03-80
Ashfield	House, including interiors	71 Charlotte Street	Lot 11, DP 69135	Local	I-03-81
Ashfield	House, including interiors	82 Charlotte Street	Lot B, DP 313303	Local	I-03-82
Ashfield	House, including interiors	86 Charlotte Street	Lot 1, DP 175100	Local	I-03-83
Ashfield	House, including interiors	2 Church Street	Lot A, DP 84704	Local	I-03-84
<del>Ashfield</del>	<del>House, including interiors</del>	<del>2 Clissold Street</del>	<del>Lot X, DP 394440</del>	<del>Local</del>	<del>I-03-85</del>
Ashfield	Houses, including interiors	3-5 Clissold Street	Lot 1, DP 642128; Lot 2, DP 787258; Lot C, DP 187711	Local	I-03-87
Ashfield	House, including interiors	23 Clissold Street	Lot 90, DP 130229; Lot 10, DP 804	Local	I-03-88
Ashfield	House, including interiors	12 Eccles Avenue	Lot 21, DP 8690	Local	I-03-89
Ashfield	House, including interiors	25 Eccles Avenue	Lot 3, DP 316461	Local	I-03-90
Ashfield	House, including interiors	17 Elizabeth Street	Lot 11, DP 4545; Lot 10, DP 131013	Local	I-03-91
Ashfield	House, including interiors	81 Elizabeth Street	Lot 1, DP 87876; Lot C, DP 329379	Local	I-03-92

Ashfield	House, including interiors	83 Elizabeth Street	Lot B, DP329379; Lot 1, DP 194251	Local	I-03-93
Ashfield	House, including interiors	93 Elizabeth Street	Lot C, DP 901340	Local	I-03-94
Ashfield	House, including interiors	95 Elizabeth Street	Lot B, DP 901340	Local	I-03-95
Ashfield	Shop and attached terrace house, including interiors	96–98 Elizabeth Street	Lots 1 and-2, DP 229273	Local	I-03-96
Ashfield	House, including interiors	135 Elizabeth Street	Lot 1 and 2, DP 317340	Local	I-03-392
Ashfield	House, including interiors	144 Elizabeth Street	Lot 3, DP 304631	Local	I-03-393
Ashfield	House, including interiors	177 Elizabeth Street	Lot C, DP 319196	Local	I-03-395
Ashfield	House, including interiors	5 Farleigh Street	Lot 1, DP 302090	Local	I-03-98
Ashfield	House, including interiors	29 Farleigh Street	Lot 5, DP 10793	Local	I-03-99
Ashfield	House, including interiors	12 Federal Avenue	Lot B, DP 342998	Local	I-03-100
Ashfield	Houses—group of two pairs, including interiors	18–20 and 22–24 Federal Avenue	Lots B, C, D and E, DP 444995	Local	I-03-101
Ashfield	House, including interiors	18B Frederick Street	Lot B, DP 319196	Local	I-03-394
Ashfield	House, including interiors	45 Frederick Street	Lot 31, DP 264	Local	I-03-103
Ashfield	House, including interiors	74 Frederick Street	Lot 3, DP 6978	Local	I-03-398
Ashfield	Terrace buildings, including interiors	91–101 Frederick Street	Lot 2, DP 222870; Lots 4-7, DP 222870; Lot 3, DP 656176	Local	I-03-104
Ashfield	House, including interiors	113 Frederick Street	Lot 1, DP 882052	Local	I-03-105
Ashfield	Flats, including interiors	17 Grainger Avenue	Lot 81, DP 130211	Local	I-03-107
Ashfield	House, including interiors	12 Hampden Street	Lot B, DP 336290	Local	I-03-108
Ashfield	House, including interiors	14 Hampden Street	Lot 1, DP 856487	Local	I-03-109
Ashfield	House, including interiors	15 Hampden Street	Lot 48, DP 263	Local	I-03-110
Ashfield	House, including interiors	17 Hampden Street	Lot 2, DP 233301	Local	I-03-111
Ashfield	House, including interiors	19 Hampden Street	Lot 1, DP 233301	Local	I-03-112
Ashfield	House, including interiors	16 Henry Street	Lot 3, DP 306216	Local	I-03-114
Ashfield	Infants Home Ashfield, including interiors —original building, the “Emily Trollope” Nursing Ward, “Louise Taplin” Ward, laundry, grounds and lesser buildings	17 Henry Street	Lot 24, DP 1220668	Local	I-03-115

Ashfield	Hammond Park	34 Henry Street	Lot 1, DP 65178; Lots 3-9, Section 2, DP 433; Lots 13-14, Section 2, DP 433; Lot 1, DP 724792; Lots 3A, 4A, 5A and 6A, Section 2, DP 1455	Local	I-03-102
Ashfield	Monument—"Mei Quong Tart"	Hercules Street	Road reserve, <a href="#">outside of 21 Hercules Street, Ashfield</a>	Local	I-03-116
Ashfield	Commercial building, including interiors	11-13 Hercules Street	Lots 1-53 and CP/SP 89657	Local	I-03-124
Ashfield	House, including interiors	8 Hillcrest Avenue	Lot A, DP 330230	Local	I-03-130
Ashfield	House, including interiors	10A Hillcrest Avenue	Lot B, DP 330230	Local	I-03-131
Ashfield	Flats, including interiors	12 Hillcrest Avenue	Lots 1-4 and CP/SP 80933	Local	I-03-132
Ashfield	Flats, including interiors	14 Hillcrest Avenue	Lot 1 DP 345160	Local	I-03-133
Ashfield	Church and hall, including interiors	1 Holden Street	Lot 1, DP 333415; Lot 1, DP 76635	Local	I-03-134
Ashfield	House, including interiors	25 Holden Street	Lot 1, DP 629275	Local	I-03-135
Ashfield	Shop, including interiors	27 Holden Street	Lot 2, DP 629275	Local	I-03-136
Ashfield	House, including interiors	28 Holden Street	Lot 6, Section 1, DP 820	Local	I-03-137
Ashfield	House, including interiors	68 Holden Street	Lot 1, DP 11174	Local	I-03-138
Ashfield	House, including interiors	70 Holden Street	Lot 2, DP 303492	Local	I-03-139
Ashfield	House, including interiors	72 Holden Street	Lot 3, DP 11174	Local	I-03-140
Ashfield	House, including interiors	74 Holden Street	Lot 4, DP 11174	Local	I-03-141
Ashfield	Semi-detached house, including interiors	75 Holden Street	Lot A, DP 958702	Local	I-03-142
Ashfield	House, including interiors	76 Holden Street	Lot 5, DP 11174	Local	I-03-143
Ashfield	Semi-detached house, including interiors	77 Holden Street	Lot B, DP 958702	Local	I-03-144
Ashfield	House, including interiors	78 Holden Street	Lot 6, DP 11174	Local	I-03-145
Ashfield	House, including interiors	85 Holden Street	Lot A, DP 338620	Local	I-03-146
Ashfield	House, including interiors	97 Holden Street	Lot 1, DP 912204	Local	I-03-147
Ashfield	Church, including interiors	126 Holden Street	Lot C, DP 183251	Local	I-03-148
Ashfield	House, including interiors	11 Holwood Avenue	Lot 17, DP 15010	Local	I-03-149
Ashfield	House, including interiors	29 Hugh Street	Lot 20, DP 2911	Local	I-03-150
Ashfield	House, including interiors	1 John Street	Lot C, DP 315933	Local	I-03-151
Ashfield	House, including interiors	10 John Street	Lot A, DP 304877	Local	I-03-152
Ashfield	House, including interiors	11A John Street	Lot 1, DP 111482	Local	I-03-153
Ashfield	House, including interiors	12 John Street	Lot 3, DP 6741	Local	I-03-154

Ashfield	House, including interiors	15 John Street	Lot 1, DP 88019	Local	I-03-155
Ashfield	House, including interiors	23 John Street	Lot B, DP 334339	Local	I-03-156
Ashfield	House, including interiors	43 John Street	Lot C, DP 418552	Local	I-03-157
Ashfield	House, including interiors	54 John Street	Lot 11, DP 1888	Local	I-03-158
Ashfield	Semi-detached house, including interiors	3 Joseph Street	Lot B, DP 436232	Local	I-03-159
Ashfield	Semi-detached house, including interiors	5 Joseph Street	Lot A, DP 436232	Local	I-03-160
Ashfield	House, including interiors	54 Joseph Street	Lot 1, DP 89769	Local	I-03-161
Ashfield	House, including interiors	8 Julia Street	Lot 12, DP 939270	Local	I-03-162
Ashfield	House, including interiors	18 Julia Street	Lot 1, DP 333728	Local	I-03-163
Ashfield	Semi-detached house, including interiors	22 Julia Street	Lot 1, DP 14413	Local	I-03-164
Ashfield	Semi-detached house, including interiors	26 Julia Street	Lot A, DP 322073	Local	I-03-165
Ashfield	House, including interiors	2A King Street	Lot 15, DP 263	Local	I-03-166
Ashfield	House, including interiors	4 King Street	Lot 14, DP 263	Local	I-03-167
Ashfield	House, including interiors	7-9 King Street	Lot 1, DP 936318	Local	I-03-168
Ashfield	House, including interiors	10 King Street	Lot A, DP 339602	Local	I-03-169
Ashfield	Flats, including interiors	11 King Street	Lots 1-4, SP 30829	Local	I-03-170
Ashfield	Flats, including interiors	15 King Street	Lots 3-8 and CP/SP 37480	Local	I-03-171
Ashfield	House, including interiors	30 King Street	Lot 42, DP 112361; Lot 3, DP 263	Local	I-03-172
Ashfield	Church, institute and manse, including interiors	1-3 Knox Street	Lot 101, DP 631733	Local	I-03-173
Ashfield	Flats, including interiors	2 Knox Street	Lot A, DP 309173	Local	I-03-174
Ashfield	Semi-detached house, including interiors	2 Lapish Avenue	Lot 22, DP 524908	Local	I-03-176
Ashfield	Semi-detached house, including interiors	4 Lapish Avenue	Lot 21, DP 524908	Local	I-03-177
Ashfield	Semi-detached house, including interiors	6 Lapish Avenue	Lot 32, DP 523761	Local	I-03-178
Ashfield	Semi-detached house, including interiors	8 Lapish Avenue	Lot 31, DP 523761	Local	I-03-179
Ashfield	Semi-detached house, including interiors	10 Lapish Avenue	Lot 1, DP 580896	Local	I-03-180

Ashfield	Semi-detached house, including interiors	12 Lapish Avenue	Lot 2, DP 580896	Local	I-03-181
Ashfield	Semi-detached house, including interiors	14 Lapish Avenue	Lot 50, DP 608053	Local	I-03-182
Ashfield	Semi-detached house, including interiors	16 Lapish Avenue	Lot 51, DP 608053	Local	I-03-183
Ashfield	Semi-detached house, including interiors	18 Lapish Avenue	Lot 1, DP 537247	Local	I-03-184
Ashfield	Semi-detached house, including interiors	20 Lapish Avenue	Lot 2, DP 537247	Local	I-03-185
Ashfield	Explorer's Park	11–23 Liverpool Road	Lot 40, DP 633022;	Local	I-03-186
Ashfield	Terrace, including interiors	31 Liverpool Road	Lot B, DP 341204	Local	I-03-187
Ashfield	Terrace, including interiors	37 Liverpool Road	Lot B, DP 188572	Local	I-03-188
Ashfield	House, including interiors	61 Liverpool Road	Lot 8, Section 10, DP 439	Local	I-03-191
Ashfield	Shop and dwelling, including interiors	160 Liverpool Road	Lot B, DP 342916	Local	I-03-193
Ashfield	School of Arts, including interiors	162 Liverpool Road	Lot 1, DP 86940	Local	I-03-194
Ashfield	Church and hall, including interiors	180 Liverpool Road	Lot 2, DP 223159	Local	I-03-195
Ashfield	Club, including interiors	182 Liverpool Road	Lot 11, DP 592302	Local	I-03-196
Ashfield	Shops with dwellings above, including interiors	183, 187–191 Liverpool Road	Lot 5, DP 956; Lots 1-2, DP 220500; Lot 1, DP 957231	Local	I-03-197
Ashfield	Shops and dwellings, including interiors	188–196 Liverpool Road	Lots B, E, DP 110389; Lot A, DP 437868	Local	I-03-198
Ashfield	Shops and dwellings, including interiors	198–198A Liverpool198-200 Liverpool Road	Lot B, DP 332622	Local	I-03-199
Ashfield	Shops with dwellings above, including interiors	201–207 Liverpool Road	Lots 1–4, DP 223502	Local	I-03-200
Ashfield	Ashfield Hotel, including interiors	204 Liverpool Road	Lot 100, DP 1069001	Local	I-03-201
Ashfield	Shop with part of apartment complex above and behind, including walkway, including interiors	209 Liverpool Road / 1 Brown Street	Lots 1-51 and CP/SP 68744; Lots 94-179, SP 69939; Lots 54-93, SP 69390	Local	I-03-202
Ashfield	Shops, offices and dwellings, including interiors	211–217A Liverpool Road	Lots A–E, DP 26714;	Local	I-03-203
Ashfield	Shops with dwellings above, including interiors	214–216 Liverpool Road	Lots 1 and 2, DP 329215	Local	I-03-205

Ashfield	Shops with offices above, including interiors	236–242 Liverpool Road	Lot 106, DP 734466	Local	I-03-207
Ashfield	Shops, offices and dwellings, including interiors	27 Hercules Street	Lot 2, DP 450205	Local	I-03-208
Ashfield	Crocodile Farm Hotel, including interiors	262 Liverpool Road	Lot 2, DP 519591	Local	I-03-209
Ashfield	Shop with dwelling above, including interiors	281 Liverpool Road	Lot 1, DP 80709; Lot 1, DP 302923	Local	I-03-212
Ashfield	Shops and dwellings above, including interiors	298–312 Liverpool Road	Lots 1–8, DP 25166	Local	I-03-213
Ashfield	Shops and dwellings above, including interiors	317 Liverpool Road	Lot 1, DP 10284	Local	I-03-214
Ashfield	Flats, including interiors	338 Liverpool Road	Lot 1, DP 19412	Local	I-03-216
Ashfield	Semi-detached houses, including interiors	10–12 Loftus Street	Lots 2 and 3, DP 399111	Local	I-03-218
Ashfield	Semi-detached houses, including interiors	11–11a Lucy Street	Lots 221–222, DP 1184193	Local	I-03-219
Ashfield	Semi-detached houses, including interiors	27–29, 31–33 Lucy Street	Lots 5 and 6, DP 1149445; Lot B, DP 346434	Local	I-03-220
Ashfield	Houses, including interiors	30–38 Lucy Street	Lots 2–6, DP 13384	Local	I-03-221
Ashfield	House, including interiors	1 Miller Avenue	Lot 1, DP 130017	Local	I-03-222
Ashfield	House, including interiors	11 Norton Street	Lot 8, DP 1017	Local	I-03-224
Ashfield	House (part of apartment complex), including interiors	70 Norton Street	Lots 1–5 and CP/ SP86476	Local	I-03-226
Ashfield	Semi-detached houses, including interiors	112–114 Norton Street	Lots A and B, DP 105331	Local	I-03-227
Ashfield	House, including interiors	177 Norton Street	Lot D, DP 435360	Local	I-03-228
Ashfield	Former shop and dwelling, including interiors	179 Norton Street	Lot C, DP 435360	Local	I-03-229
Ashfield	Pavement (inlaid) street naming	Ormond Street (corner of Bruce Street)	Road reserve	Local	I-03-230
Ashfield	House, including interiors	4 Ormond Street	Lots 2 and 3, DP 14626	Local	I-03-231
Ashfield	Flats, including interiors	21–27 Ormond Street	Lots 1–35, SP 391; Lots 1–24, SP 1245; Lots 1–33, SP 50	Local	I-03-232
Ashfield	House, including interiors	29 Ormond Street	Lot 24, Section 10, DP 439	Local	I-03-233
Ashfield	Flats, including interiors	35 Ormond Street	Lot 27, Section 10, DP 439	Local	I-03-234
Ashfield	House, including interiors	39 Ormond Street	Lot 1, DP 111266	Local	I-03-235

Ashfield	Semi-detached houses, including interiors	51–53 Ormond Street	Lots 1 and 2, DP 868921	Local	I-03-236
Ashfield	Semi-detached houses, including interiors	55–57 Ormond Street	Lots A and B, DP 445524	Local	I-03-237
Ashfield	House, including interiors	59 Ormond Street	Lot 1, DP 973430	Local	I-03-238
Ashfield	House, including interiors	29 Orpington Street	Lot 12, Section 13, DP 439	Local	I-03-240
Ashfield	Semi-detached houses, including interiors	36–38 Orpington Street	Lots A and B, DP 437278	Local	I-03-241
Ashfield	Semi-detached houses, including interiors	39–41 Orpington Street	Lots A and B, DP 420434	Local	I-03-242
Ashfield	Ashfield Bowling Club, including interiors	81 Orpington Street	Lot 2, DP 607316	Local	I-03-243
Ashfield	House, including interiors	43–47 Orpington Street	Lot 16, SP 67958	Local	I-03-244
Ashfield	House, including interiors	50 Orpington Street	Lot 1, DP 531955	Local	I-03-245
Ashfield	Flats, including interiors	80 Orpington Street	Lot B, DP 336695	Local	I-03-246
Ashfield	House, including interiors	82 Orpington Street	Lot 2, DP 308087	Local	I-03-247
Ashfield	House, including interiors	86 Orpington Street	Lot 3, DP 33945	Local	I-03-248
Ashfield	Graham reserve	Palace Street	Road reserve	Local	I-03-250
Ashfield	House, including interiors	1 Palace Street	Lot 1, DP 227522	Local	I-03-251
Ashfield	House, including interiors	14 Palace Street	Lot 8, Section 2, DP 1013	Local	I-03-252
Ashfield	House, including interiors	28 Palace Street	Lot 6, DP 7011	Local	I-03-253
Ashfield	House, including interiors	54 Palace Street	Lot 1, DP 165734	Local	I-03-254
Ashfield	House, including interiors	60 Palace Street	Lot 60, DP 876820	Local	I-03-255
Ashfield	House, including interiors	79–81 Palace Street	Lot 33, Section 1, DP 1013	Local	I-03-256
Ashfield	Semi-detached houses, including interiors	18–20 Park Avenue	Lot 72, DP 736409; Lot 42, DP 841237	Local	I-03-257
Ashfield	Semi-detached houses, including interiors	42–44 Park Avenue	Lots 1 and 2, DP 745309	Local	I-03-258
Ashfield	House, including interiors	43 Park Avenue	Lot 63, Section 1, DP 979252	Local	I-03-259
Ashfield	House, including interiors	61 Park Avenue	Lot 2, DP 76347	Local	I-03-260
Ashfield	Semi-detached house, including interiors	73 Park Avenue	Lot C, DP 85825	Local	I-03-261
Ashfield	Semi-detached house, including interiors	75 Park Avenue	Lot B, DP 85825	Local	I-03-262

Ashfield	Semi-detached house, including interiors	87 Park Avenue	Lot 2, DP 230728	Local	I-03-263
Ashfield	Semi-detached house, including interiors	89 Park Avenue	Lot 1, DP 230728	Local	I-03-264
Ashfield	House, including interiors	103 Park Avenue	Lot 25, DP 61190	Local	I-03-265
Ashfield	House, including interiors	104 Park Avenue	Lot 18, Section 2, DP 979252	Local	I-03-266
Ashfield	House, including interiors	110 Park Avenue	Lot 15, DP 80519	Local	I-03-267
Ashfield	House, including interiors	115 Park Avenue	Lot 2, DP 65240	Local	I-03-268
Ashfield	House, including interiors	117 Park Avenue	Lot 1, DP 65240	Local	I-03-269
Ashfield	House, including interiors	119 Park Avenue	Lot 1, DP 735703	Local	I-03-270
Ashfield	Milestone	Parramatta Road(within Ashfield Park)	Lot 2, DP 607316	Local	I-03-271
Ashfield	Ashfield Park	Parramatta Road, Orpington, Pembroke and OrmondStreets	Lot 2, DP 607316	Local	I-03-272
Ashfield	Commercial building, including interiors	476 Parramatta Road	Lot 100, DP 1223025	Local	I-03-273
Ashfield	Semi-detached houses, including interiors	22 Pembroke Street	Lot 101, DP 228295	Local	I-03-274
Ashfield	Semi-detached houses, including interiors	38–40 Pembroke Street	Lots 1-2, DP-585716	Local	I-03-275
Ashfield	Semi-detached houses, including interiors	42–44 Pembroke Street	Lots A and B, DP-106200	Local	I-03-276
Ashfield	House, including interiors	46 Pembroke Street	Lot 4, DP 2362	Local	I-03-277
Ashfield	House, including interiors	48 Pembroke Street	Lots 3, DP 2362	Local	I-03-278
Ashfield	House, including interiors	7 Queen Street	Lot 7, DP 1433; Lot 6, DP 1433; Lot 1, DP 915955	Local	I-03-279
Ashfield	Houses, including interiors	11–23 Queen Street	Lots 6–12, DP 5832	Local	I-03-280
Ashfield	Former corner store, including interiors	33 Queen Street	Lot 1, DP 663	Local	I-03-281
Ashfield	House, including interiors	44 Queen Street	Lot 5, DP 6267	Local	I-03-282
Ashfield	Flats—group of two blocks, including interiors	63–65 Queen Street	Lots 1–7, CP/ SP 6222; Lots 1 -4, CP/SP 47262	Local	I-03-283
Ashfield	House, including interiors	85 Queen Street	Lot 1, SP 58640	Local	I-03-284
Ashfield	House, including interiors	91 Queen Street	Lot A, DP 315044	Local	I-03-285
Ashfield	House, including interiors	160 Queen Street	Lot B, DP 343449	Local	I-03-286



Ashfield	House, including interiors	165 Queen Street	Lot 16, DP 426	Local	I-03-287
Ashfield	House, including interiors	206 Queen Street	Lot 1, DP 802393	Local	I-03-288
Ashfield	House, including interiors	3 Richmond Avenue	Lot 3, DP 14124	Local	I-03-289
Ashfield	House, including interiors	5 Richmond Avenue	Lot 2, DP 14124	Local	I-03-290
Ashfield	Houses, including interiors	12-18 Robert Street	Lot 1, DP 901197; Lot 1, DP 901198; Lot 1, DP 901199; Lot 1, DP 901200	Local	I-03-291
Ashfield	Houses, including interiors	22-26 Robert Street	Lots A, B and C, DP 436295	Local	I-03-292
Ashfield	House, including interiors	15 Rose Street	Lot 16, DP 709762	Local	I-03-293
Ashfield	House, including interiors	1A Seaview Street	Lot 2, DP 380333	Local	I-03-294
Ashfield	House, including interiors	34 Service Avenue	Lot 10, DP 8470	Local	I-03-295
Ashfield	House, including interiors	1 Shepherd Street	Lot B, DP 337011	Local	I-03-300
Ashfield	House, including interiors	27 Shepherd Street	Lot B, DP 347175	Local	I-03-301
Ashfield	House, including interiors	28 Shepherd Street	Lot A, DP 368272	Local	I-03-302
Ashfield	House, including interiors	1 Taringa Street	Lot 1, DP 663423	Local	I-03-303
Ashfield	House, including interiors	4 Taringa Street	Lot 1, DP 512623	Local	I-03-304
Ashfield	House, including interiors	17 Taringa Street	Lot 3, DP 978029	Local	I-03-305
Ashfield	House, including interiors	2 The Avenue	Lot C, DP 379054	Local	I-03-306
Ashfield	House, including interiors	4 The Avenue	Lot B, DP 379054	Local	I-03-307
Ashfield	House, including interiors	9 The Avenue	Lot A, DP 356984	Local	I-03-308
Ashfield	House, including interiors	50 Thomas Street	Lot A, DP 103760	Local	I-03-429
Ashfield	House, including interiors	9 Tintern Road	Lot B, DP 170647	Local	I-03-309
Ashfield	House, including interiors	20 Tintern Road	Lot 5, DP 1679	Local	I-03-310
Ashfield	House, including interiors	27 Tintern Road	Lot 1, DP 195997	Local	I-03-311
Ashfield	House, including interiors	31 Tintern Road	Lots 14-15, DP 455831; Lot 1, DP 459302	Local	I-03-312
Ashfield	House, including interiors	33 Tintern Road	Lots 12 and 13, DP 2681	Local	I-03-313
Ashfield	House, including interiors	38 Tintern Road	Lot B, DP 362894	Local	I-03-314
Ashfield	House, including interiors	42 Tintern Road	Lot 100, DP1046131	Local	I-03-315
Ashfield	House, including interiors	46 Tintern Road	Lot 1, DP 168564	Local	I-03-316
Ashfield	House, including interiors	13 Victoria Square	Lot 31, DP 280	Local	I-03-317
Ashfield	House, including interiors	17 Victoria Square	Lot B, DP 339757	Local	I-03-318

Ashfield	Street plantings	Victoria Street (between Norton and Seaview Streets)	Road reserve	Local	I-03-319
Ashfield	Police station, including interiors	12 Victoria Street	Lots 1–3, DP 1017	Local	I-03-320
Ashfield	Fire station, including interiors	16 Victoria Street	Lot 4, DP 1017	Local	I-03-321
Ashfield	Sydney Private Hospital, including interiors	20-58 Victoria Street and 10 Norton Street	Lot 1, DP 883	Local	I-03-322
Ashfield	Sydney Private Hospital, including interiors	63-85 Victoria Street <del>and 12-18 Robert Street 16 Robert street or 14 Robert street or 63 Victoria street or 83 Victoria Street</del>	Lot 1, DP 115456; Lot 1, DP 901198; Lot 1, DP 901199; Lots 5-12, DP 4272	Local	I-03-323
Ashfield	House, including interiors	78 Victoria Street	Lot 1, DP 115533	Local	I-03-324
Ashfield	House and pavilion, including interiors	85 Victoria Street and 32-36 William Street	Lot 1, DP1199528; Lots 1-7, CP/SP98328	Local	I-03-325
Ashfield	House, including interiors	98 Victoria Street	Lot 1, DP 2681	Local	I-03-326
Ashfield	House, including interiors	102 Victoria Street	Lot 3, DP 2681	Local	I-03-327
Ashfield	House, including interiors	104 Victoria Street	Lot 4, DP 2681	Local	I-03-328
Ashfield	House, including interiors	108 Victoria Street	Lot 5, DP 2681	Local	I-03-329
Ashfield	House, including interiors	118 Victoria Street	Lot 1, DP 167700	Local	I-03-331
Ashfield	House, including interiors	120 Victoria Street	Lot 1, DP 167402	Local	I-03-332
Ashfield	Chapel, Cardinal Freeman Village	137 Victoria Street	Lot 10, DP 1203341	Local	I-03-333
Ashfield	House (“Glentworth”) and stone and iron palisade boundary fencing, Cardinal Freeman Village, including interiors	137 Victoria Street	Lot 10, DP 1203341	Local	I-03-334
Ashfield	Yeo Park	Victoria Street	Public reserve	Local	I-03-335
Ashfield	Rotunda, including interiors	Victoria Street (Yeo Park)	Public reserve	Local	I-03-336
Ashfield	House, including interiors	141 Victoria Street	Lot 1, DP 123555	Local	I-03-337
Ashfield	House, including interiors	142 Victoria Street	Lots 2 and 3, DP 15765	Local	I-03-338
Ashfield	House, including interiors	153 Victoria Street	Lot A, DP 371454	Local	I-03-339
Ashfield	House, including interiors	175 Victoria Street	Lot 9, DP 1233	Local	I-03-340
Ashfield	House, including interiors	185 Victoria Street	Lot A, DP 333004; Lot 33, DP 863	Local	I-03-341
Ashfield	House, including interiors	229 Victoria Street	Lot 5, DP 4597	Local	I-03-342
Ashfield	House, including interiors	16 Wallace Street	Lot 26, DP 8803	Local	I-03-343
Ashfield	House, including interiors	17 Wallace Street	Lot 9, DP 5399	Local	I-03-344

Ashfield	House, including interiors	18 Wallace Street	Lot 27, DP 8803	Local	I-03-345
Ashfield	House, including interiors	19 Wallace Street	Lot A, DP 345627	Local	I-03-346
Ashfield	House, including interiors	20 Wallace Street	Lot 28, DP 8803	Local	I-03-347
Ashfield	House, including interiors	27 Wallace Street	Lot 1, DP 115587	Local	I-03-348
Ashfield	House, including interiors	2 Webb's Avenue	Lot 1, DP 951111	Local	I-03-350
Ashfield	House, including interiors	3 Webb's Avenue	Lot C, DP 320636	Local	I-03-351
Ashfield	House, including interiors	22 Webb's Avenue	Lot B, DP 14648	Local	I-03-352
Ashfield	House, including interiors	24 Webb's Avenue	Lot A, DP 14648	Local	I-03-353
Ashfield	House, including interiors	40 William Street	Lot 15, DP 4272	Local	I-03-354
Ashfield	Shops, including interiors —group of five	1 Wood Street	Lot 1, DP 725760	Local	I-03-355
Ashfield	House, including interiors	3 Wood Street	Lot F, DP 3914	Local	I-03-356
Ashfield	House, including interiors	5 Wood Street	Lot E, DP 3914	Local	I-03-357
Ashfield	House, including interiors	7 Wood Street	Lot D, DP 3914	Local	I-03-358
Ashfield	House, including interiors	9 Wood Street	Lot C, DP 3914	Local	I-03-359
Ashfield	House, including interiors	11 Wood Street	Lot B, DP 3914	Local	I-03-360
Ashfield	House, including interiors	13 Wood Street	Lot A, DP 3914	Local	I-03-361
Ashfield	House, including interiors	6 Yeo Avenue	Lot 8, DP 12839	Local	I-03-362
Balmain	Semi-detached house, including interiors	3 Adolphus Street	Lot 1, DP 1076407	Local	I-04-94
Balmain	Semi-detached house, including interiors	5 Adolphus Street	Lot 2, DP 1076407	Local	I-04-95
Balmain	House, former church and hall, including interiors	7 Adolphus Street	Lot 16, DP 939721	Local	I-04-96
Balmain	House, including interiors	9 Adolphus Street	Lot 15, DP 1087641	Local	I-04-97
Balmain	House, including interiors	11 Adolphus Street	Lot 100, DP 1042296	Local	I-04-98
Balmain	Semi-detached house, including interiors	13 Adolphus Street	Lot 101, DP 1042296	Local	I-04-99
Balmain	Semi-detached house, including interiors	15 Adolphus Street	Lot 1, DP 711732	Local	I-04-100
Balmain	Semi-detached house, including interiors	17 Adolphus Street	Lot 1, DP 226058	Local	I-04-101
Balmain	Former stone outbuilding, including interiors	18A Adolphus Street	Part Lot 3, Section B, DP 396; Part Lot 4, Section B, DP 396	Local	I-04-110

Balmain	Semi-detached house, including interiors	19 Adolphus Street	Lot 2, DP 226058	Local	I-04-102
Balmain	Semi-detached house, including interiors	21 Adolphus Street	Lot 3, DP 226058	Local	I-04-103
Balmain	Semi-detached house, including interiors	23 Adolphus Street	Lot 4, DP 226058	Local	I-04-104
Balmain	House, including interiors	25 Adolphus Street	Lot 1, DP 710966	Local	I-04-105
Balmain	Semi-detached house, including interiors	27 Adolphus Street	Lot A, DP 107252	Local	I-04-106
Balmain	Semi-detached house, including interiors	29 Adolphus Street	Lot B, DP 107252	Local	I-04-107
Balmain	Semi-detached house, including interiors	31 Adolphus Street	Lot C, DP 107252	Local	I-04-108
Balmain	Semi-detached house, including interiors	33 Adolphus Street	Lot D, DP 107252	Local	I-04-109
Balmain	Terrace, including interiors	3 Alexander Street	Lot 103, DP 1119442	Local	I-04-111
Balmain	Terrace, including interiors	5 Alexander Street	Lot 102, DP 1097279	Local	I-04-112
Balmain	House, including interiors	27 Ann Street	Lot A, DP 438598	Local	I-04-113
Balmain	Street trees—row of Phoenix canariensis	Barr Street	Road reserve	Local	I-04-114
Balmain	Commercial building, including interiors	88 Beattie Street	Lot 3, DP 62614	Local	I-04-115
Balmain	Exchange Hotel, including interiors	94 Beattie Street	Lot 1, DP 1088486	Local	I-04-116
Balmain	Commercial terrace, including interiors	91 Beattie Street	Lot 5, DP 436922	Local	I-04-117
Balmain	Commercial terrace, including interiors	93 Beattie Street	Lot 4, DP 436922	Local	I-04-118
Balmain	Commercial terrace, including interiors	95 Beattie Street	Lot 3, DP 436922	Local	I-04-119
Balmain	Commercial terrace, including interiors	97 Beattie Street	Lot 2, DP 436922	Local	I-04-120
Balmain	Commercial terrace, including interiors	99 Beattie Street	Lot 1, DP 436922	Local	I-04-121
Balmain	Former Mertonville Hotel, including interiors	141 Beattie Street	Lot B, DP 158621	Local	I-04-122
Balmain	Timber terrace, including interiors	147 Beattie Street	Lot 1, DP 770442	Local	I-04-123

Balmain	Timber terrace, including interiors	149 Beattie Street	Lot 1, DP 198451	Local	I-04-124
Balmain	Timber terrace, including interiors	151 Beattie Street	Lot 1, DP 715933	Local	I-04-125
Balmain	Terrace, including interiors	186 Beattie Street	Lot 12, DP 2320	Local	I-04-126
Balmain	Terrace, including interiors	188 Beattie Street	Corner Lot 11, DP 2320	Local	I-04-127
Balmain	Anne Cashman Reserve	Beattie Street	Lot 647, DP 729093	Local	I-04-128
Balmain	The Riverview Hotel, including interiors	29 Birchgrove Road	Corner Lot 1, DP 306689	Local	I-04-129
Balmain	House, "Lorne Villa", including interiors	33 Birchgrove Road	Lot B, DP 323145	Local	I-04-130
Balmain	"Lilywill", including interiors	54 Birchgrove Road	Lot 4, DP 71747	Local	I-04-131
Balmain	Semi-detached house, including interiors	66 Birchgrove Road	Lot 4, DP 650473	Local	I-04-132
Balmain	Semi-detached house, including interiors	68 Birchgrove Road	Lot 1, DP 106241	Local	I-04-133
Balmain	House, "St Kilda", including interiors	75 Birchgrove Road	Lot 1, DP 945460	Local	I-04-134
Balmain	House, including interiors	77 Birchgrove Road	Lot 1, DP 723365	Local	I-04-135
Balmain	Single terrace, including interiors	79 Birchgrove Road	Lot 4, DP 574403	Local	I-04-136
Balmain	House, "Ewenton", gatepost and fig trees, including interiors	1 Blake Street	Lot 4, DP 712619	State	I-04-137
Balmain	Balmain Hospital—Main Building, including interiors	37 Booth Street	Lot 11, DP 1006912	State	I-04-138
Balmain	Balmain Hospital complex, including interiors	37 Booth Street	Lot 11, DP 1006912; Lot 1, DP 1012848	Local	I-04-139
Balmain	House, including interiors	39 Booth Street	Lot 1, DP 112755	Local	I-04-140
Balmain	House, including interiors	41 Booth Street	Lot A, DP 377778	Local	I-04-141
Balmain	House, including interiors	1 Bridge Street	Lot 1, DP 799643	Local	I-04-142
Balmain	House, including interiors	4 Broderick Street	Lot 2, DP 1031094	Local	I-04-144
Balmain	Semi-detached house, including interiors	6 Broderick Street	Lot 1, DP 555123	Local	I-04-145
Balmain	Semi-detached house, including interiors	8 Broderick Street	Lot 2, DP 555123	Local	I-04-146
Balmain	Dry Dock Hotel, including interiors	22 Cameron Street	Lot 1, DP 65627	Local	I-04-147

Balmain	House, "The Old Place", including interiors	1 Campbell Lane	Lot B, DP 419893	Local	I-04-148
Balmain	Presbyterian Church, including interiors	7A Campbell Street	Lot 115, DP 1017474	Local	I-04-149
Balmain	Presbyterian Church and terrace house, including interiors	9 Campbell Street	Lot 116, DP 1017474	Local	I-04-150
Balmain	Presbyterian Manse, including interiors	11 Campbell Street	Lot 7, DP 51868	Local	I-04-151
Balmain	Stone houses, including interiors	20 Campbell Street	Lot 1, DP 199800	Local	I-04-152
Balmain	Stone houses, including interiors	22 Campbell Street	Lot 1, DP 1041915	Local	I-04-153
Balmain	House, including interiors	33-37 Campbell Street	Lot 13, DP 598643	Local	I-04-154
Balmain	Stone terrace house, including interiors	34 Campbell Street	Corner Lot 1, DP 584728	Local	I-04-155
Balmain	Stone terrace house, including interiors	36 Campbell Street	Lot 11, DP 1099843	Local	I-04-156
Balmain	House, "Kinsale", including interiors	68 Campbell Street	Lot 1, DP 780859; Lot 421, DP 752049	Local	I-04-157
Balmain	House, including interiors	70 Campbell Street	Lot 1, DP 723756; Lot 1, DP 58701	Local	I-04-158
Balmain	House, including interiors	72 Campbell Street	Lot 9, DP 741035; Lot 1, DP 559580	Local	I-04-159
Balmain	Street trees—various species	Carrington Street	Road reserve	Local	I-04-160
Balmain	Semi-detached house, including interiors	2 Charles Street	Corner Lot 2, DP 572085	Local	I-04-161
Balmain	Semi-detached house, including interiors	4 Charles Street	Lot 1, DP 572085	Local	I-04-162
Balmain	House, "Moorfield", including interiors	6 Charles Street	Lot A, DP 317986	Local	I-04-163
Balmain	Semi-detached weatherboard house, including interiors	42 Clayton Street	Lot 1, DP 709844	Local	I-04-164
Balmain	Semi-detached weatherboard house, including interiors	44 Clayton Street	Lot 1, DP 538321	Local	I-04-165
Balmain	Stone house, including interiors	1 Colgate Avenue	Lot 1, DP 1117295	Local	I-04-166
Balmain	Terrace house, including interiors	5 Colgate Avenue	Lot 1, DP 228605	Local	I-04-167
Balmain	Terrace house, including interiors	7 Colgate Avenue	Lot 2, DP 228605	Local	I-04-168
Balmain	Terrace house, including interiors	9 Colgate Avenue	Lot 3, DP 228605	Local	I-04-169

Balmain	Terrace house, including interiors	11 Colgate Avenue	Lot 4, DP 228605	Local	I-04-170
Balmain	Terrace house, including interiors	13 Colgate Avenue	Lot 5, DP 228605	Local	I-04-171
Balmain	Former Colgate Palmolive factory buildings, including interiors	22–23 Colgate Avenue	Lots 1–109, CP/SP 61138	Local	I-04-172
Balmain	Public reserve (part of site of former Colgate Palmolive factory)	24 Colgate Avenue	Lot 210, DP 1006214; road reserve	Local	I-04-173
Balmain	Royal Oak Hotel, including interiors	36 College Street	Lot 1, DP 724879; Lot B, DP 345827	Local	I-04-174
Balmain	Terrace, including interiors	33 Curtis Road	Lot 2, DP 228643	Local	I-04-175
Balmain	Terrace, including interiors	35 Curtis Road	Lot 1, DP 228643	Local	I-04-176
Balmain	Former corner shop, including interiors	106 Curtis Road	Lot 106, DP 622126	Local	I-04-177
Balmain	Former shop and residence and original signs, including interiors	113 Curtis Road	Lot B, DP 38700	Local	I-04-178
Balmain	Former post office mail box	Darling Street (Balmain Post Office)	Road reserve adjacent to 366B Darling Street	Local	I-04-204
Balmain	Stone kerb	Corner Darling and Beattie Streets (Unity Hall Hotel)	Road reserve adjacent to 292–294 Darling Street	Local	I-04-205
Balmain	War memorial	Darling Street (Loyalty Square)	Road reserve	Local	I-04-206
Balmain	Gladstone Park, including pump house, bandstand remains, plantings and other landscape elements	Darling Street	Part Lot 1, DP 724348	Local	I-04-207
Balmain	Stone building, including interiors	139–143 Darling Street	Lot 1, DP 1009431	Local	I-04-179
Balmain	Stone house, including interiors	147 Darling Street	Lot A, DP 442842	Local	I-04-180
Balmain	Terrace house, including interiors	149 Darling Street	Lot B, DP 442842	Local	I-04-181
Balmain	Terrace house, including interiors	151 Darling Street	Lot C, DP 442842	Local	I-04-182
Balmain	Former shop and residence, including interiors	153 Darling Street	Lot B, DP 157294	Local	I-04-183
Balmain	Former shop and residence, including interiors	155 Darling Street	Lot B, DP 157294	Local	I-04-184
Balmain	Former shop and residence, including interiors	157 Darling Street	Lot A, DP 157294	Local	I-04-185
Balmain	Semi-detached former shop and residence	165 Darling Street	Lot 281, DP 601910	Local	I-04-186

Balmain	Semi-detached former shop and residence	167 Darling Street	Lot 280, DP 601910	Local	I-04-187
Balmain	House, former shop, including interiors	177 Darling Street	Lot B, DP 155019	Local	I-04-188
Balmain	Balmain watch house, including interiors	179 Darling Street	Lot 650, DP 729255	Local	I-04-189
Balmain	Former Volunteer Hotel, including interiors	214 Darling Street	Lot 2, DP 1102531	Local	I-04-190
Balmain	St Andrew's Congregational Church group, including interiors	217-223 Darling Street	Lot 1, DP 1014393	Local	I-04-191
Balmain	The London Hotel, including interiors	234 Darling Street	Corner Lot P, DP 88024	Local	I-04-192
Balmain	Former Oddfellows Hall, including interiors	236 Darling Street	Lot 1, DP 588248	Local	I-04-193
Balmain	Commercial building, including interiors	238 Darling Street	Lot 11, DP 1168946	Local	I-04-194
Balmain	Westpac Bank, including interiors	274 Darling Street	Lots 16-18, DP 2654	Local	I-04-195
Balmain	Former Working Men's Institute, including interiors	332 Darling Street	Lot 12, Section A, DP 77; Lot 13, Section A, DP 77	Local	I-04-196
Balmain	Commercial building, including interiors	363-377 Darling Street	Lot 2, DP 225095	Local	I-04-199
Balmain	Balmain Post Office, including interiors	366B Darling Street	Lot 2, DP 777129	Local	I-04-197
Balmain	Balmain Courthouse and Police Station, including interiors	368 Darling Street	Lots 1-4, DP 772485	Local	I-04-198
Balmain	Balmain Town Hall, including interiors	370 Darling Street	Lot 1, DP 797901	Local	I-04-200
Balmain	Fire Station, including interiors	391 Darling Street	Lot 1, DP 1042027	Local	I-04-201
Balmain	House, including interiors	393 Darling Street	Lot 1, DP 997020	Local	I-04-202
Balmain	House, including interiors	449 Darling Street	Lot 2-3, Section 1, DP 901	Local	I-04-203
Balmain	Birrung Park	Donnelly Street	Lot 660, DP 729275	Local	I-04-208
Balmain	Balmain Public School, including interiors	1 Eaton Street	Lots 651-652, DP 729096; Lot 1, DP 724309	Local	I-04-209
Balmain	Father John Therry Catholic Primary School, including interiors	2 Eaton Street	Lot 393, DP 752049	Local	I-04-210



Balmain	House "Braeside" including interiors	96 Elliot Street	Lots 1, 2 and 6, DP 301; Lot 1, DP 909271; Lot 1, DP 909386	Local	I-04-211
Balmain	Street tree— <i>Ficus macrophylla</i>	Elliot Street	Road reserve	Local	I-04-212
Balmain	Street trees—2 <i>Ficus macrophylla</i>	Elliot Street	Road reserve	Local	I-04-213
Balmain	Terrace, including interiors	8 Evans Street	Lot B, DP 439157	Local	I-04-214
Balmain	Terrace, including interiors	10 Evans Street	Lot A, DP 439157	Local	I-04-215
Balmain	House, "Kinvarra", including interiors	3 Ewenton Street	Lot 100, DP 1256874	Local	I-04-216
Balmain	House, "Shannon Grove", including interiors	10 Ewenton Street	Lot 1, Section A, DP 396	Local	I-04-217
Balmain	House, "Bayview", including interiors	14 Fawcett Street	Lot 1, DP 198762	Local	I-04-218
Balmain	Fitzroy Avenue Park	1 Fitzroy Avenue	Lot 1, DP 131599; Lots 49–55, DP 1352; Lots 1–2, DP 829155	Local	I-04-219
Balmain	Terrace house, including interiors	2 Fitzroy Avenue	Lot 1, DP 240015	Local	I-04-220
Balmain	Terrace house, including interiors	4 Fitzroy Avenue	Lot 2, DP 240015	Local	I-04-221
Balmain	Terrace house, including interiors	6 Fitzroy Avenue	Lot 3, DP 240015	Local	I-04-222
Balmain	Terrace house, including interiors	8 Fitzroy Avenue	Lot 4, DP 240015	Local	I-04-223
Balmain	Terrace house, including interiors	10 Fitzroy Avenue	Lot 5, DP 240015	Local	I-04-224
Balmain	Terrace house, including interiors	12 Fitzroy Avenue	Lot 6, DP 240015	Local	I-04-225
Balmain	Dawn Fraser Swimming Pool, including interiors	Glassop Street	Lot 639, DP 752049; Lot 1, DP 179092	State	I-04-237
Balmain	Elkington Park	Glassop Street	Lot 1, DP 724787; Lots 1–2, DP 797906; Lot 1, DP 952059; Lot UNUM	Local	I-04-238
Balmain	Semi-detached house, including interiors	2 Gladstone Street	Lot 4, DP 567741	Local	I-04-226
Balmain	Semi-detached house, including interiors	4 Gladstone Street	Lot 3, DP 567741	Local	I-04-227
Balmain	House, including interiors	6 Glassop Street	Lot 1, DP 1252535	Local	I-04-228
Balmain	Terrace, including interiors	41 Glassop Street	Lot B, DP 443896	Local	I-04-229
Balmain	Terrace, including interiors	43 Glassop Street	Lot A, DP 443896	Local	I-04-230
Balmain	Terrace, including interiors	44 Glassop Street	Lot 5, DP 923768	Local	I-04-231

Balmain	Terrace, including interiors	46 Glassop Street	Lot 4, DP 923768; <del>VOL-Vol-1499 Felio-Fel</del>	Local	I-04-232
Balmain	Terrace, including interiors	48 Glassop Street	Lot 3, DP 923768; <del>VOL-7003-Fel</del>	Local	I-04-233
Balmain	Terrace, including interiors	50 Glassop Street	Lot 2, DP 923768	Local	I-04-234
Balmain	Terrace, including interiors	52 Glassop Street	Lot 1, DP 923768	Local	I-04-235
Balmain	Terrace, including interiors	54 Glassop Street	Corner Lot 15, DP 3064	Local	I-04-236
Balmain	Ewenton Park	Grafton Street	Lot 2, DP 712618; Lot 101, DP 706127; road reserve	Local	I-04-240
Balmain	House, "Hampton Villa", including interiors	12B Grafton Street	Corner Lot C, DP 398936	State	I-04-239
Balmain	Street trees—row of Brush Box	Hyam Street	Road reserve	Local	I-04-241
Balmain	Street trees—row of <i>Phoenix canariensis</i>	Isabella Street	Road reserve	Local	I-04-242
Balmain	Victorian sandstone terraces, including interiors	2 Jane Street	Lot 2, DP 548573	Local	I-04-243
Balmain	St Augustine of Hippo Church, Chapel and Presbytery, including interiors	3 Jane Street	Lot 60, DP 48; Lot 1, DP 86277	Local	I-04-250
Balmain	Terrace, including interiors	4 Jane Street	Lot 1, DP 545638	Local	I-04-244
Balmain	Terrace, including interiors	6 Jane Street	Lot 3, DP 548573	Local	I-04-245
Balmain	Terrace, including interiors	8 Jane Street	Lot 1, DP 233994	Local	I-04-246
Balmain	Terrace, including interiors	10 Jane Street	Lot 2, DP 233994	Local	I-04-247
Balmain	Terrace and front fence, "Rosebank", including interiors	11 Jane Street	Lot3, DP 233994	Local	I-04-251
Balmain	Terrace, including interiors	12 Jane Street	Lot 3, DP 233994	Local	I-04-248
Balmain	Terrace and front fence, "Cairngorm", including interiors	13 Jane Street	Lot 1, DP 64178	Local	I-04-252
Balmain	Former convent and fence, including interiors	14A, 14B and 14C Jane Street	Lots 11–13, DP 1041574	Local	I-04-249
Balmain	Street trees—Brush Box and <i>Ficus hillii</i> sp	Llewellyn Street	Road reserve	Local	I-04-254
Balmain	Former Masonic Hall, including interiors	27A Llewellyn Street	Lot 30, DP 662296	Local	I-04-253

Balmain	Stone drain	Little Stephen Street abutting 52 Palmer Street	Road reserve	Local	I-04-255
Balmain	Street trees—Brush Box and palms	Macquarie Terrace	Road reserve	Local	I-04-256
Balmain	Rowntree Memorial	Macquarie Terrace	Road reserve	Local	I-04-257
Balmain	Former Masonic Hall, including interiors	6 Montague Street	Lot 30, DP 662295; Lots 3-4, DP 905298	Local	I-04-258
Balmain	Former Masonic Hall, including interiors	8 Montague Street	Lot 5, DP 905298	Local	I-04-259
Balmain	Former Central Methodist Mission, including interiors	19 Montague Street	Lot B, DP 394886	Local	I-04-260
Balmain	Balmain Co-op Society Limited, including interiors	28–30A Montague Street	Corner Lots 10, 11 and 12, DP 2821	Local	I-04-261
Balmain	Former Ship Painters & Dockers Union Hall, including interiors	36 Mort Street	Lot 1, DP 503471	Local	I-04-262
Balmain	Former Star Hotel, including interiors	91 Mort Street	Lots 1–10 , CP/SP 50371	Local	I-04-263
Balmain	House, including interiors	93 Mort Street	Lot 9, Section 26, DP 111126	Local	I-04-264
Balmain	Former Star Hotel, including interiors	97 Mort Street	Lot 3, DP 562948	Local	I-04-266
Balmain	Former Forth and Clyde Hotel, including interiors	101 Mort Street	Lot 2, DP 562209	Local	I-04-267
Balmain	Sandstone retaining wall	107 Mort Street	Lot 2, DP 601541	Local	I-04-268
Balmain	Sandstone retaining wall	109 Mort Street	Lot 2, DP 16001	Local	I-04-269
Balmain	House, including interiors	20 Palmer Street	Lot 1, DP 194773	Local	I-04-270
Balmain	Semi-detached house, including interiors	36 Palmer Street	Lot 1, DP 198350	Local	I-04-271
Balmain	Semi-detached house, including interiors	38 Palmer Street	Lot 1, DP 986373	Local	I-04-272
Balmain	House, including interiors	46 Palmer Street	Lot 1, DP 196151	Local	I-04-273
Balmain	House, including interiors	48 Palmer Street	Lot 1, DP 200271	Local	I-04-274
Balmain	House, including interiors	50 Palmer Street	Lot 1, DP 216915	Local	I-04-275
Balmain	House and former shop, including interiors	52 Palmer Street	Lot 2, DP 216915	Local	I-04-276
Balmain	Stone wall	54 Palmer Street	Lot 6, DP 44	Local	I-04-277

Balmain	Stone walls	56 Palmer Street	Lot 5, DP 44	Local	I-04-278
Balmain	House, including interiors	60 Palmer Street	Lot 3, DP 44	Local	I-04-279
Balmain	House, including interiors	62 Palmer Street	Lot 2, DP 44	Local	I-04-280
Balmain	House, including interiors	64 Palmer Street	Lot 1, DP 44; Lot 2, DP 664599	Local	I-04-281
Balmain	Terrace, including interiors	94 Palmer Street	Lot 2, DP 790866	Local	I-04-282
Balmain	Terrace, including interiors	96 Palmer Street	Lot B, DP 105931	Local	I-04-283
Balmain	Terrace, including interiors	98 Palmer Street	Lot C, DP 105931	Local	I-04-284
Balmain	Terrace, including interiors	100 Palmer Street	Lot D, DP 105931	Local	I-04-285
Balmain	Terrace, including interiors	102 Palmer Street	Lot 1, DP 107740	Local	I-04-286
Balmain	Terrace, including interiors	104 Palmer Street	Lot 2, DP 107740	Local	I-04-287
Balmain	Terrace, including interiors	106 Palmer Street	Lot 3, DP 107740	Local	I-04-288
Balmain	Terrace, including interiors	108 Palmer Street	Lot 4, DP 107740	Local	I-04-289
Balmain	Terrace, including interiors	110 Palmer Street	Lot 5, DP 107740	Local	I-04-290
Balmain	Former shop and residence, including interiors	1 Queens Place	Lot 1, DP 718567	Local	I-04-291
Balmain	Terrace, including interiors	5 Queens Place	Lot 3, DP 540767	Local	I-04-292
Balmain	Terrace, including interiors	7 Queens Place	Lot 2, DP 540767	Local	I-04-293
Balmain	Terrace, including interiors	9 Queens Place	Lot 1, DP 540767	Local	I-04-294
Balmain	Semi-detached house, including interiors	69 Reynolds Street	Lot F, DP 371411	Local	I-04-295
Balmain	Semi-detached house, including interiors	71 Reynolds Street	Lot 1, DP 870932	Local	I-04-296
Balmain	Semi-detached house, including interiors	73 Reynolds Street	Lot A, DP 317544	Local	I-04-298
Balmain	Semi-detached house, including interiors	75 Reynolds Street	Lot 4, DP 14700	Local	I-04-299
Balmain	Semi-detached house, including interiors	77 Reynolds Street	Lot 5, DP 14700	Local	I-04-300
Balmain	Semi-detached house, including interiors	79 Reynolds Street	Lot 5A, DP 14700	Local	I-04-301
Balmain	Former Unilever administration building and fence, including interiors	100 Reynolds Street, Balmain	Lots 1-26, CP/SP 97702	Local	I-04-302

Balmain	Street trees—row of Brush Box	Reynolds Street	Road reserve	Local	I-04-303
Balmain	Former Unilever vim plant, including interiors	5 Rosebery Place	Lots 1–3 CP/SP 60159; Lots 5–9 , CP/SP 62009	Local	I-04-304
Balmain	Former Unilever oil mill, including interiors	7 Rosebery Place	Lots 1–20, CP/SP 60158	Local	I-04-305
Balmain	Former Unilever copra store, including interiors	9 Rosebery Place	Lots 1–58 , CP/SP 56169; Lot 4 DP 1000712	Local	I-04-306
Balmain	House, including interiors	40 Rowntree Street	Lot 1, DP 74645	Local	I-04-307
Balmain	Former corner shop and residence, including interiors	45 Rowntree Street	Lots 1, and-2 , CP/SP 15406	Local	I-04-308
Balmain	Single terrace, including interiors	1 St Andrew Street	Lot D, DP 442842	Local	I-04-309
Balmain	Terrace, including interiors	14 St Andrew Street	Lot 2, DP 233714	Local	I-04-310
Balmain	Terrace, including interiors	3 St John Street	Lot 1, DP 742629	Local	I-04-311
Balmain	Terrace, including interiors	5 St John Street	Lot 1, DP 741307	Local	I-04-312
Balmain	House, “Providence”, including interiors	73 Smith Street	Lots 10–12, DP 345; Lot 1, DP 536666	Local	I-04-313
Balmain	Former house and front fence, including interiors	75 Smith Street	Lots 6–8, DP 345; Lot 1, DP 1033587	Local	I-04-314
Balmain	Former Pacific Hotel, including interiors	4 Stephen Street	Lots 1-2 , CP/SP 56618	Local	I-04-315
Balmain	Semi-detached house, including interiors	31 Stephen Street	Lot 1, DP 998969	Local	I-04-316
Balmain	Semi-detached house, including interiors	33 Stephen Street	Lot 2, DP 231455	Local	I-04-317
Balmain	Sandstone retaining wall and drainage culvert	Corner Thames and Mort Streets	Road reserve	Local	I-04-325
Balmain	Thames Street Wharf, including interiors	Thames Street (northern end)	Lot 637, DP 752049; R100049	Local	I-04-326
Balmain	Christian Brothers home and provincial office, including interiors	4 Thames Street	Lot 2, DP 1042777	Local	I-04-318
Balmain	Former Christian Brothers High School, including interiors	6 Thames Street	Lots 1–34 , CP/SP 62448;	Local	I-04-319
Balmain	Terrace, including interiors	7 Thames Street	Lot C, DP 439065	Local	I-04-320
Balmain	Terrace, including interiors	9 Thames Street	Lot B, DP 439065	Local	I-04-321

Balmain	Terrace, including interiors	11 Thames Street	Lot A, DP 439065	Local	I-04-322
Balmain	Former House, "Montrose", including interiors	13–13A Thames Street	Lot 2, DP 225785	Local	I-04-323
Balmain	Sandstone retaining wall	40 Thames Street	Lot 1, DP 1052410	Local	I-04-324
Balmain	Terrace, including interiors	1 Trouton Street	Lot 24, DP 556323	Local	I-04-327
Balmain	Terrace, including interiors	3 Trouton Street	Lot 23, DP 556323	Local	I-04-328
Balmain	Terrace, including interiors	5 Trouton Street	Lot 22, DP 556323	Local	I-04-329
Balmain	Terrace, including interiors	7 Trouton Street	Lot 21, DP 556323	Local	I-04-330
Balmain	Semi-detached house with former shop, including interiors	25 Trouton Street	Lot 1, DP 772289	Local	I-04-331
Balmain	Semi-detached house, including interiors	27 Trouton Street	Lot 1, DP 772324	Local	I-04-332
Balmain	House, "The Grange", including interiors	7 Vincent Street	Lot 1, DP 933996	Local	I-04-333
Balmain	House, "Ardenlea", including interiors	14 Vincent Street	Lot 12, DP 598026	Local	I-04-334
Balmain	House, including interiors	1 Wallace Street	Lot B, DP 387003	Local	I-04-335
Balmain	House, "Puir", including interiors	2 Wallace Street	Lot 2, Section B, DP 396; Lot 1, DP 121091	Local	I-04-336
Balmain	Former House, "Clontarf", including interiors	4 Wallace Street	Part Lot 3, Section B, DP 396; Part Lot 4, Section B, DP 396	Local	I-04-337
Balmain	House, including interiors	3 Waterview Street	Lot 102, DP 874373	Local	I-04-338
Balmain	House and stone marker, including interiors	6 Waterview Street	Lot 1, DP 136787	Local	I-04-339
Balmain	House, including interiors	8 Waterview Street	Lot 231, DP 1040358	Local	I-04-340
Balmain	Timber house, including interiors	12 Waterview Street	Lot 14, DP 1124174	Local	I-04-341
Balmain	Semi-detached house, including interiors	16 Waterview Street	Lot 101, DP 1015541	Local	I-04-342
Balmain	Semi-detached house, including interiors	18 Waterview Street	Lot 102, DP 1015541	Local	I-04-343
Balmain	Timber house, including interiors	20–22 Waterview Street	Lot 103, DP 877625	Local	I-04-344
Balmain	House, including interiors	27 Waterview Street	Lot 67, DP 60094	Local	I-04-345
Balmain	House, "Balmoral", including interiors	46 Waterview Street	Lot 16, DP 8247	Local	I-04-346

Balmain	House, "Joldwen", including interiors	47 Waterview Street	Lot 1, DP 1008625	Local	I-04-347
Balmain	House, "Regimbah", including interiors	49 Waterview Street	Lot 3, DP 598913	Local	I-04-348
Balmain	House and stone retaining wall, including interiors	70 Waterview Street	Lot 2, DP 614076	Local	I-04-349
Balmain	Yeend's Terrace, including interiors	1 Wells Street	Lot X, DP 438752	Local	I-04-351
Balmain	House, "Louisaville", including interiors	2 Wells Street	Lot 1, DP 634624	State	I-04-350
Balmain	Yeend's Terrace, including interiors	3 Wells Street	Lot 1, DP 224176	Local	I-04-352
Balmain	Yeend's Terrace, including interiors	5 Wells Street	Lot 2, DP 224176	Local	I-04-353
Balmain	Yeend's Terrace, including interiors	7 Wells Street	Lot 3, DP 224176	Local	I-04-354
Balmain	Yeend's Terrace, including interiors	9 Wells Street	Lot 4, DP 224176	Local	I-04-355
Balmain	Yeend's Terrace, including interiors	11 Wells Street	Lot 5, DP 224176	Local	I-04-356
Balmain	Yeend's Terrace, including interiors	13 Wells Street	Lot 6, DP 224176	Local	I-04-357
Balmain	Yeend's Terrace, including interiors	15 Wells Street	Lot 7, DP 224176	Local	I-04-358
Balmain	House, "Bishopsthorpe", including interiors	8 White Street	Lot 2, DP 566677	Local	I-04-359
Balmain	House, "Tilba Tilba", including interiors	18 White Street	Lot 2, DP 566677	Local	I-04-360
Balmain	Punch Park	16-30 Wortley Street	Lot 1, DP 797902	Local	I-04-361
Balmain East	House, including interiors	1 Brett Avenue	Lot 1, DP 224624	Local	I-05-362
Balmain East	House, including interiors	14 Clifton Street	Lot 1, DP 1100371; Lot 1, DP 68016; Lot 2 66363	Local	I-05-363
Balmain East	Formerly "The Shipwright's Arms", including interiors	10 Darling Street	Lot 11, DP 1183400	Local	I-05-364
Balmain East	House, "Waterman", including interiors	12 Darling Street	Lot 1, DP 85820	Local	I-05-365
Balmain East	Plym Terrace, including interiors	21 Darling Street	Lots 1-2 , CP/SP 21778	Local	I-05-366
Balmain East	Plym Terrace, including interiors	23 Darling Street	Lot E, DP 439960	Local	I-05-367
Balmain East	House, including interiors	24 Darling Street	Lot 1, DP 196728	Local	I-05-372
Balmain East	Plym Terrace, including interiors	25 Darling Street	Lot D, DP 439960	Local	I-05-368

Balmain East	Semi-detached house, including interiors	26 Darling Street	Lot 1, DP 744111	Local	I-05-373
Balmain East	Plym Terrace, including interiors	27 Darling Street	Lot C, DP 439960	Local	I-05-369
Balmain East	Semi-detached house, including interiors	28 Darling Street	Lot 1, DP 137353	Local	I-05-374
Balmain East	Plym Terrace, including interiors	29 Darling Street	Lot B, DP 439960	Local	I-05-370
Balmain East	Terrace, including interiors	30 Darling Street	Lot 1, DP 549465	Local	I-05-375
Balmain East	Plym Terrace, including interiors	31 Darling Street	Lot A, DP 439960	Local	I-05-371
Balmain East	Terrace, including interiors	32 Darling Street	Lot 1, DP 611670	Local	I-05-376
Balmain East	Terrace, including interiors	34 Darling Street	Lot 1, DP 806896	Local	I-05-377
Balmain East	Terrace, including interiors	40 Darling Street	Lot 1, DP 378229	Local	I-05-378
Balmain East	Terrace, including interiors	42 Darling Street	Lot 2, DP 378229	Local	I-05-379
Balmain East	Terrace, including interiors	44 Darling Street	Lot 81, DP 1045468	Local	I-05-380
Balmain East	Terrace, including interiors	46 Darling Street	Lot 82, DP 1045468	Local	I-05-381
Balmain East	Terrace, including interiors	48 Darling Street	Lot 83, DP 1045468	Local	I-05-382
Balmain East	House, "Cahermore", including interiors	50 Darling Street	Lot 1, DP 1082198	Local	I-05-383
Balmain East	Former Unity Hall Hotel, including interiors	51 Darling Street	Lots 1-4 , CP/SP 13420; Lots 8-10, SP 39428	Local	I-05-384
Balmain East	Shop and residence, including interiors	53 Darling Street	Lot 1, DP 569806	Local	I-05-385
Balmain East	Shop and residence, including interiors	55 Darling Street	Lot 1, DP 770484	Local	I-05-386
Balmain East	Commercial building, including interiors	62 Darling Street	Lot 1, DP 581778	Local	I-05-387
Balmain East	Terrace, including interiors	63 Darling Street	Lot 7, DP 205163	Local	I-05-388
Balmain East	Terrace, including interiors	65 Darling Street	Lot 100, DP 1178704	Local	I-05-389
Balmain East	Timber terrace, including interiors	67 Darling Street	Lot 9, DP 155402	Local	I-05-390
Balmain East	House, including interiors	68 Darling Street	Lot B, DP 325561	Local	I-05-391
Balmain East	Shop and residence, including interiors	69-71 Darling Street	Lots 1 and 2, DP 155402	Local	I-05-392
Balmain East	Terrace, including interiors	74 Darling Street	Lot 4, DP 218871	Local	I-05-394



Balmain East	Single storey terrace, including interiors	75-77 Darling Street	Lots 3 and 4, DP 220489	Local	I-05-393
Balmain East	Terrace, including interiors	76 Darling Street	Lot 3, DP 218871	Local	I-05-395
Balmain East	Terrace, including interiors	78 Darling Street	Lot 2, DP 218871	Local	I-05-396
Balmain East	Corner shop and residence, including interiors	80 Darling Street	Lot 1, DP 218871	Local	I-05-397
Balmain East	St Mary's Anglican Church, including interiors	85A Darling Street	Lot 100, DP 861875	Local	I-05-398
Balmain East	Flats, "Glentworth", including interiors	86 Darling Street	Lots 1-12, CP/SP 11684	Local	I-05-399
Balmain East	Shop and residence, including interiors	88 Darling Street	Lot A, DP 86116	Local	I-05-400
Balmain East	Single terrace, including interiors	90 Darling Street	Lot C, DP 406260	Local	I-05-401
Balmain East	Single storey terrace, including interiors	92 Darling Street	Lot B, DP 406260	Local	I-05-402
Balmain East	Single storey terrace, including interiors	94 Darling Street	Lot A, DP 406260	Local	I-05-403
Balmain East	House, including interiors	100 Darling Street	Lot 102, DP 883285	Local	I-05-404
Balmain East	House, including interiors	122 Darling Street	Lot 8, DP 976558	Local	I-05-405
Balmain East	Stone paving	Datchett Street	Road reserve	Local	I-05-413
Balmain East	House, including interiors	4 Datchett Street	Lot B, DP 86116	Local	I-05-406
Balmain East	House, "Iver", including interiors	12 Datchett Street	Lot 1, DP 612181	Local	I-05-407
Balmain East	Timber terrace, including interiors	15 Datchett Street	Lot 1, DP 511798	Local	I-05-408
Balmain East	Timber terrace, including interiors	17 Datchett Street	Lot 2, DP 511798	Local	I-05-409
Balmain East	House, including interiors	20 Datchett Street	Lot 1, DP 789627	Local	I-05-410
Balmain East	House, including interiors	20A Datchett Street	Lot 2, DP 789627	Local	I-05-411
Balmain East	House, including interiors	22 Datchett Street	Lot 1, DP 1018127	Local	I-05-412
Balmain East	House, "Linford Lodge", including interiors	2 Duke Place	Lot 100, DP 588964	Local	I-05-414
Balmain East	House, including interiors	5 Duke Place	Lot A, DP 317292; Lot 2, DP 816580	Local	I-05-415
Balmain East	Semi-detached house, including interiors	8 Duke Place	Lot 1, DP 183331	Local	I-05-416

Balmain East	House, including interiors	9 Duke Place	Lot 13, DP 259699	Local	I-05-418
Balmain East	Semi-detached house, including interiors	10 Duke Place	Lot 12, DP 593703	Local	I-05-417
Balmain East	Street trees—row of <i>Ficus hillii</i>	Duke Street	Road reserve	Local	I-05-429
Balmain East	“Harold Place”, terrace, including interiors	1 Duke Street	Lot 2, DP 806177	Local	I-05-420
Balmain East	House, including interiors	2 Duke Street	Lot 1, DP 996240	Local	I-05-419
Balmain East	“Harold Place”, terrace, including interiors	3 Duke Street	Lot 1, DP 806177	Local	I-05-421
Balmain East	Richmond Terrace, including interiors	5 Duke Street	Lot 4, DP 505386	Local	I-05-422
Balmain East	Richmond Terrace, including interiors	7 Duke Street	Lot 3, DP 505386	Local	I-05-423
Balmain East	Richmond Terrace, including interiors	9 Duke Street	Lot D, DP 106219	Local	I-05-424
Balmain East	Richmond Terrace, including interiors	11 Duke Street	Lot A, DP 110328	Local	I-05-425
Balmain East	Richmond Terrace, including interiors	13 Duke Street	Lot 2, DP 505386	Local	I-05-426
Balmain East	Richmond Terrace, including interiors	15 Duke Street	Lot 1, DP 505386	Local	I-05-427
Balmain East	House, “Clarenook”, including interiors	33 Duke Street	Lot A, DP 440198	Local	I-05-428
Balmain East	Harbourview Terrace, including interiors	7 Edward Street	Lot A, DP 33913	Local	I-05-430
Balmain East	Harbourview Terrace, including interiors	9 Edward Street	Lot B, DP 33913	Local	I-05-431
Balmain East	Harbourview Terrace, including interiors	11 Edward Street	Lot C, DP 33913	Local	I-05-432
Balmain East	Harbourview Terrace, including interiors	11A Edward Street	Lot D, DP 33913	Local	I-05-433
Balmain East	Harbourview Terrace, including interiors	15 Edward Street	Lot E, DP 33913	Local	I-05-434
Balmain East	Harbourview Terrace, including interiors	17 Edward Street	Lot F, DP 33913	Local	I-05-435

	Balmain East	Illoura Reserve	Edward Street, and 10–20 Weston Street	Lot 4, DP 82496; Lot 1, DP 86644; Lot 1, DP 113249; Lot 1, DP 189867; Lots 461–463, DP 752049; Lots 1–2, DP 708327	State	I-05-436
	Balmain East	Illoura Reserve	Weston Street; <u>and</u> 21-25 Edward Street	Lots 1, DP 64443; Lots 1, 2, 5 and 6, DP 213143; Lot 1, DP 213449	Local	I-05-438
	Balmain East	Retaining wall, steps and fence	Gallimore Avenue	Road reserve	Local	I-05-437
	Balmain East	Semi-detached house, including interiors	1 James Lane	Lot A, DP 184733	Local	I-05-439
	Balmain East	Semi-detached house, including interiors	3 James Lane	Lot B, DP 184733	Local	I-05-440
	Balmain East	House, including interiors	5 James Lane	Lot C, DP 184733	Local	I-05-441
	Balmain East	Semi-detached house, including interiors	6 Johnston Street	Lot A, DP 446770	Local	I-05-442
	Balmain East	Semi-detached house, including interiors	8 Johnston Street	Lot B, DP 446770	Local	I-05-443
	Balmain East	House, including interiors	11 Johnston Street	Lot 1, DP 196941	Local	I-05-445
	Balmain East	House, “Onkaparinga”, including interiors	12 Johnston Street	Lots 1and-2, DP 569805	Local	I-05-444
	Balmain East	House, “Captain Tinley”, including interiors	13 Johnston Street	Lots 1-2, DP 836940	Local	I-05-446
	Balmain East	House, “Penbroke Villa”, including interiors	19 Johnston Street	Lot 1, DP 507032	Local	I-05-447
	Balmain East	Terrace, including interiors	2 Little Edward Street	Lot 4, DP 533867	Local	I-05-448
	Balmain East	Terrace, including interiors	4 Little Edward Street	Lot 3, DP 533867	Local	I-05-449
	Balmain East	Terrace, including interiors	6 Little Edward Street	Lot 2, DP 533867	Local	I-05-450
	Balmain East	Terrace, including interiors	8 Little Edward Street	Lot 1, DP 533867	Local	I-05-451
	Balmain East	Terrace, including interiors	1 Lookes Avenue	Lot 2, DP 153477	Local	I-05-452
	Balmain East	Semi-detached houses, including interiors	2–4 Lookes Avenue	Lot 1, DP 1159913	Local	I-05-455
	Balmain East	Terrace, including interiors	3 Lookes Avenue	Lot 3, DP 1093802	Local	I-05-453
	Balmain East	Terrace, including interiors	5 Lookes Avenue	Lot 5, DP 1093803	Local	I-05-454
	Balmain East	House, including interiors	9 Lookes Avenue	Lot 1, DP 219657	Local	I-05-456

Balmain East	Semi-detached house, including interiors	13 Lookes Avenue	Lot 1, DP 998883	Local	I-05-457
Balmain East	House, including interiors	15 Lookes Avenue	Lot 15, DP 1093877	Local	I-05-458
Balmain East	Zig-zag Reserve	Nicholson Street	Road reserve	Local	I-05-464
Balmain East	House, including interiors	14 Nicholson Street	Lot 21, DP 706850	Local	I-05-459
Balmain East	Sandstone outhouse, including interiors	19 Nicholson Street	Lots 1-7 , CP/SP 19536	Local	I-05-460
Balmain East	Nicholson Street Public School, including interiors	23 Nicholson Street	Lots 5, 6 and 10, DP 18361; Lot A, DP 190313; Lots 1-2, DP 794922; Lot 688, DP 821090; Lot 1, DP 1089096; Lot B, DP 190313	Local	I-05-461
Balmain East	"Mort Bay House", including interiors	34 Nicholson Street	Lot 4, DP 624991	Local	I-05-462
Balmain East	Waterview Wharf Workshops, including interiors	37 Nicholson Street	Lot 102, DP 816495	State	I-05-463
Balmain East	Eastcliff Terrace, including interiors	2 Paul Street	Lot 7, DP 38721	Local	I-05-465
Balmain East	House, including interiors	3 Paul Street	Lot A, DP 450005	Local	I-05-472
Balmain East	Eastcliff Terrace, including interiors	4 Paul Street	Lot 6, DP 38721	Local	I-05-466
Balmain East	House, including interiors	5 Paul Street	Lot B, DP 450005	Local	I-05-473
Balmain East	Eastcliff Terrace, including interiors	6 Paul Street	Lot 6, DP 1234805	Local	I-05-467
Balmain East	Eastcliff Terrace, including interiors	8 Paul Street	Lot 8, DP 1216514	Local	I-05-468
Balmain East	Eastcliff Terrace, including interiors	10 Paul Street	Lot 10, DP 1088975	Local	I-05-469
Balmain East	Eastcliff Terrace, including interiors	12 Paul Street	Lot 12, DP 1088855	Local	I-05-470
Balmain East	Eastcliff Terrace, including interiors	14 Paul Street	Lot 3, DP 1055476; Lot 1, DP 38721	Local	I-05-471
Balmain East	House, including interiors	13 Paul Street	Lot 1, DP 711013	Local	I-05-474
Balmain East	Terrace, including interiors	15 Paul Street	Lot A, DP 378230	Local	I-05-475
Balmain East	Terrace, including interiors	17 Paul Street	Lot B, DP 378230	Local	I-05-476
Balmain East	Terrace, including interiors	19 Paul Street	Lot C, DP 378230	Local	I-05-477

Balmain East	House, including interiors	4 Pearson Street	Lot 1, DP 742693	Local	I-05-478
Balmain East	House, including interiors	11 Pearson Street	Lot 2, DP 224698	Local	I-05-479
Balmain East	House, including interiors	24 Pearson Street	Lot 100, DP 872400	Local	I-05-480
Balmain East	Terrace, including interiors	14 St Marys Street	Lot A, DP 386993	Local	I-05-482
Balmain East	Terrace, including interiors	16 St Marys Street	Lots B-C, DP 386993	Local	I-05-483
Balmain East	Timber house, including interiors	18 St Marys Street	Lots B and C, DP 386993	Local	I-05-484
Balmain East	House, "Kaikoura", including interiors	2 School Street	Lot 2, DP 870300	Local	I-05-485
Balmain East	Simmons Point Reserve	Simmons Street	Lot 101, DP 816494; Lot 2, DP 562679; Part Lot 1, DP 217066; road reserve	Local	I-05-486
Balmain East	House, including interiors	13 Simmons Street	Lot 1, DP 562679	Local	I-05-487
Balmain East	"Wood Lee Villa", including interiors	7 Stack Street	Lot 11, DP 593703	Local	I-05-488
Balmain East	Stepped walkway	Union Street	Road reserve	Local	I-05-491
Balmain East	House, including interiors	17 Union Street	Lot 1, DP 308655	Local	I-05-489
Balmain East	Former semi-detached houses, including interiors	18-20 Union Street	Lot 200, DP 1085855	Local	I-05-490
Balmain East	Fenwick and Co boat store, including interiors	2-8 Weston Street	Lot 1, DP 722968; Lot 1, DP 89648; Lot 1, DP 83357	State	I-05-492
Balmain East	Terrace, including interiors	4 William Street	Lot 1, DP 555807	Local	I-05-493
Balmain East	Terrace, including interiors	6 William Street	Lot 2, DP 555807	Local	I-05-494
Balmain East	House, including interiors	10 William Street	Lot 3, DP 577513	Local	I-05-495
Balmain East	House, including interiors	18 William Street	Lot 2, DP 212304	Local	I-05-496
Balmain East	Semi-detached house, including interiors	25 William Street	Lot 25, DP 864543	Local	I-05-497
Balmain East	Semi-detached house, including interiors	27 William Street	Lot 1, DP 744243	Local	I-05-498
Balmain East	Semi-detached house, including interiors	29 William Street	Lot 1, DP 736305	Local	I-05-499

Balmain East	Semi-detached house, including interiors	31 William Street	Lot 1, DP 986257	Local	I-05-500
Birchgrove	House, "Lerna", including interiors	1 Ballast Point Road	Lot 2, DP 977340; Lot 1, DP 932316; Lot B, DP 323269	Local	I-06-501
Birchgrove	Semi-detached house, including interiors	25 Ballast Point Road	Lot 1, DP 230577	Local	I-06-502
Birchgrove	Semi-detached house, including interiors	27 Ballast Point Road	Lot 2, DP 230577	Local	I-06-503
Birchgrove	House, including interiors	29 Ballast Point Road	Lot 1, DP 69725	Local	I-06-504
Birchgrove	Terrace, "Ellerslie", including interiors	35 Ballast Point Road	Lot 1, DP 913645	Local	I-06-505
Birchgrove	Terrace, "Ellerslie", including interiors	37 Ballast Point Road	Lot 22, DP 876529	Local	I-06-506
Birchgrove	Terrace, "Ellerslie", including interiors	39 Ballast Point Road	Lot 30, DP 812321	Local	I-06-507
Birchgrove	Terrace, "Ellerslie", including interiors	41 Ballast Point Road	Lot 4, DP 913645	Local	I-06-508
Birchgrove	Terrace, "Ellerslie", including interiors	43 Ballast Point Road	Lot 5, DP 913645	Local	I-06-509
Birchgrove	Terrace, "Ellerslie", including interiors	45 Ballast Point Road	Lot 6, DP 913645	Local	I-06-510
Birchgrove	Terrace, "Ellerslie", including interiors	47 Ballast Point Road	Lot 501, DP 626204	Local	I-06-511
Birchgrove	Terrace, "Yeroulbin", including interiors	46 Ballast Point Road	Lot 6, DP 446745	Local	I-06-512
Birchgrove	Terrace, "Yeroulbin", including interiors	48 Ballast Point Road	Lot 5, DP 446745	Local	I-06-513
Birchgrove	Terrace, "Yeroulbin", including interiors	50 Ballast Point Road	Lot 4, DP 446745	Local	I-06-514
Birchgrove	Terrace, "Yeroulbin", including interiors	52 Ballast Point Road	Lot 3, DP 790032	Local	I-06-515
Birchgrove	Terrace, "Yeroulbin", including interiors	54 Ballast Point Road	Lot 2, DP 446745	Local	I-06-516
Birchgrove	Terrace, "Yeroulbin", including interiors	56 Ballast Point Road	Lot 1, DP 446745	Local	I-06-517
Birchgrove	House, including interiors	67 Ballast Point Road	Lot 1, DP 1242114	Local	I-06-518

Birchgrove	House, "Clifton Villa", including interiors	73 Ballast Point Road	Lot 2, DP 212892	Local	I-06-519
Birchgrove	Ballast Point Park	Ballast Point Road and Wharf Road	Lots 1–4, DP 115939; Lots 1 and 2, DP 82593; <del>Vol 2738, Fol 82, Lot 11, DP 792332; Lot 7, DP 132691; Lot 413, DP 752049</del>	Local	I-06-520
Birchgrove	Birchgrove Public School, including interiors	76B Birchgrove Road	Lot 1, DP 123161Lot 8, DP 1243494	Local	I-06-521
Birchgrove	St John The Evangelist Anglican Church, including interiors	125 Birchgrove Road	Lot 10, DP 1233999	Local	I-06-522
Birchgrove	Sir William Wallace Hotel, including interiors	31 Cameron Street	Lot 1, DP 75122	Local	I-06-523
Birchgrove	Terrace, including interiors	33 Cameron Street	Lot 4, DP 34025	Local	I-06-525
Birchgrove	Commercial terrace, including interiors	35 Cameron Street	Lot 3, DP 34025	Local	I-06-526
Birchgrove	Former shop and residence, including interiors	36 Cameron Street	Lot 6, Section 6, DP 111126	Local	I-06-524
Birchgrove	Commercial terrace, including interiors	37 Cameron Street	Lot 2, DP 34025	Local	I-06-527
Birchgrove	Commercial terrace, including interiors	39 Cameron Street	Lot 1, DP 34025	Local	I-06-528
Birchgrove	Terrace house, including interiors	5 Cove Street	Lot 1, DP 241425	Local	I-06-529
Birchgrove	Terrace house, including interiors	7 Cove Street	Lot 2, DP 241425	Local	I-06-530
Birchgrove	Terrace house, including interiors	9 Cove Street	Lot 3, DP 241425	Local	I-06-531
Birchgrove	Terrace house, including interiors	11 Cove Street	Lot 4, DP 241425	Local	I-06-532
Birchgrove	Terrace house, including interiors	13 Cove Street	Lot 5, DP 241425	Local	I-06-533
Birchgrove	Terrace house, including interiors	15 Cove Street	Lot 6, DP 241425	Local	I-06-534
Birchgrove	Birchgrove Park	Grove Street	Lots 644–646, DP 729092; Lot 1, DP 86050; Lot 1, DP 543055; road reserve	Local	I-06-535
Birchgrove	Former shop and residence, including interiors	17 Grove Street	Lot 1, DP 225577	Local	I-06-536
Birchgrove	House, including interiors	22 Grove Street	Lot 1, DP 215998	Local	I-06-537
Birchgrove	Terrace, including interiors	37 Grove Street	Lot 1, DP 214426	Local	I-06-538
Birchgrove	Terrace, including interiors	39 Grove Street	Lot 7, DP 928932	Local	I-06-539
Birchgrove	Terrace, including interiors	41 Grove Street	Lot 6, DP 928932	Local	I-06-540

Birchgrove	Terrace, including interiors	43 Grove Street	Lot 5, DP 525487	Local	I-06-541
Birchgrove	Terrace, including interiors	45 Grove Street	Lot 4, DP 112143	Local	I-06-542
Birchgrove	Terrace, including interiors	47 Grove Street	Lot 3, DP 572627	Local	I-06-543
Birchgrove	Terrace, including interiors	49 Grove Street	Lot 2, DP 928932	Local	I-06-544
Birchgrove	Terrace, including interiors	51 Grove Street	Lot 1, DP 928932	Local	I-06-545
Birchgrove	Terrace, including interiors	53 Grove Street	Lot B, DP 447264	Local	I-06-546
Birchgrove	Yurulbin Park	Louisa Road	Lots 1-2, Section 9, DP 192096; Lot 1, DP 1112881; road reserve	Local	I-06-555
Birchgrove	House, "Leopoldville", including interiors	14 Louisa Road	Lot A, DP 359491	Local	I-06-547
Birchgrove	House, "Logan Brae", including interiors	24 Louisa Road	Lot 8, DP 74172	Local	I-06-548
Birchgrove	House, "The Anchorage", including interiors	44 Louisa Road	Lot 1, DP 1008787	Local	I-06-549
Birchgrove	Remnants of Birchgrove House	65 Louisa Road	Lot 1, DP 873992	Local	I-06-550
Birchgrove	Remnants of Birchgrove House	67 Louisa Road	Lots 1-18, SP 3493	Local	I-06-551
Birchgrove	House, "Douglas", including interiors	76 Louisa Road	Lot 1, DP 450152; Lot 1, DP 996182	Local	I-06-552
Birchgrove	House, "Geierstein", including interiors	85 Louisa Road	Lot 1, DP 111941; Lot 2, DP 743504	Local	I-06-553
Birchgrove	House, "Carlowrie", including interiors	115 Louisa Road	Lot 11, DP 841617	Local	I-06-554
Birchgrove	Former shop and residence, including interiors	83 Phillip Street	Lot 1, DP 195709	Local	I-06-556
Birchgrove	Semi-detached house, including interiors	85 Phillip Street	Lot 13, DP 979488	Local	I-06-557
Birchgrove	House, including interiors	87 Phillip Street	Lot 1, DP 199184	Local	I-06-558
Birchgrove	Ronald Street Reserve	Ronald Street	Road reserve	Local	I-06-559
Birchgrove	Semi-detached house, including interiors	2 Rose Street	Lot D, DP 159496	Local	I-06-560
Birchgrove	Semi-detached house, including interiors	4 Rose Street	Lot C, DP 159496	Local	I-06-561
Birchgrove	Semi-detached house, including interiors	6 Rose Street	Lot B, DP 159496	Local	I-06-562
Birchgrove	Semi-detached house, including interiors	8 Rose Street	Lot A, DP 159496	Local	I-06-563



Birchgrove	Single storey shop, including interiors	127 Rowntree Street	Lot A, DP 437881	Local	I-06-564
Birchgrove	Single storey shop, including interiors	129 Rowntree Street	Lot B, DP 437881	Local	I-06-565
Birchgrove	Shop and residence, including interiors	131 Rowntree Street	Lot C, DP 437881	Local	I-06-566
Birchgrove	Shop and residence, including interiors	133 Rowntree Street	Lot D, DP 437881	Local	I-06-567
Birchgrove	Shop and residence, including interiors	135 Rowntree Street	Lot 1, DP 112526	Local	I-06-568
Birchgrove	Shop and residence, including interiors	137 Rowntree Street	Lot 21, Section 12, DP 111126	Local	I-06-569
Birchgrove	Corner building, including interiors	165 Rowntree Street	Lot 1, DP 565067	Local	I-06-570
Birchgrove	Semi-detached house, including interiors	177 Rowntree Street	Lot A, DP 913616	Local	I-06-571
Birchgrove	Terrace, including interiors	179 Rowntree Street	Lot B, DP 913616	Local	I-06-572
Birchgrove	Terrace, including interiors	181 Rowntree Street	Lot C, DP 913616	Local	I-06-573
Birchgrove	Terrace, including interiors	183 Rowntree Street	Lot D, DP 913616	Local	I-06-574
Birchgrove	Terrace, including interiors	185 Rowntree Street	Lot C, DP 107306	Local	I-06-575
Birchgrove	Terrace, including interiors	187 Rowntree Street	Lot B, DP 107306	Local	I-06-576
Birchgrove	Terrace, including interiors	189 Rowntree Street	Lot A, DP 107306	Local	I-06-577
Birchgrove	Terrace, including interiors	191 Rowntree Street	Lot 1, DP 617583	Local	I-06-578
Birchgrove	Terrace, including interiors	193 Rowntree Street	Lot 2, DP 447868	Local	I-06-579
Birchgrove	Terrace, including interiors	195 Rowntree Street	Lot 3, DP 447868	Local	I-06-580
Birchgrove	Terrace, including interiors	197 Rowntree Street	Lot 2, DP 528215	Local	I-06-581
Birchgrove	Terrace, including interiors	199 Rowntree Street	Lot 1, DP 239583	Local	I-06-582
Birchgrove	Terrace, including interiors	201 Rowntree Street	Lot 2, DP 239583	Local	I-06-583
Birchgrove	Terrace, including interiors	203 Rowntree Street	Lot 3, DP 239583	Local	I-06-584
Birchgrove	Terrace, including interiors	205 Rowntree Street	Lot 4, DP 239583	Local	I-06-585
Birchgrove	Terrace, including interiors	207 Rowntree Street	Lot 5, DP 239583	Local	I-06-586
Birchgrove	Terrace, including interiors	209 Rowntree Street	Lot 6, DP 239583	Local	I-06-587
Birchgrove	Terrace, including interiors	211 Rowntree Street	Lot 7, DP 239583	Local	I-06-588
Birchgrove	House, including interiors	235 Rowntree Street	Lot 1, DP 84384	Local	I-06-589

Birchgrove	Timber house, including interiors	2 Spring Street	Lot 1, DP 1011084	Local	I-06-590
Birchgrove	House, "Glenarvon", including interiors	1 Thomas Street	Lot 7, DP 536780	Local	I-06-591
Birchgrove	Timber house, including interiors	6 Wharf Road	Lot 1, DP 577968	Local	I-06-592
Birchgrove	House, including interiors	7 Wharf Road	Lot 1, DP 579874	Local	I-06-593
Birchgrove	Boatshed, including interiors	7A Wharf Road	Lot 2, DP 579874	Local	I-06-594
Birchgrove	House, including interiors	8 Wharf Road	Lot 1, DP 235159	Local	I-06-595
Birchgrove	Brownlee Reserve	11 Wharf Road	Lot 1, DP 121455; Lot 631, DP 752049	Local	I-06-596
Birchgrove	House, including interiors	13 Wharf Road	Lot 122, DP 607531	Local	I-06-597
Birchgrove	House, including interiors	13A Wharf Road	Lot 121, DP 607531	Local	I-06-598
Birchgrove	House and remnants of former Stannard's Marina, including interiors	19 Wharf Road	Lot 2, DP 1015601	Local	I-06-599
Birchgrove	Remnants of former Stannard's Marina, including interiors	19A Wharf Road	Lots 1-4 , CP/SP 80784	Local	I-06-600
Birchgrove	House, including interiors	20 Wharf Road	Lot A, DP 74813	Local	I-06-601
Birchgrove	Semi-detached House, "Normanton", including interiors	21 Wharf Road	Lot 2, DP 52958	Local	I-06-602
Birchgrove	House, including interiors	22 Wharf Road	Lot A, DP 337835	Local	I-06-603
Birchgrove	Semi-detached flats "Maybank", including interiors	23 Wharf Road	Lot 1, DP 524604	Local	I-06-604
Birchgrove	House, "Wyoming", including interiors	25 Wharf Road	Lot 1, DP 65983; Lot 405, DP 752049	State	I-06-605
Birchgrove	House, including interiors	31 Wharf Road	Lot 1, DP 86767; Lot 1, DP 971685	Local	I-06-606
Birchgrove	Semi-detached house, including interiors	33 Wharf Road	Lots 2 and-3, DP 562004	Local	I-06-607
Birchgrove	Semi-detached House, "Exeter Villas", including interiors	34 Wharf Road	Lot A, DP 441954	Local	I-06-608
Birchgrove	Semi-detached house, including interiors	35 Wharf Road	Lot 1, DP 562004; Lot 4, DP 562004	Local	I-06-609
Birchgrove	Semi-detached House, "Exeter Villas", including interiors	36 Wharf Road	Lot B, DP 441954	Local	I-06-610
Birchgrove	House, "Ravenscourt", including interiors	39 Wharf Road	Lot 1, DP 235462	Local	I-06-611

Birchgrove	House, "Clovernook"	43 Wharf Road	Lot 1, DP 184098	Local	I-06-612
Birchgrove	House, "Raywell", including interiors	144 Louisa Road	Lot 1, DP 235461	State	I-06-830
Camperdown	Camperdown Park	18-18A Australia Street and 31A Mallett Street	Lot 3, DP 175973; Lot 1, DP 724199 Lot 1, DP 912279; Lot 1, DP 912305; Lot 1, DP 1167802	Local	I-07-1
Camperdown	Cranbrook group, including interiors	10-14 Australia Street	Part Lot 4, DP 175973	State	I-07-2
Camperdown	Australia Street industrial group, including interiors; <a href="#">see also listing under Part 3 — archeological sites</a>	27, 29, 31, 33, 35 and 43 Australia Street and 32, 34 and 36 Denison Street	Lots 1-8, DP 1078125; Lot 1, DP 818033	Local	I-07-3
Camperdown	Australia Street industrial group, including interiors	Part of 143 Parramatta Road	Lot 2, DP 1183831	Local	I-07-3
Camperdown	Australia Street industrial group, including interiors	2-8 and 10-16 Denison Street, 1-7 and 11-17 Australia Street and part of 2-6 and 8-20 Gantry Lane	Lots 1-43, CP/SP 88942; Lots 1-47 , CP/SP 88943; Lots 1-13 and CP/SP 88944; Lots 1-14 and CP/SP 88945; Lot 4, DP 1183831; Lots 1-18 and CP/SP 88941	Local	I-07-3
Camperdown	Sullivan RSPCA Memorial Horse trough, balustrade and 2 ficus trees	Fowler Street (closed section near Gibbens Street)	Road reserve	Local	I-07-4
Camperdown	Bridge Road School (former Camperdown Public School), including interiors	127 Parramatta Road	Lot 1, DP 879583	Local	I-07-5
Camperdown	Federation warehouse, including interiors	187 Parramatta Road	Lot 1, DP 960297	Local	I-07-6
Camperdown	Group of 2 Victorian semi-detached cottages including interiors	143 and 145 Salisbury Road	Lot 1, DP 799559; Lot 1, DP 799973	Local	I-07-7
Camperdown	Electricity substation No142 (whole site)	111 Victory Lane	Lot 1, DP 621250	State	I-07-314
Croydon	Croydon Railway Station Group	Great Southern and Western Railway	Part Lot 11, DP 873457	State	I-08-363
Croydon	House, including interiors	18A Bay Street	Lot 11, DP 1005170; Lot 1, DP1230230	Local	I-08-364
Croydon	Stone cottage, including interiors	18A Bay Street	Lot 11, DP 1005170; Lot 1, DP1230230	Local	I-08-365
Croydon	House, including interiors	38 Bay Street	Lot 1, DP 723935	Local	I-08-366
Croydon	House, including interiors	44 Bay Street	Lot 1, DP 172557	Local	I-08-367
Croydon	House, including interiors	46 Bay Street	Lot 3, DP 300770	Local	I-08-368

Croydon	Part site of Ashfield Park House, including interiors	3–7 Byron Street	Lot 1, DP 938383; Lot 42, DP 1221004; Lot 41, DP 1221004;	Local	I-08-369
Croydon	House, including interiors	93 Church Street	Lot 35, DP 5974	Local	I-08-371
Croydon	House, including interiors	95 Church Street	Lot 12, DP 1005170; Lot 2, DP1230230	Local	I-08-372
Croydon	House, including interiors	15 College Street	Lot B, DP 328234	Local	I-08-373
Croydon	House, including interiors	18 Cromwell Street	Lot 12, DP 730876	Local	I-08-374
Croydon	Semi-detached house, including interiors	21 Cromwell Street	Lot B, DP 445213	Local	I-08-375
Croydon	House, including interiors	22 Cromwell Street	Lot 173, DP 1042256	Local	I-08-376
Croydon	Semi-detached house, including interiors	23 Cromwell Street	Lot A, DP 445213	Local	I-08-377
Croydon	House, including interiors	24 Cromwell Street	Lot 1718, DP1112709	Local	I-08-378
Croydon	Houses, including interiors — group of eight	6–22 Croydon Road	Lots 116–117, DP 129953; Lot 1, DP 938164; Lot 1, DP 939614; Lot 18, DP 656121; Lots 19, 20, and 23, Section 3, DP733; Lot 1, DP 947182; Lot 1, DP 1019179; Lot 1, DP 951281	Local	I-08-379
Croydon	Terrace houses, including interiors	47– 51 Croydon Road	Lots 1–3, DP215854	Local	I-08-380
Croydon	House, including interiors	116 Croydon Road	Lot 41, DP561899	Local	I-08-381
Croydon	House, including interiors	40 Dalmar Street	Lot B, DP317898	Local	I-08-382
Croydon	House, including interiors	52 Dalmar Street	Lot 3, DP315765	Local	I-08-383
Croydon	Shops with dwellings above, including interiors	105, 107, 109 Edwin Street North	Lots A - C, DP 449268	Local	I-08-384
Croydon	Shop and dwelling, including interiors	111 Edwin Street North	Lot 1, DP 939698	Local	I-08-385
Croydon	Church, including interiors	112 Edwin Street North	Lot 1, Section 4, DP 541	Local	I-08-386
Croydon	College, including interiors	114 Edwin Street North	Lot 1, DP 1196849	Local	I-08-387
Croydon	Commercial premises with dwellings above, including interiors	125–129 Edwin Street North	Lots 1–3, DP 560682	Local	I-08-388
Croydon	Houses—group of four, including interiors	126–132 Edwin Street North	Lots 1 and 3, DP 130108; Lot 1, DP 945217; Lot 1, DP 448157; Lot 1, DP 910410	Local	I-08-389
Croydon	Church, including interiors	1–11 and 13 Edwin Street South	Lots 33–34, Section 1, DP979702	Local	I-08-390

Croydon	Semi-detached terrace houses, including interiors	41–43 Edwin Street South	Lot 1, DP 778893; Lot 21, DP 1096073	Local	I-08-391
Croydon	Terrace houses, including interiors	185–197 Elizabeth Street	Lots 1–7, DP 224335	Local	I-08-396
Croydon	Shop and dwelling (former bakery), including interiors	215–217 Elizabeth Street and 219 Elizabeth Street	Lot 1, DP 303366; Lot 11, Section 3, DP 170359	Local	I-08-397
Croydon	House, including interiors	66 Heighway Avenue	Lot 10, DP 6241	Local	I-08-399
Croydon	House, including interiors	475–479 Liverpool Road	Lot 7, DP 979702	Local	I-08-400
Croydon	House, including interiors	8–10 Highbury Street	Lot 10, Section 1, DP 979702; Lot Y, DP 419690	Local	I-08-401
Croydon	House, including interiors	15 Highbury Street	Lot 27, DP 3899	Local	I-08-402
Croydon	House, including interiors	22 Holborow Street	Lot 1, DP 938694	Local	I-08-403
Croydon	House, including interiors	26 Holborow Street	Lot 2, Section 1, DP 501	Local	I-08-404
Croydon	House, including interiors	28 Holborow Street	Lot 4, Section 1, DP 501	Local	I-08-405
Croydon	House, including interiors	55 Holborow Street	Lot C, DP 433671	Local	I-08-406
Croydon	House, including interiors	85 Holborow Street	Lot 14, DP 687	Local	I-08-407
Croydon	House, including interiors	11 Kenilworth Street	Lot 15, DP 9968	Local	I-08-408
Croydon	Centenary Sportsground Reserve	132 Church Street	Lots 1 and 2, DP 237006	Local	I-08-413
Croydon	Houses, including interiors — group of seven and attached corner shop	19–31 Lion Street	Lot 8, DP 168917; Lot 1, DP 168084; Lot 1, DP 103931; Lot 1, DP 168063; Lot 1, DP 168061; Lot 1, DP 168062; Lot 1, DP 168645	Local	I-08-414
Croydon	House, including interiors	471 Liverpool Road	Lot 1, DP 500897	Local	I-08-415
Croydon	House, including interiors	473 Liverpool Road	Lot 4, DP 981220	Local	I-08-416
Croydon	Church, including interiors	475–479 Liverpool Road	Lots 1–6, DP 979702	Local	I-08-417
Croydon	Flats, including interiors	61 Milton Street	Lot A, DP 342080	Local	I-08-418
Croydon	Semi-detached houses, including interiors	63– 63A Milton Street	Lots 1 and 2, DP 828890	Local	I-08-419
Croydon	Semi-detached houses, including interiors	65–65A Milton Street	Lots 1 and 2, DP 1092783	Local	I-08-420
Croydon	Semi-detached houses, including interiors	67–67A Milton Street	Lot D, DP 342262	Local	I-08-421
Croydon	House, including interiors	69 Milton Street	Lot 11, DP 730876	Local	I-08-422
Croydon	House, including interiors	107 Milton Street	Lot 2, Sec 1, DP 644	Local	I-08-423
Croydon	House, including interiors	109 Milton Street	Lots 1– 2, DP 909134	Local	I-08-424

Croydon	Semi-detached houses, including interiors	227–229 Norton Street	Lots 141 and 142, DP 564525	Local	I-08-425
Croydon	Semi-detached houses, including interiors	231–233 Norton Street	Lots 1 and 2, DP 531677	Local	I-08-426
Croydon	House, including interiors	30 Page Avenue	Lot 11, DP 1216270	Local	I-08-427
Croydon	Part site Ashfield Park House, including interiors	6–10 Scott Street	Lot 1, DP 902220; Lot 1, DP 938801; Lot 1, DP 936508	Local	I-08-428
<del>Croydon</del>	<del>House, including interiors</del>	<del>50 Thomas Street</del>	<del>Lot A, DP 103760</del>	<del>Local</del>	<del>I-08-429</del>
Croydon	Terrace houses, including interiors	52–56 Thomas Street	Lot 1, DP 166950; Lot 11, DP 129982; Lot 1, DP 920543	Local	I-08-430
Croydon Park	Pumping station, <a href="#">Pressure tunnel and shafts</a>	9 Watson Avenue	Lot 1, DP 812589	Local	I-09-349
<del>Croydon Park</del>	<del>Pressure tunnel and shafts</del>	<del>9 Watson Avenue</del>	<del>Lot 1, DP 812589</del>	<del>Local</del>	<del>I-09-349</del>
Croydon Park	House, including interiors	53–55 Carshalton Street	Lot 8, Section 3, DP 501	Local	I-09-431
Croydon Park	House, including interiors	74 Georges River Road	Lot G, DP 13266	Local	I-09-432
Croydon Park	Houses—group of three, including interiors	1–5 Leopold Street	Lot 1, DP 971887; Lots 9 and 10, DP 847; Lot 1, DP 972044	Local	I-09-433
Croydon Park	House and former stables, including interiors	19 Leopold Street	Lots 18 and 19, DP 847	Local	I-09-434
Dulwich Hill	Group of Victorian houses, including interiors	1, 3, 5 and 7 Abergeldie Street and 279 Old Canterbury Road	Lots 2–1–5, Section 1, DP857	Local	I-10-8
Dulwich Hill	Cottage and garden, including interiors	25 Abergeldie Street	Lot 2, DP 621607	Local	I-10-9
Dulwich Hill	Victorian villa, including interiors	29 Constitution Road	Lot B, DP 372435	Local	I-10-10
Dulwich Hill	Hoskins Park	Davis and Pigott Streets	Lot B, DP 944563	Local	I-10-313
Dulwich Hill	Victorian rustic gothic villa—“Brook Lodge”, including interiors	174 Denison Road (part)	Lot 4, DP 6892	Local	I-10-11
Dulwich Hill	Electricity substation No 1458 (whole site)	208 Denison Road	Lot 13, DP 79672	State	I-10-315

Dulwich Hill	Electricity substation No 238 (building only)	49A Ewart Street/ Near Wardell Road	Lot 1, DP 318840	State	I-10-317
Dulwich Hill	Gladstone Hall, including interiors	114 Ewart Street	Lot 10, DP 1115631	Local	I-10-13
Dulwich Hill	Federation Arts & Crafts style house—"Leonardi", including interiors	61 Garnet Street	Lot 1, DP 310484	Local	I-10-14
Dulwich Hill	Electricity substation No 96 (whole lot)	Hercules Street/ Near Beach Road	Lot 15, DP 667331	State	I-10-318
Dulwich Hill	Holy Trinity Church of England, including interiors	7 Herbert Street	Lot 1, DP 529533	Local	I-10-15
Dulwich Hill	The Rectory, including interiors	11 Herbert Street	Lot 2, DP 529533	Local	I-10-16
Dulwich Hill	Victorian filigree style villa—"Fairview", including interiors	17-19 Herbert Street	Lot 1, DP 901271	Local	I-10-17
Dulwich Hill	Memorial Boy Scout headquarters, including interiors	31-33 Lewisham Street	Lot 1, DP 1093562; Lot 1, DP 927267	Local	I-10-18
Dulwich Hill	Victorian Italianate style villa—"Allerton", including interiors	407 Marrickville Road	Lot 1, DP 176181	Local	I-10-19
Dulwich Hill	Gladstone Hotel, including interiors	572 Marrickville Road (corner New Canterbury Road)	Lot 1, DP 222649	Local	I-10-20
Dulwich Hill	Victorian villa, including interiors	227 Old Canterbury Road	Lot A, DP 100329	Local	I-10-21
Dulwich Hill	Victorian Italianate style villa—"Malvern", including interiors	42-44 Pile Street	Lot 1, DP 1058788; Lot 7, DP 1280	Local	I-10-23
Dulwich Hill	Dulwich Hill Railway Station Group	Railway Lands, Dulwich Hill	Lot 1, DP 1065311	Local	I-10-316
Dulwich Hill	Dulwich Hill High School, including interiors	1-9 Seaview Street	Lot 1, DP 830323	Local	I-10-24
<a href="#">Dulwich Hill</a>	<a href="#">Federation bungalow, including interiors</a>	<a href="#">73 The Boulevard</a>	<a href="#">Lot 1, DP 301656</a>	<a href="#">Local</a>	<a href="#">I-10-392</a>
<a href="#">Dulwich Hill</a>	<a href="#">Inter-war bungalow, including interiors and garden</a>	<a href="#">73A The Boulevard</a>	<a href="#">Lot X, DP 411590</a>	<a href="#">Local</a>	<a href="#">I-10-393</a>
Dulwich Hill	Waratah Flour Mills, including interiors	10-14 Terry Road	Lots 1-80 and CP/SP 69298	Local	I-10-25
Dulwich Hill	Timber Federation period house, including interiors	122 Victoria Street	Lot 1, Section 7, DP 813	Local	I-10-26
Dulwich Hill	Electricity substation No 169 (whole site)	127A Wardell Road/Near Pile Street	Lot 1, DP 312297	State	I-10-320



Dulwich Hill	Pressure Tunnel Shaft (Sydney Water heritage asset no 4570942)	1–9 Weston Street/ Edward Lane	Lot 1, DP 18781; Lots 14, 15, 16 and 17, Section 2, DP 1576	State	I-10-28
Enmore	Victorian rustic gothic style house, including interiors	6 Alma Avenue	Lot 1, DP 781180	Local	I-11-29
Enmore	Victorian filigree style freestanding weatherboard house—“Ashley Villa”	34 Belmore Street	Lot 4, DP 136	Local	I-11-391
Enmore	Victorian Georgian style cottage—“Eugenie Cottage”, including interiors	24 Cavendish Street	Lot A, DP 334014	Local	I-11-31
Enmore	Victorian villa, including interiors	13–17 Edgeware Road	Lots 9, 10 and 11, Section 3, DP 1166	Local	I-11-32
Enmore	Group of mid-Victorian gothic houses, including interiors	43A, 45 and 47 Edgeware Road	Lot 1, DP 901034; Lots 31 and 32, Section 3, DP 1166	Local	I-11-33
Enmore	Golden Barley Hotel, including interiors	165 Edgeware Road	Lot D, DP 355228	Local	I-11-34
Enmore	Marie Louise shopfront and salon, including interiors	135 Enmore Road	Lot C, DP 110326	Local	I-11-35
Enmore	Sly Fox Hotel, including interiors	199 Enmore Road (corner Cambridge Street)	Lot 1, DP 82870	Local	I-11-36
Enmore	Enmore Post Office (former), including interiors	213 Enmore Road	Lot 603, DP 752049	Local	I-11-37
Enmore	Group of semi-detached cottages, including interiors	40, 42, 44 and 46 Juliett Street	Lots 1 and 2, DP 805036; Lots 100 and 101, DP 531867	Local	I-11-38
Enmore	Victorian rustic gothic villa, including interiors	9 Liberty Street	Lot 1, DP 900660	Local	I-11-39
Enmore	Victorian rustic gothic style house—“Percy Villa”, including interiors	11 Liberty Street	Lot 1, DP 904028	Local	I-11-40
Enmore	Federation Queen Anne style house, including interiors	13A and 15 Liberty Street (corner Cambridge Street)	36 / DP1140480, Lot 1, DP 129777; Lots 1 and 2, Section 6, DP 1,	Local	I-11-41
Enmore	Group of Victorian <del>Italianate</del> style terraces—“Wilcannia, Wyoming and Wyandah”, including interiors	29, 31 and 33 <del>29-33</del> Liberty Street	Lots 1–3, DP 590289	Local	I-11-42



Enmore	Terrace—"Jessy", including interiors	9, 11, 13 and 15 London Street	Lots A–D, DP 439892	Local	I-11-44
Enmore	Queen Anne house, including interiors	75 London Street	Lot 1, DP 977194	Local	I-11-45
Enmore	Former Enmore Public School, including interiors	2–12 Metropolitan Road	Lots 13–21, Section 1, DP 1166	Local	I-11-46
Enmore	Electricity substation No 1493 (whole site)	13 Metropolitan Road (rear fronting Edgeware Road)	Lot B, DP 929792	State	I-11-321
Enmore	Enmore Church of Christ, including interiors	17–21 Metropolitan Road	Lots 99–102, Section 2, DP 1166	Local	I-11-47
Enmore	Retail group and pedestrian tunnel, including interiors	48 and 50 Phillip Street (including Gladstone Street, Newtown)	Lots 2 and 3, DP 220595; Lot X, DP 443195; Part Lot 50, DP 1006033	Local	I-11-48
Enmore	Newington Manor—Victorian gothic villa, including interiors	10–14 Sebastopol Street	Lot 1, DP 954372	Local	I-11-49
Enmore	Victorian Georgian style villa, including interiors	17 Sebastopol Street	Lot 1, DP 741345	Local	I-11-50
Enmore	St Luke's Church of England, including interiors	11 and 13–35 Stanmore Road	Lots 3–8, Section 4, DP 1; Lot 2, DP 455687	Local	I-11-51
Enmore	Victorian rustic gothic villa—"Woodford Cottage", including interiors	10 Wemyss Street	Lot 1, DP 437973	Local	I-11-52
Haberfield	House, including interiors	38 Dalhousie Street	Lot 178, DP 4774; Lot 179, DP 930822	Local	I-12-435
Haberfield	House, including interiors	40 Dalhousie Street	Lot 10, DP 878231	Local	I-12-436
Haberfield	St. David's Uniting Church and manse, including interiors	51–53 Dalhousie Street	Lot 1, DP 130434; Lot 1, DP 115425	State	I-12-437
Haberfield	Derrylyn House, including interiors	16 Deakin Avenue	Lot 1, DP 924687	State	I-12-438
Haberfield	Church, including interiors	10 Dickson Street	Lot 1, DP 930432; Lot 2, DP 318038	Local	I-12-439
Haberfield	House, including interiors	20 Dudley Street	Lot 29, Section 1, DP 5908	Local	I-12-440
Haberfield	House, including interiors	37 Dudley Street	Lot 2, Section 4, DP 5908	Local	I-12-441
Haberfield	Houses—group of three, including interiors	74, 76 and 78 Hawthorne Parade	Lots 1–3, DP 216036	Local	I-12-442
Haberfield	House, including interiors	14 Kingston Street	Lot 1, DP 171753	Local	I-12-443

Haberfield / Summer Hill	Battle Bridge	Parramatta Road (at Hawthorne Canal)	Road reserve	Local	I-12-445
Haberfield	Yasmar House, including interiors and gardens	185 Parramatta Road	Lot 1-2, DP 1160724	State	I-12-444
Haberfield	House, including interiors	34 Ramsay Street	Lot 2, DP 307691	Local	I-12-446
Haberfield	Commercial Building and dwellings, including interiors	96-100 Ramsay Street	Lot 1, DP 560077; Lots 5, DP 8246; Lot 1, DP 950665	Local	I-12-447
Haberfield	Commercial Building, including interiors	129-131 Ramsay Street	Lots 101 and 102, DP 227040	Local	I-12-448
Haberfield	Commercial Building, including interiors	133-135 Ramsay Street	Lots 1 and 2, DP 572842	Local	I-12-449
Haberfield	Commercial Building and dwelling, including interiors (former bank)	145 Ramsay Street	Lot 1, DP 318038	Local	I-12-450
Haberfield	Houses, including interiors	146-148 Ramsay Street	Lots 3 and 4, DP 228097	Local	I-12-451
Haberfield	Building, including interiors	147-151 Ramsay Street	Lots A - C, DP 381929	Local	I-12-453
Haberfield	Houses, including interiors	150-152 Ramsay Street	Lots 1 and 2, DP 228097	Local	I-12-452
Haberfield	Buildings, including interiors	167-177 Ramsay Street	Lots 1-6, DP 201928	Local	I-12-454
Haberfield	Bunyas House, including interiors	5 Rogers Avenue	Lot 13, DP 15083	State	I-12-455
Haberfield	Relay Test Centre	11 St David's Road	Lot A, DP 318470; Lot 1, DP 320780	State	I-12-456
Haberfield	House, including interiors	31 St David's Road	Lot 19, Section B, DP 1772	Local	I-12-457
Haberfield	House, including interiors	18 Stanton Road	<a href="#">Lot 51, DP 4125</a> ; <a href="#">Lot 52, DP 4125</a> ; <a href="#">Lot 2 DP 966162</a>	Local	I-12-458
Haberfield	House, including interiors	19 Stanton Road	Lot 1, DP 926806	Local	I-12-459
Haberfield	House, including interiors	20 Stanton Road	Lot 1, DP 570744	Local	I-12-460
Haberfield	House, including interiors	27 Turner Avenue	Lot 17, DP 3855	Local	I-12-461
Haberfield	House, including interiors	9 Wattle Street	Lot 49, Section B, DP 1756	Local	I-12-462
Hurlstone Park	House, including interiors	10 Griffith Street	Lot 25, DP 4170	Local	I-13-463
Hurlstone Park	Church and hall, including interiors	12 Griffith Street	Lots 15 and 16, DP 6606	Local	I-13-464
Hurlstone Park	House, including interiors	42 Hardy Street	Lot A, DP 319982	Local	I-13-465
Hurlstone Park	House, including interiors	54 Hardy Street	Lots 11 and 12, DP 131218	Local	I-13-466

Leichhardt	Street trees—avenue of Brush Box	Albert Street	Road reserve	Local	I-14-617
Leichhardt	Congregational church and hall, including interiors	68 Allen Street	Lot 501, DP 839052	Local	I-14-618
Leichhardt	Street trees—avenue of Brush Box	Allen Street	Road reserve	Local	I-14-619
Leichhardt	House, including interiors	18 Beeson Street	Lot B, DP 320905; Lot 32, DP 650387	Local	I-14-621
Leichhardt	House, including interiors	20 Beeson Street	Lot A, DP 320905	Local	I-14-622
Leichhardt	Street trees—row of Port Jackson Figs	Catherine Street	Road reserve	Local	I-14-638
Leichhardt	House, including interiors	8 Catherine Street	Lot 1, DP 918365	Local	I-14-624
Leichhardt	House, including interiors	10 Catherine Street	Lot 1, DP 918730	Local	I-14-625
Leichhardt	House, including interiors	12 Catherine Street	Lot 1, DP 918705	Local	I-14-626
Leichhardt	House, including interiors	14 Catherine Street	Lot 12, DP 918597	Local	I-14-627
Leichhardt	House, including interiors	16 Catherine Street	Lot 11, DP 918597	Local	I-14-628
Leichhardt	“Thorby Buildings”, including interiors	129 Catherine Street	Lots B1and-B2, DP 370375	Local	I-14-629
Leichhardt	“Thorby Buildings”, including interiors	131 Catherine Street	Lot 2B, DP 380964; Lot 2, DP 380964	Local	I-14-630
Leichhardt	“Thorby Buildings”, including interiors	133 Catherine Street	Lot 33, DP 1185277	Local	I-14-631
Leichhardt	“Thorby Buildings”, including interiors	135 Catherine Street	Lot 1-2, CP/SP 97971	Local	I-14-632
Leichhardt	“Thorby Buildings”, including interiors	137 Catherine Street	Lot 5, DP 654704	Local	I-14-633
Leichhardt	“Thorby Buildings”, including interiors	139 Catherine Street	Lot 1, DP 1097305	Local	I-14-634
Leichhardt	“Thorby Buildings”, including interiors	141 Catherine Street	Lot 7, DP 659417	Local	I-14-635
Leichhardt	Office and residence, including interiors	214 Catherine Street	Lot B, DP 403811	Local	I-14-636
Leichhardt	Flats “Lammer Muir”, including interiors	225 Catherine Street	Lot A, DP 411994	Local	I-14-637
Leichhardt	Child care centre “Rose Cottage”, including interiors	1 Coleridge Street	Lot 32, DP 976348	Local	I-14-639

Leichhardt	Former SRA Tram shed, including interiors	25 Derbyshire Road	Lot 7 -8, DP 791838; Lots 1,5,6 and 7 DP 1244017	Local	I-14-641
Leichhardt	Mature Fig tree	25 Derbyshire Road	Lot 7, DP 1244017	Local	I-14-642
Leichhardt	Former SRA office and amenities building, including interiors	27 Derbyshire Road	Lot 6, DP 1244017	Local	I-14-643
Leichhardt	Former SRA cable store and traffic office, including interiors	29 Derbyshire Road	Lot 31, DP 1162341	Local	I-14-644
Leichhardt	Former corner shop and residence, including interiors	15 Elswick Street	Lot 1, DP 1105033	Local	I-14-645
Leichhardt	House, "Elswick", including interiors	171 Elswick Street	Lot 1, DP 101112	Local	I-14-646
Leichhardt	Semi-detached house, including interiors	22 Emily Street	Lot 6, DP 439730	Local	I-14-647
Leichhardt	Semi-detached house, including interiors	24 Emily Street	Lot 5, DP 439730	Local	I-14-648
Leichhardt	Semi-detached house, including interiors	26 Emily Street	Lot 4, DP 439730	Local	I-14-649
Leichhardt	Semi-detached house, including interiors	28 Emily Street	Lot 3, DP 439730	Local	I-14-650
Leichhardt	Semi-detached house, including interiors	30 Emily Street	Lot 2, DP 439730	Local	I-14-651
Leichhardt	Semi-detached house, including interiors	32 Emily Street	Lot 1, DP 439730	Local	I-14-652
Leichhardt	Corner shop and residence, including interiors	42 Emma Street	Lot 2, DP 577289	Local	I-14-653
Leichhardt	Former corner shop and residence, including interiors	212 Flood Street	Lot 2, DP 302058	Local	I-14-654
Leichhardt	Former house, including interiors	20-22 Foster Street	Lot 658, DP 729265	Local	I-14-655
Leichhardt	Street trees—row of Brush Box and 1 Ficus hillii	Henry Street	Road reserve	Local	I-14-656
Leichhardt	Former corner shop and residence, including interiors	90 Hill Street	Lot 2, DP 73333	Local	I-14-657
Leichhardt	Former general store, including interiors	2 Hubert Street	Lot 35, Section 6, DP 1162	Local	I-14-658
Leichhardt	House, "Fernleigh", including interiors	45 Leichhardt Street	Lot 79, DP 4750	Local	I-14-659

Leichhardt	Semi-detached house, including interiors	6 Lords Road	Lot 1, DP 436689	Local	I-14-661
Leichhardt	Semi-detached house, including interiors	8 Lords Road	Lot 2, DP 436689	Local	I-14-662
Leichhardt	Semi-detached house, including interiors	10 Lords Road	Lot 2, DP 523504	Local	I-14-663
Leichhardt	Semi-detached house, including interiors	12 Lords Road	Lot 1, DP 523504	Local	I-14-664
Leichhardt	Leichhardt Fire Station, including interiors	1 Marion Street	Lot 1, Section 4, DP 190	Local	I-14-665
Leichhardt	Former Presbyterian Church, including interiors	2 Marion Street	Lot 54, Section 1, DP 612	Local	I-14-666
Leichhardt	Semi-detached house, including interiors	6 Marion Street	Lot 1, DP 908184	Local	I-14-667
Leichhardt	Semi-detached house, including interiors	8 Marion Street	Lot 1, DP 132995	Local	I-14-668
Leichhardt	Semi-detached houses, including interiors	82 Marion Street	Lot 1, DP 915348	Local	I-14-669
Leichhardt	Semi-detached house, including interiors	84 Marion Street	Lot 1, DP 915347	Local	I-14-670
Leichhardt	Semi-detached house, including interiors	90 Marion Street	Lot 42, DP 667153	Local	I-14-671
Leichhardt	Semi-detached house, including interiors	92 Marion Street	Lot B, DP 106642	Local	I-14-672
Leichhardt	Former corner shop and residence, including interiors	43 Marlborough Street	Lot 173, DP 600812	Local	I-14-673
Leichhardt	Former corner shop and residence, including interiors	77 Moore Street	Lots 1 and 2, CP/SP 63282	Local	I-14-674
Leichhardt	Former factory, including interiors	111 Moore Street	Lots 1–10, CP/SP 38916	Local	I-14-675
Leichhardt	Leichhardt Public School, including interiors	101–105 Norton Street	Lot 1, DP 815377; Lot 24, DP 253728	Local	I-14-676
Leichhardt	Leichhardt Town Hall, including interiors	107 Norton Street	Lots 6–9, Section 4, DP 190	Local	I-14-677
Leichhardt	Former Leichhardt Post Office, including interiors	109 Norton Street (Shops 1–3)	Lot 10, DP 499835	Local	I-14-678
Leichhardt	Corner shop and residence, including interiors	124 Norton Street	Lot 1, DP 1003078	Local	I-14-679

Leichhardt	All Souls Church, including interiors	124A Norton Street	Lots 1and-2, Section 1, DP 328	Local	I-14-680
Leichhardt	All Souls Church Rectory, including interiors	126 Norton Street	Lot 2, DP 502105	Local	I-14-681
Leichhardt	Royal Hotel, including interiors	156 Norton Street	Lot 6, Section 2, DP 328	Local	I-14-682
Leichhardt	Pioneers Memorial Park	217–219 Norton Street	Lot 1, DP 121456; Lot 1, DP 121458; Lot 2, DP 802964	Local	I-14-683
Leichhardt	Albert Palais, including interiors	289–295 Parramatta Road	Lot 1, DP 91076	Local	I-14-684
Leichhardt	Bald Faced Stag Hotel, including interiors	343–345 Parramatta Road	Lot 1, DP 551017	Local	I-14-685
Leichhardt	The Norton Hotel, including interiors	391–393 Parramatta Road	Lot 1, DP 455745; Lot 2, DP 3582	Local	I-14-686
Leichhardt	The Taverner's Hill Hotel, including interiors	463 Parramatta Road	Lot 1, DP 1230417	Local	I-14-687
Leichhardt	Leichhardt Hotel, including interiors	1 Short Street	Lot 71, DP 869413	Local	I-14-688
Leichhardt	Kegworth Primary School, including interiors	60 Tebbutt Street	Lots 5 and-6, Section 5, DP 1401; Lot 1, DP 915164; Lots 1 and-2, DP 519339; Lots A and-B, DP 323642; Lots A and-B, DP 323673; Lots 3 and-4, DP 1093656; Lot 1, DP 518574; Lot 7, DP 654475; Lots 10 and-11, DP 1080695	Local	I-14-689
Leichhardt	Semi-detached house, including interiors	59 Upward Street	Lot A, DP 447368	Local	I-14-690
Leichhardt	Semi-detached house, including interiors	61 Upward Street	Lot B, DP 447368	Local	I-14-691
Leichhardt	House, including interiors	63 Upward Street	Lot 1, DP 970004	Local	I-14-692
Leichhardt	House, including interiors	65 Upward Street	Lot 6, DP 6285	Local	I-14-693
Leichhardt	House, including interiors	67 Upward Street	Lot 5, DP 6285	Local	I-14-694
Leichhardt	House, including interiors	69 Upward Street	Lot 4, DP 6285	Local	I-14-695
Leichhardt	House, including interiors	71 Upward Street	Lot 3, DP 6285	Local	I-14-696
Leichhardt	House, including interiors	77 Upward Street	Lot 24, DP 975162	Local	I-14-697
Leichhardt	House, including interiors	79 Upward Street	Lot 25, DP 975162	Local	I-14-698
Leichhardt	Former Methodist Central Hall, including interiors	1–3 Wetherill Street	Lot 11, Section 4, DP 190; Lot 12, Section 4, DP 190	Local	I-14-699

Leichhardt	Semi-detached house, including interiors	23 Wetherill Street	Lot 2, DP 915846	Local	I-14-700
Leichhardt	Semi-detached house, including interiors	25 Wetherill Street	Lot 1, DP 915846	Local	I-14-701
Leichhardt	Semi-detached house, including interiors	100 William Street	Lot 46, DP 4288	Local	I-14-702
Leichhardt	Semi-detached house, including interiors	102 William Street	Lot 45, DP 4288	Local	I-14-703
Leichhardt	Corner shop and residence, including interiors	79 Allen Street	Lot 1, Section 1, DP 318	Local	I-14-819
Lewisham	Lewisham Railway substation	Alfred Street (Also known as Railway Land West Street)	Lot 1, DP 1003675	State	I-15-322
Lewisham	Victorian style terrace—"Hobart", including interiors	1 Fred Street	Lot 1, DP 910860	Local	I-15-53
Lewisham	Morton House—Edwardian house, including interiors	40 Hunter Street	Lot A, DP 327424; Lot 31, Section 1, DP 144	Local	I-15-55
Lewisham	Huntsbury Hotel, including interiors	127 New Canterbury Road	Lots 2–5, DP 1543; Lots 4 and 5, DP 10989	Local	I-15-56
Lewisham	Stone terracing and steps	Old Canterbury Road	Road reserve	Local	I-15-57
Lewisham	Railway underbridge at Old Canterbury Road, Lewisham	Old Canterbury Road	Lot 1, DP 1003675	State	I-15-323
Lewisham	Pair of timber Victorian cottages, including interiors	11 and 13 Old Canterbury Road	Lots 100 and 102, DP 595582	Local	I-15-58
Lewisham / Summer Hill	Lewisham Railway viaducts over Long Cove Creek	Part at Longport Street (vicinity) Lewisham, part at Grosvenor Crescent Summer Hill and part at Weston Street Dulwich Hill	Part Lot 1, DP 1003675; Part Lot 19, DP1220375, <a href="#">Part Lot 028, DP 2</a>	State	I-15-229
Lewisham / Summer Hill	Lewisham Sewage Aqueduct (Sydney Water heritage asset no 4570955)	Part at Longport Street (vicinity) Lewisham, part at 7-9 and 8A Haig Avenue, and 1-4 Grosvenor Crescent East Summer Hill and part at Weston Street Dulwich Hill  Lot 1, 3–5, DP 918708;	Lot 1, 3–5, DP 918708; Lot 1, DP1003675; Lot A-B, DP323197; Lot B, DP322679; Lot A-B, DP341485; Lot 10-11, DP10418; Lot 19, DP1220375	State	I-15-54
Lewisham	Two-storey Federation Queen Anne style residence	17 Railway Terrace	Lot 1, DP 132383; Lot 2, DP 5052	Local	I-15-324

Lewisham	Former shop and residence, including interiors	4 Summer Hill Street	Lot 1, DP 984239	Local	I-15-59
Lewisham	Sewer ventilation stack, including interiors	10A The Boulevarde	Lot 2, DP 173378	State	I-15-60
Lewisham	Petersham Baptist Church and Church Hall, including interiors	13 The Boulevarde	Lot 1, DP 981811	Local	I-15-61
Lewisham	Christian Brothers High School, including interiors	68–84 The Boulevarde	Lot 1, DP 1089520	Local	I-15-62
Lewisham	Former Lewisham Hospital, Convent and grounds, including interiors	1 Thomas Street and 2B and 2C West Street	Lot 1, DP 565617; Lots 1 and 2, DP 1116995	Local	I-15-63
Lewisham	St Thomas's Catholic Church, School and Presbytery, including interiors	3 Thomas Street	Lot 22, DP 827632	Local	I-15-64
Lewisham	Victorian style villa, including interiors	36 Thomas Street	Lot B, DP 943060	Local	I-15-65
Lilyfield	"Grenfell Cottage", including interiors	23 Ainsworth Street	Lot 2, Section C, DP 4828	Local	I-16-704
Lilyfield	House, "Rutherford", including interiors	243 Balmain Road	Lot 31, DP 829609	Local	I-16-705
Lilyfield	Terrace, including interiors	393 Balmain Road	Lot 7, DP 447584;	Local	I-16-706
Lilyfield	Terrace, including interiors	395 Balmain Road	Lot 6, DP 447584	Local	I-16-707
Lilyfield	Terrace, including interiors	397 Balmain Road	Lot 5, DP 447584	Local	I-16-708
Lilyfield	Terrace, including interiors	399 Balmain Road	Lot 4, DP 447584	Local	I-16-709
Lilyfield	Terrace, including interiors	401 Balmain Road	Lot 3, DP 447584	Local	I-16-710
Lilyfield	Terrace, including interiors	403 Balmain Road	Lot 2, DP 447584	Local	I-16-711
Lilyfield	Terrace, including interiors	405 Balmain Road	Lot 1, DP 447584	Local	I-16-712
Lilyfield	Street trees—avenue of Brush Box	Campbell Avenue	Road reserve	Local	I-16-623
Lilyfield	Street trees—avenue of Brush Box and one Brachychiton	Eric Street	Eric Street road reserve	Local	I-16-713
Lilyfield	Timber Cottage, including interiors	8 Fred Street	Lot 1, DP 882294	Local	I-16-714
Lilyfield	Street trees—row of 3 Camphor Laurels	Fredbert Street	Road reserve	Local	I-16-715
Lilyfield	Leichhardt Park includes Leichhardt Ovals and Aquatic Centre, including interiors	Glover Street	Lot 6643, DP 1137663	Local	I-16-716



Lilyfield	Semi-detached house, including interiors	136 James Street	Lot 19, Section 4, DP 1162	Local	I-16-718
Lilyfield	Street trees—Brush Box plantation	Leys Avenue	Road reserve	Local	I-16-660
Lilyfield	Street trees—avenue of Brush Box and 1 <i>Brachychiton</i>	Lilyfield Road	Road reserve	Local	I-16-719
Lilyfield	Street trees—one <i>Ficus hillii</i>	Mary and Perry Streets	Road reserve	Local	I-16-818
Lilyfield	4 fig trees	Mary Street (entrance to Leichhardt Park)	Road reserve	Local	I-16-831
Lilyfield	House, including interiors	47 Perry Street	Lot 10, DP 10482	Local	I-16-720
Lilyfield	Whites Creek Aqueduct	Piper Street	Lots 1-2, DP 1208391; Lot 3, Section 53, DP 1577; Lot 3, Section 16, DP 1577; Lots 1-2, DP 1164677; Part Lot 1 DP 1046985; Part Lot 1 DP 343175; Lot 2 DP 343175; Lots 1-2 DP 1205531	State	I-16-74 <del>I-01-74</del>
Lilyfield	Street trees—avenue of Brush Box and 1 <i>Brachychiton</i>	Rayner Street	Road reserve	Local	I-16-721
Lilyfield	Former shop and residence, including interiors	60 Ryan Street	Lot 115, Section E, DP 1474	Local	I-16-722
Lilyfield	Former shop and residence, including interiors	62 Ryan Street	Lot 114, Section E, DP 1474	Local	I-16-723
Marrickville	Addison Road Community Centre, including interiors	142 Addison Road	Lot 622, DP 720759	Local	I-17-66
Marrickville	Marrickville Railway Station group, including interiors	Bankstown railway/ Station Street/ Illawarra Road	Lot 1, DP 1042838	State	I-17-89
Marrickville	Federation Queen Anne style house—"The Glen"	13 Beauchamp Street	Lot 2, DP 5598	Local	I-17-326
Marrickville	Victorian Filigree style house—"Heatherbrae"	75 Beauchamp Street	Lot 1, DP 175970	Local	I-17-327
Marrickville	Brick drain	Between Centennial Street and Garners Avenue	Road reserve	Local	I-17-70
Marrickville	Maronite Sisters Convent and High School (former Carmelite Convent), including interiors	194-210 Wardell Road	Lot 101, DP 1091233	Local	I-17-27
Marrickville	Electricity substation No 151 (whole site)	Calvert Street	Lot 1, DP 175970	State	I-17-330

Marrickville	Sewage pumping station 271, chimney stack and two storey residence, including interiors	Carrington Road (Northern end)	Lot 1, DP 182542; Part Lot 1, DP 182542; Part Lot 1, DP 1007789; Part Lot 1 DP 918243;	State	I-17-67
Marrickville	Carrington Road industrial precinct—select industrial facades	10 Carrington Road (facade only); 16 Carrington Road (central brick building only); 47 Carrington Road (facade only)	Lot 2, DP 70946; Lot A, DP 340589; Lot 1, DP 351068; Lot 1, DP 620857; Lot 1, DP 799581; Lot 1, DP 856851	Local	I-17-68
Marrickville	Pair of Victorian period semi-detached houses—“Waratah” (No. 17) and “Essendene/Elmside” (No. 19)	17 and 19 Cary Street	Part Lot 32, Section 3, DP 759	Local	I-17-331
Marrickville	Victorian villa, including interiors	48 Cary Street	Lot 17, Section 5, DP 759	Local	I-17-69
Marrickville	Henson Park	Centennial Street	Lots 423 and 424, DP 1035319	Local	I-17-71
Marrickville	Marrickville Public School, including interiors	116 Chapel Street	Lot 1, DP 802664	Local	I-17-72
Marrickville	Roseby Memorial Church, including interiors	2A Church Street (also known as 388–390 Illawarra Road)	Lot 11, DP 850441	Local	I-17-73
Marrickville	Electricity substation No 221 (whole site)	2B Church Street	Lot 1, DP 530179	State	I-17-332
Marrickville	Dibble Avenue Waterhole	15 Dibble Avenue and rear of the properties at 9-13 Dibble Avenue, <a href="#">19A</a> , <a href="#">19B</a> , 27, 29, 33, 35, 37, and 39-43 Riverside Crescent, and 38B, 38C and 44-50 Ewart Street	Lot 1, DP 346874; Lot A, DP 431233; Lots 1-29 and CP/SP 3050; Lots 1-21 and CP/SP 3051; Lots 1-81 and CP/SP 2354; Lots 5-8, DP 20459; Lots 1-12 and CP/SP 66778; Lot 1, DP 956319; Lots 1-6 and CP/SP 91911; Lots 1 and 2, DP 346994; Lots 1-4 and CP/SP 54038; Lot 2 DP 913024; <a href="#">Lots 1-17 and CP/SP2970</a> ; <a href="#">Lots 1-15 and CP/SP2971</a>	Local	I-17-12
Marrickville	Turpentine - Ironbark Forest Understory	Dulwich Hill Railway cutting, northern side of Dudley Street east of Wardell Road	Lot 1, DP 1065311	Local	I-17-389

Marrickville	Enmore Box and Case Factory, including interiors	Empire Lane (southern corner of Shelley Lane)	Lot Y, DP 954108	Local	I-17-74
Marrickville	Enmore Park and entry gates and Port Jackson fig trees	Enmore Road	Part Lot 7024, DP 93582	Local	I-17-75
Marrickville	Terrace housing, including interiors	341–371 Enmore Road	Lots A–D, DP 928973; Lots 1–4, DP 253046; Lots 1–4, DP 858436; Lot 1, DP 611913; Lots 1–3, DP 253540	Local	I-17-76
Marrickville	Victorian style cottage, including interiors	3 Esk Street	Lot 14, DP 605	Local	I-17-77
Marrickville	Stone house, including interiors	5 Esk Street	Lot 13, DP 605	Local	I-17-78
Marrickville	Group of three inter-war Georgian Revival style residential flat buildings—“Rothesay” (No 66); “Windsor” (No 68); “Warwick” (No 70)	66, 68 and 70 Ewart Street	Lot C, DP 329277; Lots 1-8 and CP/ SP 51780; Lots 1-8 and CP/ SP 49920	Local	I-17-334
Marrickville	Victorian filigree style villa—“Calthorpe”	40 Excelsior Parade	Lot A, DP 318358	Local	I-17-335
Marrickville	Group of Federation Queen Anne style terrace houses, including interiors	11, 13, 15 and 17 Fernbank Street	Lots A and B, DP 371157; Lots 35 and 36, DP 1971	Local	I-17-79
Marrickville	Electricity substation No. 42 (whole site)	Fitzroy Street	Lot 4, DP 430090	State	I-17-336
Marrickville	Booth House, including interiors	52 Frazer Street	Lot 11, DP 830219	Local	I-17-80
Marrickville	Flood storage reserve and brick drain (Sydenham Pit and Drainage Pumping Station 1)	Garden Street	Part Lot 1, DP 186276; Lot 1, DP 1022910; Lots 29, 34, 35, 40, 41 and 46, DP 153	State	I-17-81
Marrickville	Victorian style residence—“Ourimbah”, including interiors	49 Garners Avenue	Lots 9 and 10, DP 976398	Local	I-17-82
Marrickville	Former Marrickville Police Station, including interiors	4–8 Gladstone Street	Lots 11–13, Section 3, DP 2620	Local	I-17-83
Marrickville	Former Globe Worsted Mills, including interiors and former Globe Worsted Mills substation	11–23 Gordon Street and 42 Philpott Street	SP 77403; and Lot 1, DP 1161225	Local	I-17-84
Marrickville	Brick footpath paving and Canary Island palms	Graham Avenue	Road reserve	Local	I-17-85
Marrickville	Stonewalling, terracing and street planting	High, Junction, Ruby and Schwebel Streets (streetscape group)	Road reserve	Local	I-17-86

Marrickville	Victorian Italianate style villa— “Rockleigh”, including interiors	9 Hilltop Avenue	Lot 4, DP 16193	Local	I-17-87
Marrickville	Benson’s Quarry House— weatherboard cottage, including interiors	11 Hilltop Avenue	Lot 2, DP 819815	Local	I-17-88
Marrickville	Victorian Italianate corner shop and adjacent pair of Victorian terrace houses, including interiors	40, 42 and 44 Illawarra Road	Lots A–C, DP 101925	Local	I-17-90
Marrickville	Tunneyfall Terrace—Victorian Italianate corner shops and Victorian style terrace houses, including interiors	46–60 Illawarra Road	Lots 1–4, DP 306991; Lots 2 and 3, DP 101498; Lots 1–3, DP 103785	Local	I-17-91
Marrickville	Former corner shop, including interiors	87 Illawarra Road	Lot 10, DP 599846	Local	I-17-92
Marrickville	Henson Park Hotel, including interiors	91 Illawarra Road	Lot 1, DP 110113	Local	I-17-93
Marrickville	Former Marrickville Town Hall, including interiors	96–106 Illawarra Road	Lot 961, DP 813630	State	I-17-94
Marrickville	Victorian style house, including interiors	211 Illawarra Road	Lot 36, Section 2, DP 826	Local	I-17-96
Marrickville	Red pillar post box	398 Illawarra Road (located on footpath)	Road reserve	Local	I-17-341
Marrickville	Stone House associated with Former Schwebel Family Quarry; including interiors	560 Illawarra Road and the rear of properties at 1E Wharf Road Street, and the rear of properties at 520–538 and 544–546 Illawarra	Lot 1, DP 615272; Lot 1, DP 913016; Lot 1, DP 956119; Lots 1 and 2, DP 300589; Lots 3–10, DP 10071	Local	I-17-97
Marrickville	Federation house, including interiors	18 Lawson Avenue  Lot 102, DP 870783	Lot 102, DP 870783	Local	I-17-99
Marrickville	Stead House (circa 1850s, also known as Frankfort Villa and Waterloo Villa), including interiors	12 Leicester Street	Lot 1, DP 582556	Local	I-17-125
Marrickville	Federation Queen Anne mansion— and coach house—“Penston Hall”, including interiors	159 Livingstone Road	Lot 159, DP 1114934	Local	I-17-100
Marrickville	Former Marrickville Hospital site and Victorian cottage, including interiors	182–186 Livingstone Road and 313–319 Marrickville Road	Lots 36 and 37, DP 3164; Lot 2, DP 103507; Lot 2, DP 872693	Local	I-17-101

Marrickville	St Nicholas Greek Orthodox Church, including interiors	205 Livingstone Road	Lot 1, DP 119393	Local	I-17-102
Marrickville	Marrickville West Public School, including interiors	269A Livingstone Road	Lot 1, DP 793884	Local	I-17-103
Marrickville	Victorian filigree style villa	298 Livingstone Road (corner Harnett Avenue)	Lot 1, DP 515285	Local	I-17-343
Marrickville	Edwardian villa—"Laurel-Bank", including interiors	323 Livingstone Road	Lot 2, DP 316444	Local	I-17-104
Marrickville	Spanish Mission style house, including interiors	329 Livingstone Road	Lot B, DP 331680	Local	I-17-105
Marrickville	Electricity substation 154 (whole site)	Marrickville Avenue	Lot B, DP 430090	State	I-17-344
Marrickville	Brick retaining walls	Marrickville Road (eastern end and Railway Parade)	Road reserve and Part Lot 2 / DP805700	Local	I-17-287
Marrickville	Letter box	Marrickville Road (near corner of Lilydale Street)	Road reserve	Local	I-17-106
Marrickville	Former Marrickville Post Office, including interiors	274A Marrickville Road	Lot 1, Section 2, DP 5482	Local	I-17-107
Marrickville	Marrickville Town Hall, including interiors	303 Marrickville Road	Lot 1, DP 804376	Local	I-17-108
Marrickville	Marrickville Fire Station, including interiors	309 Marrickville Road	Lots 1 and 2, DP 1108824	Local	I-17-109
Marrickville	Edwardian House—"Montrose", including interiors	321 Marrickville Road	Lot 1, Section 2, DP 5482; Lot 2, DP 1083250	Local	I-17-110
Marrickville	St Clement's Church, Hall and Rectory, including interiors	332-334 Marrickville Road	Lot 1, DP 860839	Local	I-17-111
Marrickville	St Brigid's Church, Hall, Monastery, Shrine and grounds, including interiors	344-392 Marrickville Road	Lot 3, DP 1076759; Lot 1, DP 9223	Local	I-17-112
Marrickville	Federation Arts and Crafts style mansion—"Parklands", including interiors	448 Marrickville Road	Lot E, DP 2623	Local	I-17-113
Marrickville	Stone house, including interiors	1 Myrtle Street	Lot 2, DP 774207	Local	I-17-114
Marrickville	Former Globe Worsted Mills substation	42 Philpott Street	Lot 1, DP 1161225	Local	I-17-95
Marrickville	Electricity substation No 283 (whole site)	Pigott Lane /Henson Street	Lot 1, DP 320897	State	I-17-337

Marrickville	Victorian filigree style freestanding villa	23 Premier Street	Lot A, DP 320862	Local	I-17-346
Marrickville	Sewer ventilation stack and two adjoining Federation cottages, including interiors	24 and 26 Premier Street	Lots 17 and 18, Section 7, DP 1142	State	I-17-115
Marrickville	Ferncourt Public School, including interiors	74 Premier Street	Lot 50, DP 107216	Local	I-17-116
Marrickville	Dibble Avenue Waterhole	Rear of the properties at 19A and 19B Riverside Crescent	Lots 1-17 and CP/SP2970; Lots 1-15 and CP/SP2971	Local	I-17-12
Marrickville	Victorian filigree style house—"Samie House"	94 Renwick Street	Lot X, DP 320862	Local	I-17-348
Marrickville	Industrial facade	14 Rich Street	Lot C, DP 178259; Lots 2 and 3, DP 785027; Lot 4, DP 785028	Local	I-17-117
Marrickville	Brick paving	Sections of Juliett Street, Llewellyn Street, Enmore Road, Victoria Road, Bourne Street, Lynch Avenue and Murray Street	Road reserve	Local	I-17-98
Marrickville	Electricity substation No 111 (whole site)	1 Shepherd Street	Lot 1, DP 430090	State	I-17-350
Marrickville	Sims Metal Factory, including interiors	61–65 Shepherd Street	Lot 5, DP 785028	Local	I-17-118
Marrickville	Sandstone stonemason's cottages	30 and 32 Schwebel Street	Lot 1, DP 901253;	Local	I-17-349
Marrickville	Victorian Italianate style mansion—"Lauraville", including interiors	2 Thompson Street	Lot 1, DP 1120426	Local	I-17-119
Marrickville	Quarry and stone-walling	Thornley Street and Hampden Avenue	Lot 23, DP 609856	Local	I-17-120
Marrickville	Cooks River Sewage Aqueduct (Sydney Water Heritage Asset no 4570953)	Thornley Street (vicinity)	Lots 38–40, Section 10, DP 1142	State	I-17-121
Marrickville	Federation house, including interiors	28 Thornley Street	Lots 22 and 23, Section 10, DP 1142	Local	I-17-122
Marrickville	Richardsons Lookout and gate posts	47A Thornley Street	Lots 1 and 3, DP 582062	Local	I-17-123
Marrickville	Mill House, including interiors	34 Victoria Road (part)	Lot 100, DP 715231	Local	I-17-124

Marrickville	Victorian cottage, including interiors	286 Wardell Road	Lot 1, DP 879004	Local	I-17-126
Marrickville	Burial vaults	Warren Park	Lot 2, DP 582062	Local	I-17-127
Marrickville	Group of three Victorian filigree style villas	6, 8 and 10 Warren Road	Lot A, DP 372900; Lot A, DP 101069; Lot 7, Section 1, DP 777	Local	I-17-352
Marrickville	Pair of Victorian villas, including interiors	47 and 51 Warren Road	Lots 1 and 2, DP 2191	Local	I-17-128
Marrickville	Victorian Italianate villa	61 Warren Road	Lot 1, DP 667382	Local	I-17-354
Marrickville	Marrickville (Meeks Road) railway substation	Way Street	Lot 1, DP 1012673	State	I-17-388
Marrickville	Wharf Street sewer pumping station No 68	Wharf Street	Lot 1, DP 311826	State	I-17-355
Marrickville	Victorian villa—"Colchester"	11-13 Woodcourt Street	Lot 3, DP 7663	Local	I-17-129
Newtown	Victorian Georgian house and stables, including interiors	38 and 54 Albermarle Street	Lot 1, DP 120229; Lot 1, DP 933727	Local	I-19-130
Newtown	Victorian villa, including interiors	55 Albermarle Street	Lot B, DP 358613	Local	I-19-131
Newtown	Victorian villa, including interiors	69 Albermarle Street	Lot 1, DP 120223	Local	I-19-132
Newtown	Group of Federation Queen Anne style terrace houses, including interiors	63-69 Alice Street	Lots 1-4, DP 110571	Local	I-19-133
Newtown	Courthouse Hotel, including interiors	202-204 Australia Street	Lot 1, DP 329342; Lots 1-3, DP 796705	Local	I-19-134
Newtown	Courthouse and former Police Station, including interiors	218 Australia Street	Lot 1, DP 199559	Local	I-19-135
Newtown	Australia Street Infants School, including interiors	229 Australia Street (including 69, 71, 73 and 75 Lennox Street)	Part Lot 1, DP 830304	Local	I-19-136
Newtown	Newtown Town Hall, including interiors	1 Bedford Street	Lot 1817, DP 996797	Local	I-19-137
Newtown	The Hub Theatre, including interiors	7-13 Bedford Street	Lot 19, DP 74761; Lot 2, DP 85819	Local	I-19-390
Newtown	Bedford Street retail group, including interiors	15, 27 and 37 Bedford Street and 167 Probert Street	Lot 4, DP 33129; Part Lot 1, DP 1109296; Lot 14, DP 1041804; Lot 1, DP 107636	Local	I-19-138

Newtown	St Joseph's Roman Catholic Church, including interiors	49 Bedford Street	Lot 1, DP 86190	Local	I-19-139
Newtown	J. Ratner & Co shop (former), including interiors	32 Camden Street (part)	Part Lot 1, DP 119022	Local	I-19-140
Newtown	Corner shop, including interiors	88 Chelmsford Street	Lot 1, DP 853895	Local	I-19-141
Newtown	St Joseph's Boys School, including interiors	93 Chelmsford Street	Lot 1, DP 86189	Local	I-19-309
Newtown	Group of Victorian style terraces, including interiors	92–98 Chelmsford Street	Lots 1–4, DP 28274	Local	I-19-142
Newtown	St Stephen's Church of England and Cemetery, including interiors	187 and 189 Church Street	Lot 1, DP 137465; Lot 1, DP 90249	State	I-19-143
Newtown	Newtown Baptist Church, including interiors	191 Church Street	Lot 1, DP 1175175	Local	I-19-144
Newtown	Electricity substation No 1446a (whole site)	33A College Street (Near Kent Street)	Lot 1, DP 119008	State	I-19-356
Newtown	Josiah Gentle's Victorian Italianate style villa—"The Towers", including interiors	15 Dickson Street	Lots 30 and 31, DP 2569	Local	I-19-145
Newtown	Group of Victorian Italianate style terrace houses—"Doris, Clifton, Tarana and Glenroy", including interiors	17–23 Dickson Street	Lots 26–29, DP 2569	Local	I-19-146
Newtown	St Pius Church, Church Hall and Presbytery, including interiors	290 Edgeware Road	Lots 1–7, Section 3, DP 128	Local	I-19-147
Newtown	Former School of Arts, including interiors	5 Eliza Street	Lot 1, DP 1110477; Lot 1, DP 108098	Local	I-19-148
Newtown	Dispensary Hall, including interiors	82–84 Enmore Road	Lots 55–57, DP 3605	Local	I-19-149
Newtown	Stanmore House (at rear), including interiors	88–92 Enmore Road	Lots 50–52, DP 3605	State	I-19-150
Newtown	Enmore Theatre, including interiors	118–132 Enmore Road	Lot 1, DP 955088; Lots 2–4, DP 62845	Local	I-19-151
Newtown	Cragos Flour Mills site, including interiors	1 and 3 Gladstone Street	Lots 1-63 and CP/SP74637; Lots 1-47 and CP/SP80980	Local	I-19-152
Newtown	'I Have a Dream' mural	305 King Street (eastern wall)	Lot C, DP 439135	Local	I-19-357



Newtown	Former CBC Bank, including interiors	325 King Street	Lot 1, DP 798784	Local	I-19-153
Newtown	Former ANZ Bank, including interiors	327 King Street	Lot 1, DP 54685	Local	I-19-154
Newtown	Terrace with shops, including interiors	415A, 417, 417A, 419 and 419A King Street	Lots 1 and 2, DP 235183; Lot E, DP 107733; Lots 1–3, DP 219073	Local	I-19-155
Newtown	Formerly “Molloys” shop, including interiors	539 King Street	Lot 1, Section A, DP 2186	Local	I-19-156
Newtown	Shop counters, including interiors	555 King Street	Lot H, DP 33260	Local	I-19-157
Newtown	Botany View Hotel, including interiors	597 King Street (corner Darley Street)	Lot A, DP 443127	Local	I-19-158
Newtown	Sydney Park Hotel, including interiors	631 King Street	Lot 1, DP 956255	Local	I-19-159
Newtown	Terrace housing, including interiors	2–24 Laura Street	Lot 1, DP 328606; Lots A and B, DP 338362; Lot 9, DP 441715; Lot 1, DP 331327; Lots 1–8, DP 441715	Local	I-19-160
Newtown	Victorian terraces—“Church Avenue—1886” and “May”, including interiors	2–8 and 38–84 Lennox Street	Lot B, DP 179846; Lots 1–3, DP 106450; Lots 1–10, DP 259844; Lot 2, DP 778630; Lots 1–11, 13 and 14, DP 443934	Local	I-19-161
Newtown	Coronation Hall—Federation Arts and Crafts style hall, including interiors	95–103 Lennox Street	Lot 1, DP 799247; Lot 140, Section 4, DP 7	Local	I-19-162
Newtown	Former electricity substation	134 Lennox Street	Lot 1, DP 82162	Local	I-19-163
Newtown	Semi-detached house, including interiors	2 and 4 Margaret Street	Lots A and B, DP 441573	Local	I-19-164
Newtown	Victorian terrace, including interiors	18–24 Oxford Street	Lots 3–6, DP 225310	Local	I-19-165
Newtown	St Joseph’s Girls’ School and St Bede’s Convent and Presbytery, including interiors	26 and 36 Oxford Street	Lot 1, DP 595079; Lot 1, DP 725270	Local	I-19-166
Newtown	Electricity substation No 1508 (whole site)	123 Probert Street	Lot 1, DP 58260; Lot 1, DP 58261	State	I-19-358
Newtown	Villa—“Ferndale”, including interiors	1 Samuel Kent Lane	Lot 52, DP 1048316	Local	I-19-167
Newtown	Victorian Italianate style villa—“Butleigh”, including interiors	8 Simmons Street	Lot 1, DP 76518	Local	I-19-168

Newtown	Victorian Italianate style villa— “Yarrowa”, including interiors	18 Simmons Street	Lot 1, DP 307435; Lot 1, DP 996037	Local	I-19-169
Newtown	Pressure Tunnel Shaft (Sydney Water heritage asset no 4570942)	2–14 Station Street	Lot 1, DP 1799302	State	I-19-170
Newtown	Masonic Hall, including interiors	38 Station Street	Lot 1, DP 81784	Local	I-19-171
Newtown	Ulster House and Ulster Terrace— Victorian terrace houses, including interiors	48–80 Station Street	Lots 1–6 and 8–17, DP 913687; Lot 71, DP 819632	Local	I-19-172
Newtown	Terrace housing, including interiors	51, 51A, 53, 53A, 55, 55A, 57, 57A, 59, 59A, 61, 61A, 63, 63A, 65 and 67 Station Street	Lots 1–8, Section 2, DP 339	Local	I-19-173
Newtown	Victorian Italianate and Federation period transitional style semi- detached pair of houses, including interiors	4 and 6 Trade Street	Lot Y, DP 162822; Lot B, DP 447564	Local	I-19-174
Newtown	Group of Victorian Italianate and Federation period transitional style terraces, including interiors	29–37 Trade Street	Lots 1–5, DP 518803	Local	I-19-175
Newtown	Camdenville Public School, including interiors	127–137 Wells Street	Lots A and B, DP 442207; Lots A and B, DP 437043; Lots A and B, DP 434860; Lots A and B, DP 106302; Lots 18–34, Section 3, DP 128	Local	I-19-176
Petersham	Federation period shop including original shopfront and original interior detailing, including interiors	110 Audley Street	Lot 2, DP 934028	Local	I-20-178
Petersham	110 Audley Street original shopfront and original interior				
Petersham	Inter-war Art Deco style residential flat buildings (one of three) “Montroy”, including interiors	112 Audley Street	Lots 1, 2, 3, 4 and CP/SP 1135	Local	I-20-179
Petersham	Inter-war Art Deco style residential flat buildings (one of three) “Kanimbla”, including interiors	114 Audley Street	Lot A, DP 334562	Local	I-20-180
Petersham	Group of Victorian shops, including interiors	16 and 18 Brighton Street/ 45B Railway Street	Lot 49, Section 11, DP 258; Lot A, DP 409552	Local	I-20-181

Petersham	Victorian former hotel, including interiors	23 Brighton Street	Lot 1, DP 100852	Local	I-20-182
Petersham	Electricity substation No 1447 (building and immediate surrounds)	30 Brighton Street	Lot 6, Section 11, DP 111207	State	I-20-359
Petersham	W. MacFarlane Furniture Store and Workshop, including interiors	48 Charles Street	Lot 11, DP 785635	Local	I-20-183
Petersham	Electricity substation No 251 (building only)	30 Chester Street (Near Albert Street)	Lot A, DP 317435	State	I-20-360
Petersham	Horse trough	Closed section of John Street (next to 298 Stanmore Road)	Road reserve	Local	I-20-194
Petersham	Pressure Tunnel Shaft (Sydney Water heritage asset no 4570942)	Corner Albert Street and Chester Street (excluding 30 Chester Street)	Lot 8, DP 18245	State	I-20-177
Petersham	Former Eversleigh Hospital, including interiors	1–3 Coronation Avenue	SP 72114	Local	I-20-184
Petersham	Petersham TAFE, including interiors	25 Crystal Street	Lot 1, DP 749931	Local	I-20-185
Petersham	Victorian Georgian style villa—“Trelowarren”, including interiors	89 Crystal Street	Lot 1, DP 650007	Local	I-20-186
Petersham	Former 5th Church of Christ, Scientist, including interiors	96 Crystal Street	Lot 1, DP 723233	Local	I-20-187
Petersham	Petersham Town Hall, including interiors	107 Crystal Street	Lot 1, DP 905358; Lot 1, DP 724300; Lot 52, Section 56, DP 976735	Local	I-20-188
Petersham	Terrace housing, including interiors	109–123 Crystal Street	Lots A and B, DP 441211; Lots 1–4, DP 232867; Lots B and C, DP 374291	Local	I-20-189
Petersham	ANZ Bank (former), including interiors	125 Crystal Street	Lot 21, Section 1, DP 978577	Local	I-20-190
Petersham	Group of Victorian houses, including interiors	1–5 Fisher Street	Lot 1, DP 921294; Lot 1, DP 520586; Lot 1, DP 921295	Local	I-20-191
Petersham	Group of flat buildings—“Valencia”, including interiors	17 and 17A Fort Street and 15–19 Railway Street	Lots 1–6 and CP/SP 20522; Lots 1–4 and CP/SP 17078; Lots 3 and 4, DP 16100; Lots 1–4 and CP/SP 20751	Local	I-20-192
Petersham	Petersham Girls School (former), including interiors	2 Gordon street	Lot 1, DP 835049	Local	I-20-230

Petersham	Petersham Presbyterian Church and Parish Hall, including interiors	2A Gordon Street	Lot 16, Section 1, DP 275	Local	I-20-193
Petersham	"Beynon and Hayward" building	6 Livingstone Road	Lot 11, DP 114054	Local	I-20-361
Petersham	Victorian house, including interiors	46-48 Livingstone Road	Lot 1, DP 901506	Local	I-20-195
Petersham	Former Salvation Army College, including interiors	55 Livingstone Road, Petersham	Lot 1, DP 663510	Local	I-20-196
Petersham	Late Victorian terrace with carriageway, including interiors	58-62 Margaret Street	Lots 1 and 2, DP 910712; Lot 1, DP 982270	Local	I-20-197
Petersham	Victorian filigree style villa—"Valetta", including interiors	21-23 Marshall Street	Lots 1 and 2, DP 797571	Local	I-20-198
Petersham	Victorian Italianate style villa—"Lyndhurst", including interiors	1 Middleton Street	Lot 1, DP 65870	Local	I-20-199
Petersham	Victorian villa—"Richmond", including interiors	13 Middleton Street	Lot 1, DP 87625	Local	I-20-200
Petersham	Petersham Reservoir and site, gate and fence, including interiors	New Canterbury Road / Shaw Street	Lot 1, DP 744897	State	I-20-201
Petersham	Petersham Police Station, including interiors	2 New Canterbury Road	Lot 1, DP 781265	Local	I-20-202
Petersham	Egyptian Room Scottish Royal Arch Temple, including interiors	23-25 New Canterbury Road	Lot 3, Section 18, DP 111207; Lot B, DP 300647	State	I-20-203
Petersham	Vaudeville Theatre (former), including interiors	49 New Canterbury Road	Lot 1, DP 650434	Local	I-20-204
Petersham	Commercial Bank Co. Sydney Building—former, including	114 New Canterbury Road	Lot 1, DP 970714	Local	I-20-205
Petersham	Late Victorian villa, including interiors	19 Palace Street	Lot 19, DP 499813	Local	I-20-206
Petersham	Group of Victorian villas and stables—"Zanobi", including interiors	21-25 Palace Street	Lots 1-3, DP 1309	Local	I-20-207
Petersham	Corner shop, including interiors	74 Palace Street	Lot 1, DP 633917	Local	I-20-208
Petersham	Petersham Inn Hotel, including interiors	386 and 396 Parramatta Road and 1-5 Phillip Street	Lots 10 and 11, DP 67608; Lots 1 and 2, DP 67607	Local	I-20-209
Petersham	The Clarence Hotel, including interiors	450 Parramatta Road (corner Crystal Street)	Lot 1, DP 67121	Local	I-20-210
Petersham	William Wilkins Building—Fort Street High School, including interiors	620 Parramatta Road	Lot 3, DP 826604	Local	I-20-211

Petersham	Pair of Victorian villas— “Glenthorn” and “Glenrock”, including interiors	2-4 Railway Street	Lot 2, DP 906950 and Lot 10, DP 1222497	Local	I-20-212
Petersham	Victorian villa, including interiors	23 Railway Street	Lot 1, DP 931757	Local	I-20-213
Petersham	Petersham Uniting Church, including interiors	25 Railway Street, Petersham	Lot 1/DP612288	Local	I-20-214
Petersham	Petersham Uniting Church, including interiors	32A Railway Street	Lot 1, DP 794939	Local	I-20-215
Petersham	Inter-war Art Deco style residential flat building, including interiors	2A Sadlier Crescent	Lot C, DP 334562	Local	I-20-216
Petersham	“Tresillian”—2 storey Federation Queen Anne style mansion; 1920s nurse’s home; garden, including interiors	2-4 Shaw Street	Lot 1, DP 571836; Lot 2, DP 955354; Lot 1, DP 57514	Local	I-20-218
Petersham	Victorian Italianate villa— “Trethaway”, including interiors	18 Shaw Street	Lots 4-7, Section B, DP 642	Local	I-20-219
Petersham	Maundrell Park and pergolas, stone steps and seating and dwarf boundary wall	Stanmore Road	Lot 1, DP 79676; Lots 1-5, DP 1130318	Local	I-20-220
Petersham	Victorian Italianate style commercial/retail building— “Newington”, including interiors	256 Stanmore Road	Lot 1, DP 923371	Local	I-20-221
Petersham	Newington Inn Hotel, including interiors	292 Stanmore Road	Lot 20, DP 748176	Local	I-20-222
Petersham	Stanmore Fire Station, including interiors	308-314 Stanmore Road	Lot 1, DP 723900; Lot 1, DP 723936	Local	I-20-223
Petersham	All Saints Anglican Church, including interiors	325 Stanmore Road	Lot 73, DP 52804	Local	I-20-224
Petersham	Petersham Park including park and stone boundary walls, pergolas and memorial gates	2 Station Street	Lots 7025 and 7026, DP 1060136; Lot 7048, DP 1060137	Local	I-20-225
Petersham	Petersham Railway Station group, including interiors	Terminus Street / Trafalgar Street/ Great Southern and Western Railway	Part Lot 1, DP 868501	State	I-20-226
Petersham	White Cockatoo Hotel, including interiors	30 Terminus Street (corner Railway Street)	Lot 1, DP 651726; Lot 2, DP 61813	Local	I-20-227
Petersham	Indoor mural	36 Terminus Street	Lot 1, DP 743501	Local	I-20-362

Petersham	Horse trough	Trafalgar Street	Road reserve	Local	I-20-228
Petersham	Streets names in red letters marked in cement footpath paving in the former Municipality of Petersham	Various	Road reserve	Local	I-20-310
Petersham	Victorian Georgian style weatherboard cottage, including interiors	2 York Crescent cottage	Lot 1, DP 69455	Local	I-20-232
Petersham	Victorian Georgian style villa—"Louisville", including interiors	18 York Crescent	Lot 1, DP 77793	Local	I-20-233
Petersham	Streets names in red letters marked in cement footpath paving in the former Municipality of Petersham	Various	Road reserve	Local	I-20-310
Rozelle	Terrace, including interiors	1 Belmore Street	Lot 1, DP 107588	Local	I-21-724
Rozelle	Terrace, including interiors	3 Belmore Street	Lot 2, DP 107588	Local	I-21-725
Rozelle	Terrace, including interiors	5 Belmore Street	Lot 3, DP 107588	Local	I-21-726
Rozelle	Terrace, including interiors	7 Belmore Street	Lot 4, DP 107588	Local	I-21-727
Rozelle	Terrace, including interiors	9 Belmore Street	Lot 5, DP 107588	Local	I-21-728
Rozelle	Corner building, including interiors	22 Belmore Street	Lot 1, DP 572891	Local	I-21-729
Rozelle	Semi-detached house, including interiors	15 Burt Street	Lots 4-5, DP 913946	Local	I-21-730
Rozelle	Semi-detached house, including interiors	17 Burt Street	Lot 1, DP 919246	Local	I-21-731
Rozelle	Smith's Hall, including interiors	56 Burt Street	Lots 20-21, DP 977519	Local	I-21-732
Rozelle	House, including interiors	5 Coulon Street	Lot 6, DP 435645	Local	I-21-733
Rozelle	House, including interiors	7 Coulon Street	Lot 5, DP 435645	Local	I-21-734
Rozelle	House, including interiors	9 Coulon Street	Lot 4, DP 435645	Local	I-21-735
Rozelle	House, including interiors	11 Coulon Street	Lot 3, DP 435645	Local	I-21-736
Rozelle	House, including interiors	13 Coulon Street	Lot 2, DP 435645	Local	I-21-737
Rozelle	House, including interiors	15 Coulon Street	Lot 1, DP 435645	Local	I-21-738
Rozelle	House, including interiors	17 Coulon Street	Lot 13, DP 654	Local	I-21-739
Rozelle	House, including interiors	21 Coulon Street	Lot 15, DP 654	Local	I-21-740

Rozelle	Hannaford Senior Citizen Centre, including interiors	608 Darling Street	Lot 1, Section W, DP 119	Local	I-21-741
Rozelle	Former bank building, including interiors	661 Darling Street	Lot A, DP 324621	Local	I-21-742
Rozelle	Rozelle Public School, including interiors	663 Darling Street	Lots 20–24, Section C, DP 119; Lots 28–35, Section C, DP 119; Lot 2, DP 586529; Lot 1, DP 120187; Lot 1, DP 399545	Local	I-21-743
Rozelle	St Paul's Church and neighbourhood centre, including interiors	665A Darling Street	Lot 1, DP 116484	Local	I-21-744
Rozelle	St Thomas' Church group, including interiors	668 Darling Street	Lot 1, DP 740389; Lot 1, DP 445248	Local	I-21-745
Rozelle	York buildings, including interiors	678 Darling Street	Lot C, DP 441835	Local	I-21-746
Rozelle	Former police station, including interiors	707 Darling Street	Lot 3, DP 421	Local	I-21-747
Rozelle	Single storey shops, including interiors	731–735 Darling Street	Lot 100, DP 1146981	Local	I-21-748
Rozelle	Single storey commercial building, including interiors	736 Darling Street	Lot 100, DP 1113769	Local	I-21-749
Rozelle	Former Fire Brigade/ Ambulance Training Centre, including interiors	747 Darling Street	Lots 36 and-37, DP 977850	Local	I-21-750
Rozelle	Maxwell House, including interiors	757 Darling Street	Lots 5–7, DP 1099733	Local	I-21-751
Rozelle	Easton Park	Denison Street	Lot 1, DP 723951	Local	I-21-752
Rozelle	Corner shop and residence, including interiors	67 Denison Street	Lot 3, DP 564958	Local	I-21-753
Rozelle	Shop and residence, including interiors	69 Denison Street	Lot 4, DP 564958	Local	I-21-754
Rozelle	House, "Rotherhithe Cottage", including interiors	73 Denison Street	Lot 27, DP 741791	Local	I-21-755
Rozelle	Corner building, including interiors	60 Evans Street	Lot 1, DP 436211	Local	I-21-756
Rozelle	Brick building, including interiors	62 Evans Street	Lot 1, DP 437274	Local	I-21-757
Rozelle	Stone building, including interiors	75 Evans Street	Lot 12, DP 975473	Local	I-21-758
Rozelle	Semi-detached house, including interiors	77 Evans Street	Lot A, DP 107591	Local	I-21-759
Rozelle	Semi-detached house, including interiors	79 Evans Street	Lot B, DP 107591	Local	I-21-760

Rozelle	Former corner shop and residence, including interiors	94 Evans Street	Lot B, DP 318536	Local	I-21-761
Rozelle	Terrace, including interiors	101 Evans Street	Lot 1, DP 932299	Local	I-21-762
Rozelle	Terrace, including interiors	103 Evans Street	Lot 1, DP 726630	Local	I-21-763
Rozelle	House, including interiors	206 Evans Street	Lot 1, DP 61458	Local	I-21-764
Rozelle	Cottage and former broom factory, including interiors	84 Foucart Street	Lots 1-3 , CP/SP 66555	Local	I-21-765
Rozelle	Semi-detached house, including interiors	122 Foucart Street	Lot 1, DP 194600	Local	I-21-766
Rozelle	Semi-detached house, including interiors	120A Foucart Street	Lot 167, DP 1099356	Local	I-21-767
Rozelle	St Joseph's Catholic Church and former school, including interiors	Gordon Street	Lot 1, DP 169780	Local	I-21-768
Rozelle	Former tramway substation, including interiors	8-10 Hancock Street	Lots 1 and-2 , CP/SP 77649	Local	I-21-769
Rozelle	Former tramway stables and substation garage, including interiors	10A Hancock Street	Lot 2, DP 1102242	Local	I-21-770
Rozelle	House, "Hornsey", including interiors	42 Hornsey Street	Lot A, DP 86963	Local	I-21-771
Rozelle	Terrace, including interiors	5 Mackenzie Street	Lot A, DP 33897	Local	I-21-772
Rozelle	Terrace, including interiors	7 Mackenzie Street	Lot B, DP 33897	Local	I-21-773
Rozelle	Terrace, including interiors	9 Mackenzie Street	Lot C, DP 33897	Local	I-21-774
Rozelle	Terrace, including interiors	11 Mackenzie Street	Lot D, DP 33897	Local	I-21-775
Rozelle	Terrace, including interiors	13 Mackenzie Street	Lot E, DP 33897	Local	I-21-776
Rozelle	Terrace, including interiors	15 Mackenzie Street	Lot F, DP 33897	Local	I-21-777
Rozelle	Terrace, including interiors	17 Mackenzie Street	Lot 3, DP1225372	Local	I-21-778
Rozelle	Terrace, including interiors	19 Mackenzie Street	Lot 2, DP1225372	Local	I-21-779
Rozelle	Former shop, including interiors	21 Mackenzie Street	Lot 1, DP1225372	Local	I-21-780
Rozelle	Bald Rock Hotel, including interiors	17 Mansfield Street	Lot 2, DP 41; Lot 3, DP 41	Local	I-21-781
Rozelle	Corner building, including interiors	31 Mansfield Street	Lot 20, DP 651219	Local	I-21-782



Rozelle	Terrace, including interiors	76 Mansfield Street	Lots C and F, DP 108249	Local	I-21-783
Rozelle	Terrace, including interiors	80 Mansfield Street	Lots A and H, DP 108249; Lots B and G, DP 108249	Local	I-21-784
Rozelle	Former corner shop and residence, including interiors	78-80 Mansfield Street	Lots A and H, DP 108249; Lots B and G, DP 108249	Local	I-21-785
Rozelle	Former Balmain Power Station pumping station, including interiors	Margaret Street	Lot 1031, DP 1052174	Local	I-21-787
Rozelle	Former Balmain Power Station administration building, including interiors	2 Margaret Street	Lot 1, DP 270245	Local	I-21-786
Rozelle	St Joseph's Presbytery, including interiors	15 Quirk Street	Lots 22-25, DP 200; Lot 1, DP 971983	Local	I-21-788
Rozelle	Mary Terrace, including interiors	4 Red Lion Street	Lot A, DP 110213	Local	I-21-789
Rozelle	Mary Terrace, including interiors	6 Red Lion Street	Lot B, DP 110213	Local	I-21-790
Rozelle	Mary Terrace, including interiors	8 Red Lion Street	Lot C, DP 110213	Local	I-21-791
Rozelle	Mary Terrace, including interiors	10 Red Lion Street	Lot 1, DP 1232628	Local	I-21-792
Rozelle	Mary Terrace, including interiors	12 Red Lion Street	Lot E, DP 110213	Local	I-21-793
Rozelle	Semi-detached house, including interiors	1 Reynolds Avenue	Lot D, DP 370591	Local	I-21-794
Rozelle	Semi-detached house, including interiors	3 Reynolds Avenue	Lot 101, DP 1086192	Local	I-21-795
Rozelle	Semi-detached house, including interiors	5 Reynolds Avenue	Lot A, DP 363900	Local	I-21-796
Rozelle	Semi-detached house, including interiors	7 Reynolds Avenue	Lots 1 and 2, SP 64940	Local	I-21-797
Rozelle	Terrace, including interiors	31 Smith Street	Lot 1, DP 439970	Local	I-21-798
Rozelle	Terrace, including interiors	33 Smith Street	Lot 2, DP 439970	Local	I-21-799
Rozelle	Terrace, including interiors	35 Smith Street	Lot 3, DP 439970	Local	I-21-800
Rozelle	Terrace, including interiors	37 Smith Street	Lot 4, DP 439970	Local	I-21-801
Rozelle	Terrace, including interiors	39 Smith Street	Lot 5, DP 439970	Local	I-21-802
Rozelle	Terrace, including interiors	41 Smith Street	Lot 6, DP 439970	Local	I-21-803

Rozelle	School, including interiors	44-46 Smith Street	Lots 1 and-2, DP 782330; Lot 1, DP 782348; Lot 1, DP 228261	Local	I-21-804
Rozelle	Former Tower of London Hotel, including interiors	76 Victoria Road	Lot 1, DP 208909	Local	I-21-805
Rozelle	Former Mechanics Institute, including interiors	114 Victoria Road	Lots 2 and-3, Section 2, DP 387	Local	I-21-806
Rozelle	York Buildings, including interiors	128 Victoria Road	Lot F, DP 441835	Local	I-21-807
Rozelle	York Buildings, including interiors	130 Victoria Road	Lot E, DP 441835	Local	I-21-808
Rozelle	York Buildings, including interiors	132 Victoria Road	Lot D, DP 441835	Local	I-21-809
Rozelle	Terrace, including interiors	2 York Place	Lot 1, DP 437377	Local	I-21-810
Rozelle	Terrace, including interiors	4 York Place	Lot 2, DP 437377	Local	I-21-811
Rozelle	Terrace, including interiors	6 York Place	Lot 3, DP 437377	Local	I-21-812
Rozelle	Terrace, including interiors	8 York Place	Lot 4, DP 437377	Local	I-21-813
Rozelle	Terrace, including interiors	10 York Place	Lot 5, DP 437377	Local	I-21-814
Rozelle	Terrace, including interiors	12 York Place	Lot 6, DP 437377	Local	I-21-815
Rozelle	Terrace, including interiors	14 York Place	Lot 7, DP 437377	Local	I-21-816
Rozelle	Terrace, including interiors	16 York Place	Lot 8, DP 437377	Local	I-21-817
St Peters	Alexandra Canal	Canal Road	Part Lot 13, DP 1050464	Local	I-22-270
St Peters	Cooks River container terminal	20 Canal Road	Lot 22, DP 1069118; Part Lot 1, DP 1048243	Local	I-22-366
St Peters	St Peters Public School, including interiors	93A Church Street	Lot 1, DP 562252; Lot 1, DP 798935; Lot 1, DP 798934; Lots 1-4, DP 799518; Lots 1 and 2, DP 798936; Lot 1, DP 797303	Local	I-22-271
St Peters	Federation warehouse	45 Edith Street	Lots 1-4 and CP/SP 93624	Local	I-22-367
St Peters	St Peters Railway Station group, including interiors	King Street / Princes Highway	Part Lot 1 / DP1056652	State	I-22-272
St Peters	Terrace housing, including interiors	105-119 May Street	Lots 1-8, DP 879483	Local	I-22-273
St Peters	Whitehorse Hotel	161 Princes Highway	Lot 1, DP 955053	Local	I-22-370
St Peters	St Peter's Church of England, including interiors and Cemetery	187 and 211 Princes Highway	Lot 1, DP 233214	State	I-22-275
St Peters	Service garage	316 Princes Highway	Lot A, DP 335583	Local	I-22-276

St Peters	Southern Cross Hotel, including interiors	340 Princes Highway (corner Canal Road)	Lots 4-8, DP 1224273	Local	I-22-277
St Peters	Electricity substation No 549 (whole site)	Princes Highway / Barwon Park Road	Lot 1, DP 190505	State	I-22-369
St Peters	Victorian filigree style mansion—"Claraville", including interiors	21-23 Silver Street	Lots 1 and 2, DP 592840	Local	I-22-278
St Peters	Group of retail premises, including interiors	47 and 52 Sutherland Street (including 46 Frederick Street, Sydenham)	Lot 1, DP 100762; Lot 24, Section A, DP 726; Lot A, DP 439103; Lot 23, Section E, DP 726	Local	I-22-279
St Peters	Waugh & Josephson industrial buildings former—Inter-war Functionalist and workshop, including interiors Showroom and offices	1-7 Unwins Bridge Road	Lot 100, DP 629032	Local	I-22-280
St Peters	Town and Country Hotel, including interiors	2 Unwins Bridge Road (corner Campbell Road)	Lot 1, DP 174051	Local	I-22-281
St Peters	Group of Victorian filigree and Victorian Italianate terrace houses—"Narara", including interiors	4-18 Unwins Bridge Road	Lot 1, DP 772214	Local	I-22-282
St Peters	Remaining brick road and footpath paving and stone guttering	Victoria Street (near 2 Bishop Street)	Road reserve	Local	I-22-283
St Peters / Tempe	Kendrick Park	View Street	Lot 796, DP 752049; Lots 2, 3, 17 and 18, Section 19, DP 57638; Lot 1, DP 124369; Lot 1, DP 723865	Local	I-22-308
Stanmore	Victorian-Italianate Building, including interiors	135 and 137 Albany Road	Lots 1 and 2, DP 105251	Local	I-23-234
Stanmore	Stanmore Baptist Church, including interiors	138A-140 Albany Road	Part Lot 19 and Lots 20-24, Section K, DP 2992	Local	I-23-235
Stanmore	Brick factory (former), including interiors	2-6 Bridge Road	Lot 1, DP 73918	Local	I-23-236
Stanmore	Victorian Italianate style villa—"Mariola", including interiors	53 Cambridge Street	Lot 3, DP 19946	Local	I-23-237
Stanmore	Victorian Gothic villa and outbuilding, including interiors	95 Cambridge Street	Lot 12, DP 788058	Local	I-23-238

Stanmore	Stanmore Public School, including interiors	96 Cambridge Street	Lots 2 and 3, DP 926517; Lot 1, DP 725592; Lots 4–6, Section 8, DP 1; Lot 1, DP 122999; Lot 1, DP 123000; Lot 1, DP 123001; Lot 1, DP 123002; Lots A and B, DP 356811; Lot 1, DP 122998; Lot 1, DP 123017; Lot 1, DP 105001; Lot 1, DP 915874; Lot 1, DP 900311	Local	I-23-239
Stanmore	Victorian villa—“Horaceville”, including interiors	129–133 Cambridge Street	Lot 1, DP 1135958	Local	I-23-240
Stanmore	Aboriginal Education Consultative Group Office and Records, Victorian Italianate style villa—“Carfield”, including interiors	37 Cavendish Street	Lot B, DP 322675	State	I-23-241
Stanmore	Victorian villa, including interiors	40–42 Cavendish Street and 61–75 Stanmore Road	Lots 11 - 12, DP 532846; Lot 4, DP 930844; Lot 1, DP 930862; SP 56364; Lot 1, DP 931867; Lot 1, DP 932304; Lot 1, DP 905413; Lot 37, DP 656574 ;	Local	I-23-242
Stanmore	Hughenden terrace, including interiors	59–67 Cavendish Street	Lots A–E, DP 26942	Local	I-23-243
Stanmore	Group of Victorian filigree style villas, including interiors	78–86 Cavendish Street	Lot 1, DP 68274; Lot 1, DP 85583; Lot 100, DP 621045; Lot 1, DP 995237	Local	I-23-244
Stanmore	Denesthorpe Terrace—four pairs of Victorian filigree style semi-detached houses, including interiors	81–95 Cavendish Street	Lots 1–8, DP 238816	Local	I-23-245
Stanmore	Former gatehouse to Annandale Farm (located off Corunna Lane), including interiors	96 Corunna Road (rear of site only)	Lot 17, Section C2, DP 3567	Local	I-23-246
Stanmore	Brick sewer vent and Edwardian cottage, including interiors	125 Corunna Road	Lot 14, Section A2, DP 3325	State	I-23-247
Stanmore	Stanmore Railway Station group, including interiors	Douglas Street / Trafalgar Street	Lot 2048, DP 1129040	State	I-23-248
Stanmore	Two Victorian villas, including interiors	56 and 58 Douglas Street	Lots 19 and 20, Section G, DP 2871; Lot 1, DP 919391	Local	I-23-249
Stanmore	Victorian villa—“Essington”, including interiors	34 Gordon Crescent	Lots 1 and 2, DP 788626	Local	I-23-250

Stanmore	Victorian Italianate villa, including interiors	38 Gordon Crescent	Lots 11, 12, 23 and 24, Section D, DP 1336; Lot 1, DP 922786	Local	I-23-251
Stanmore	Victorian Italianate villa—Convent of Mercy, including interiors	27 Myrtle Street	Lot 720, DP 609196	Local	I-23-252
Stanmore	Olympia Milk Bar, including interiors	190 Parramatta Road	Lot 4, Section C, DP 3567	Local	I-23-253
Stanmore	Weekley Park and pergolas and dwarf boundary wall	Percival Road	Lot 1, DP 970392; Lots 18–21 74–78 and 81–82, Section Y, DP 4705; Lot 7034, DP 93583	Local	I-23-254
Stanmore	Federation filigree style corner shop, including interiors	83 Percival Road	Lot 1, Section W, DP 378	Local	I-23-255
Stanmore	Former State Bakery, including interiors	92–96 Percival Road	Lots 1–25 and CP/SP 63804	Local	I-23-256
Stanmore	Federation period shop with original shopfront, including interiors	102 Percival Road	Lot 1, DP 105512	Local	I-23-257
Stanmore	Salisbury Hotel, including interiors	118–120 Percival Road (corner Temple Street)	Lot 1, DP 1042273	Local	I-23-258
Stanmore	Former bakery and ovens and shop facades, including interiors	118–124 Percival Road (part)	Lot 1, DP 1042273; Lots 2 and 3, DP 815533	Local	I-23-259
Stanmore	Group of inter-war flat buildings, including interiors	2–12 Phillip Street	Lots A–F, DP 340571	Local	I-23-260
Stanmore	Group of Federation cottages—“Wilga”, “Eddington”, “Irene”, “Otago”, “Kiora”, “Killara”, “Dorothy” and “Etham”, including interiors	6–24 Railway Avenue	Lots 1–10, DP 244989	Local	I-23-261
Stanmore	Victorian villa—“Dundoos”, including interiors	50 Railway Avenue	Lots 1 and 2, Section P, DP 1933	Local	I-23-262
Stanmore	Villa—“Bombara”, including interiors	88 Stanmore Road	Lot 51, DP 654999	Local	I-23-263
Stanmore	Newington College—Grounds and Founder’s Building, including interiors	244 Stanmore Road	Lot 8, DP 710369	Local	I-23-264
Stanmore	Newington College—Gate House, including interiors	244 Stanmore Road	Lot 8, DP 710369	Local	I-23-265
Stanmore	Former Methodist Church—Newington College, including interiors	244 Stanmore Road	Lot 8, DP 710369	Local	I-23-266

Stanmore	Polychrome brickwork cottage, including interiors	32 Temple Street	Lot 40, Section B, DP 1336	Local	I-23-267
Stanmore	Railway underbridge	Trafalgar Street	Lot 2048, DP 1129040	Local	I-23-363
Stanmore	Group of 4 Victorian villas, including interiors	223–229 Trafalgar Street	Lots 10 and 14, Section 1, DP 220; Lot 1, DP 131860; Lot 13, DP 664100; Lot 1, DP 510794	Local	I-23-268
Summer Hill	Flats, including interiors	2 Allman Avenue	Lots 1–4, and CP/SP 56974	Local	I-24-467
Summer Hill	Flats, including interiors	3 Allman Avenue	Lots 1–4, and CP/SP 60405	Local	I-24-468
Summer Hill	Flats, including interiors	7 Allman Avenue	Lot 7, DP 19343	Local	I-24-469
Summer Hill	Flats, including interiors	9 Allman Avenue	Lot 1–4, and CP/ SP 49186	Local	I-24-470
Summer Hill	Flats, including interiors	10 Allman Avenue	Lot 10, DP 19343	Local	I-24-471
Summer Hill	Two Houses, including interiors	6 and 8 Bartlett Street	Lots A and B, DP 310221	Local	I-24-472
Summer Hill	House, including interiors	10 Bartlett Street	Lot A, DP 316505	Local	I-24-473
Summer Hill	Houses, including interiors	3, 5, 7 and 9 Bogan Street	Lots A and B, DP 351077; Lots 1 and 2, DP 204957	Local	I-24-474
Summer Hill	House, including interiors	20 Bogan Street	Lots A and B, DP 313717	Local	I-24-475
Summer Hill	2 station buildings on platform 3, including interiors	Carlton Crescent (Summer Hill Railway Station between platforms 1 and 2)		Local	I-24-476
Summer Hill	Railway station booking office, including interiors	Carlton Crescent (opposite Lackey Street)	Part Lot 45, DP 869476	Local	I-24-477
Summer Hill	Semi-detached houses, including interiors	42–43 Carlton Crescent	Lots D and E, DP 443721	Local	I-24-479
Summer Hill	Semi-detached houses, including interiors	46–47 Carlton Crescent	Lots 46 and 47, DP 633753	Local	I-24-480
Summer Hill	House, including interiors	48 Carlton Crescent	Lot 1, DP 929105	Local	I-24-481
Summer Hill	House, including interiors	99 Carlton Crescent	Lot 22, Section 7, DP 378	Local	I-24-482
Summer Hill	Three houses, including interiors	112, 113 and 114 Carlton Crescent	Lot 1, DP 908546; Lots 1 and 2, DP 226271	Local	I-24-483
Summer Hill	<del>Semi-detached houses</del> houses, including interiors	30–30A Carrington Street	Lot 1, DP 948413; Lot 1, DP 98372; Lot 114, DP 1624; Lot 115, DP 130920	Local	I-24-484
Summer Hill	House, including interiors	41 Carrington Street	Lot 34, DP 1624	Local	I-24-485
Summer Hill	House, including interiors	2 Dover Street	Lot 2, DP 115418	Local	I-24-486

Summer Hill	House, including interiors	4 Dover Street	Lot 21, Section 5 DP 378	Local	I-24-487
Summer Hill	House, including interiors	10 Dover Street	Lot 1, DP 510545	Local	I-24-488
Summer Hill	House, including interiors	12 Dover Street	Lot 18, Section 5, DP 378	Local	I-24-489
Summer Hill	Semi-detached houses, including interiors	25–27 Dover Street	Lots 1 and 2, DP 224987	Local	I-24-490
Summer Hill	Semi-detached houses, including interiors	29–31 Dover Street	Lots 3 and 4, DP 224987	Local	I-24-491
Summer Hill	Semi-detached houses, including interiors	33–35 Dover Street	Lots 1 and 2, DP 226957	Local	I-24-492
Summer Hill	Semi-detached houses, including interiors	37–39 Dover Street	Lots 11 and 12, DP 531216	Local	I-24-493
Summer Hill	Semi-detached houses, including interiors	41–43 Dover Street	Lots 21 and 22, DP 233883	Local	I-24-494
Summer Hill	House, including interiors	45 Dover Street	Lot 1, DP 935998	Local	I-24-495
Summer Hill	Convent building, including interiors	Part 5-9 Drynan Street	Lot 1, DP 928337	Local	I-24-496
Summer Hill	House, including interiors	9 Drynan Street	Lot 9, Section 2, DP 1681	Local	I-24-497
Summer Hill	Houses—group of three, including interiors	10, 14 and 16 Drynan Street	Lot 1, DP981123; Lot 1, DP915080; Lot 5, Section 1, DP 1681	Local	I-24-498
Summer Hill	House, including interiors	17 Edward Street	Lot 156, DP 1624	Local	I-24-499
Summer Hill	Semi-detached houses, including interiors	13–15 and 17–19 Fleet Street	Lots A–D, DP 436459	Local	I-24-500
Summer Hill	Former villa, including interiors	10 Gower Street	Lot 9, Section 3, DP 1025	Local	I-24-501
Summer Hill	Two houses, including interiors	14 and 16 Gower Street	Lot 3, DP 33986; Lot 11, DP1124930	Local	I-24-502
Summer Hill	Flats, including interiors	22 Gower Street	Lots 1-4, and CP/SP 31192	Local	I-24-503
Summer Hill	Flats, including interiors	24 Gower Street	Lots 1-5, and CP/SP 49460	Local	I-24-504
Summer Hill	Hospital and outbuildings, including interiors	56 Liverpool Road <del>28 Gower Street</del>	<u>Part Lot 1-78 and CP/SP 89767 (formerly known as Lot 1, DP 378; Lot 1, DP 126307; Lot 1, DP 30237; Lot 2, DP 562023)</u>	Local	I-24-190
Summer Hill	Public reserve	1–4 Grosvenor Crescent	Lot B, DP 323197; Lot A-B, DP 341485; Lot 20, DP 658151	Local	I-24-505

Summer Hill	House, including interiors	10 Grosvenor Crescent	Lot 1, DP 115418 <del>SP-494</del>	Local	I-24-506
Summer Hill	House, including interiors	11 Grosvenor Crescent	Lot 1, DP 655602	Local	I-24-507
Summer Hill	House, including interiors	12 Grosvenor Crescent	Lot 21, DP 131528	Local	I-24-508
Summer Hill	House, including interiors	13 Grosvenor Crescent	Lot 1, DP 934317	Local	I-24-509
Summer Hill	Nurse accommodation, including interiors	<del>50-52</del> Grosvenor Crescent	<a href="#">Part-Lot 1, DP 1148982 (formerly known as Lot 1, DP 378)</a>	Local	<b>I-24-511</b>
Summer Hill	House, including interiors	1 Henson Street	Lot 3, DP 314519	Local	I-24-513
Summer Hill	St Andrews Church and hall, including interiors	2A-2B Henson Street and 16 Short street	Lots 1 and 2 DP 906602; Lot 4, Section B, DP 249	Local	I-24-514
Summer Hill	House, including interiors	6 Henson Street	Lot 1, DP 602801	Local	I-24-515
Summer Hill	Houses—group of two, including interiors	15 and 17 Henson Street	Lot 1, DP 978474; Lot 1, DP 101226	Local	I-24-516
Summer Hill	House, including interiors	30 Henson Street	Lot 20, Section A, DP 388	Local	I-24-517
Summer Hill	House, including interiors	45 Henson Street	Lot 51, DP 5430	Local	I-24-518
Summer Hill	House, including interiors	51 Henson Street	Lot 1, DP 953520	Local	I-24-519
Summer Hill	House, including interiors	59 Henson Street	Lot A, DP 332552	Local	I-24-520
Summer Hill	Semi-detached houses, including interiors	20-22 Herbert Street	Lots A and B, DP 435943	Local	I-24-521
Summer Hill	House, including interiors	3 Hurlstone Avenue	Lot 22, DP 5430	Local	I-24-522
Summer Hill	House, including interiors	6 Hurlstone Avenue	Lot 17, DP 5430	Local	I-24-523
Summer Hill	House, including interiors	16 Hurlstone Avenue	Lot 1, DP 314230	Local	I-24-524
Summer Hill	Flats, including interiors	1 Junction Road	Lots 1-12 and CP/ SP 16738	Local	I-24-525
Summer Hill	Building, including interiors	2A Junction Road	Lot A, DP 31257	Local	I-24-526
Summer Hill	Buildings—group, including interiors	8-18 Junction Road	Lots A and B, DP 104177; Lots A and B, DP 439820; Lots A and B, DP 412537	Local	I-24-527
Summer Hill	School buildings, including interiors	Junction Road (between <a href="#">Moonbie</a> and <a href="#">Bartlett Streets</a> ) <del>Part of 20-26 Junction Road</del>	Lots 1-20, DP 758	Local	I-24-528
Summer Hill	Semi-detached houses, including interiors	30-32 Junction Road	Lots 1 and 2, DP 568875	Local	I-24-529
Summer Hill	House, including interiors	57 Junction Road	Lot B, DP 339746	Local	I-24-530



Summer Hill	Semi-detached houses, including interiors	59–61 Junction Road	Lots C and D, DP 436894	Local	I-24-531
Summer Hill	Semi-detached houses, including interiors	63–65 Junction Road	Lots 2 and 3, DP 190649	Local	I-24-532
Summer Hill	Semi-detached houses, including interiors	67–69 Junction Road	Lots A and B, DP 436894	Local	I-24-533
Summer Hill	Houses—group of two, including interiors	2–4 Kensington Road	Lot 1, DP 103961; Lot 1, DP 908108	Local	I-24-534
Summer Hill	Houses—group of nine, including interiors	13–29 Kensington Road	Lot 1, DP 970223; Lot 1, DP 662949; Lot 1, DP 908544; Lots 1 and 2, DP 130879; Lot 1, DP 908817; Lots 1 and 2, DP 915774; Lots 1 and 2, DP 449979	Local	I-24-535
Summer Hill	House, including interiors	28 Kensington Road	Lot 14, Section B, DP 571	Local	I-24-536
Summer Hill	House, including interiors	30 Kensington Road	Lot 13, DP 130915	Local	I-24-537
Summer Hill	House, including interiors	30A Kensington Road	Lot A, DP 33629	Local	I-24-538
Summer Hill	House, including interiors	70 Kensington Road	Lot 1, DP 104199	Local	I-24-539
Summer Hill	House, including interiors	80 Kensington Road	Lot B, DP 383001	Local	I-24-540
Summer Hill	Semi-detached houses, including interiors	83–85 and 87–89 Kensington Road	Lot 1, DP 121528; Lot 1, DP 913249; Lots 1 and 2, DP 115591 Lot 1, DP 921729	Local	I-24-541
Summer Hill	The Summer Hill Hotel, including interiors	1 Lackey Street	Lot 43, Section 7, DP 378	Local	I-24-542
Summer Hill	Shop, dwelling, office including interiors,	1A, 3 and 5 Lackey Street	Lots A, B and C, DP 399902	Local	I-24-543
Summer Hill	Commercial building, including interiors	2–4 Lackey Street	Lots 1–14, and CP/SP 69481	Local	I-24-544
Summer Hill	Shops with dwellings, including interiors	16– 20 Lackey Street	Lot 2, DP 1028428	Local	I-24-545
Summer Hill	House, including interiors	42 Liverpool Road	Lot 2, DP 12981	Local	I-24-189
Summer Hill	House, including interiors	1 Lorne Street	Lot 1, DP 912884	Local	I-24-546
Summer Hill	House, including interiors	3 Lorne Street	Lot 2, DP 912884	Local	I-24-547

Summer Hill	Former post office, including interiors	2 Moonbie Street	Lot 12, Section A, DP 476	Local	I-24-548
Summer Hill	House, including interiors	3 Moonbie Street	Lot B, DP 953861	Local	I-24-549
Summer Hill	House, including interiors	5 Moonbie Street	Lot A, DP 953861	Local	I-24-550
Summer Hill	Semi-detached houses, including interiors	15–17 Moonbie Street	Lots B and C, DP 437566	Local	I-24-551
Summer Hill	House, including interiors	19 Moonbie Street	Lot 7, Section D, DP 388	Local	I-24-552
Summer Hill	House, including interiors	21 Moonbie Street	Lot 6, Section D, DP 388	Local	I-24-553
Summer Hill	Community centre, including interiors	28 Moonbie Street	Lot 1, DP 912270	Local	I-24-554
Summer Hill	Houses—group of two, including interiors	30–32 Moonbie Street	Lot 21, DP 650357; Lot 1, DP 955132	Local	I-24-555
Summer Hill	Semi-detached houses, including interiors	36–38 Moonbie Street	Lots A and B, DP 104289	Local	I-24-556
Summer Hill	Houses—group of two, including interiors	37–39 Moonbie Street	Lots A and B, DP 306489	Local	I-24-557
Summer Hill	House, including interiors	41 Moonbie Street	Lot 7, Section B, DP 388	Local	I-24-558
Summer Hill	House, including interiors	58 Moonbie Street	Lot 29, DP 650763	Local	I-24-559
Summer Hill	Semi-detached houses, including interiors	74–76 Moonbie Street	Lot 1, DP 948501; Lot 1, DP 131353	Local	I-24-560
Summer Hill	Semi-detached houses, including interiors	78–80 Moonbie Street	Lot 21 and 22, DP 1220205	Local	I-24-561
Summer Hill	Semi-detached houses, including interiors	82–84 Moonbie Street	Lot A and B, DP 444684	Local	I-24-562
Summer Hill	Semi-detached houses, including interiors	86–88 Moonbie Street	Lots A and B, DP 442324	Local	I-24-563
Summer Hill	House, including interiors	90 Moonbie Street	Lot 1, DP 931417	Local	I-24-564
Summer Hill	Shop and dwelling, including interiors	12 Morris Street	Lot A, DP 436832	Local	I-24-565
Summer Hill	Shop and dwelling, including interiors	17 Morris Street	Lot 4, Section A, DP 476	Local	I-24-566
Summer Hill	Shops and dwellings, including interiors	23–37 Morris Street	Lots 1–8, DP 248259	Local	I-24-567
Summer Hill	Shops and dwellings, including interiors	24–28 Morris Street	Lot 1, DP 571609; Lots 12 and 13, DP 604734	Local	I-24-568

Summer Hill	House, including interiors	48 Morris Street	Lot E, DP 184790	Local	I-24-569
Summer Hill	Houses—matching pair, including interiors	49–51 Morris Street	Lot 1, DP 983647; Lot 14, DP 130974	Local	I-24-570
Summer Hill	House, including interiors	50 Morris Street	Lot F, DP 184790	Local	I-24-571
Summer Hill	House, including interiors	52 Morris Street	Lot 1, DP 916928	Local	I-24-572
Summer Hill	House, including interiors	54 Morris Street	Lot 27, DP 656200	Local	I-24-573
Summer Hill	House, including interiors	63 Morris Street	Lot 11, Section 1, DP 368	Local	I-24-578
Summer Hill	Houses—group of three, including interiors	44–48 Nowranie Street	Lots 44–46, DP 1624	Local	I-24-579
Summer Hill	House, including interiors	156 Old Canterbury Road	Lot B, DP 334133; Lot 5, Section 6, DP 700	Local	I-24-580
Summer Hill	Garage, office and dwelling, including interiors	192 Old Canterbury Road	Lot 1, Section 1, DP 700	Local	I-24-581
Summer Hill	House, including interiors	196 Old Canterbury Road	Lot 3, DP 938737	Local	I-24-582
Summer Hill	Semi-detached buildings, including interiors — former shops with dwellings above	212–214 Old Canterbury Road	Lot 16, Section 1, DP 758	Local	I-24-585
Summer Hill	House, including interiors	296 Old Canterbury Road	Lot 31, DP 8813357	Local	I-24-586
Summer Hill	Former Baby Health Centre, including interiors	296D Old Canterbury Road	Lot 11, DP 1002099	Local	I-24-587
Summer Hill	Service station, including interiors	48 Parramatta Road	Lot 1, DP 338439	Local	I-24-588
Summer Hill	Commercial building, including interiors	60–70 Parramatta Road	Lot A, DP 404105; Lot 10, DP 779; Lot 9, DP 944023; Lot 1, DP 944024; Lot 1, DP 945252	Local	I-24-589
Summer Hill	Church and hall, including interiors	15–17 Prospect Road	Lot 20, DP 800726	Local	I-24-590
Summer Hill	House, including interiors	27 Prospect Road	Lot 48 DP883	Local	I-24-591
Summer Hill	House, including interiors	39 Prospect Road	Lot 1, DP 955116	Local	I-24-592
Summer Hill	House, including interiors	41 Prospect Road	Lot 7, DP 658075	Local	I-24-593
Summer Hill	House, including interiors	43 Prospect Road	Lot 8, DP 1679	Local	I-24-594
Summer Hill	House, including interiors	45 Prospect Road	Lot 9, DP 1679	Local	I-24-595
Summer Hill	House, including interiors	51 Prospect Road	Lot 5, DP 5694	Local	I-24-596

Summer Hill	House, including interiors	59 Prospect Road	Lot 2, DP 501961	Local	I-24-597
Summer Hill	Houses, including interiors	65, 67, and 73 Prospect Road	Lot 1, DP 199758; Lot 5, DP 112262; Lot 1, DP 62445	Local	I-24-598
Summer Hill	House, including interiors	66 Prospect Road	Lot A, DP 901858	Local	I-24-599
Summer Hill	House, including interiors	68 Prospect Road	Lot B, DP 901858	Local	I-24-600
Summer Hill	House, including interiors	70 Prospect Road	Lot C, DP 901858	Local	I-24-601
Summer Hill	House, including interiors	77 Prospect Road	Lot 2, DP 318903	Local	I-24-602
Summer Hill	House, including interiors	79 Prospect Road	Lot 1, DP 318903	Local	I-24-603
Summer Hill	House, including interiors	85 Prospect Road	Lot 3, DP 280	Local	I-24-604
Summer Hill	House, including interiors	97 Prospect Road	Lot 1, DP 900653	Local	I-24-605
Summer Hill	House, including interiors	98 Prospect Road	Lot 1, DP 956132	Local	I-24-606
Summer Hill	School—headmaster's house and chapel, including interiors	113-119 Prospect Road	Lot 11, DP 1171965	Local	I-24-608
Summer Hill	House, including interiors	20 Rosemount Avenue	Lot 1, DP 965317	Local	I-24-609
Summer Hill	House, including interiors	26 Seaview Street	Lot 1, DP 220455	Local	I-24-611
Summer Hill	Post office pillar box, <del>including interiors</del>	<del>Corner of</del> Sloane Street and Grosvenor Crescent	Road reserve	Local	I-24-612
Summer Hill	House, including interiors	12 Sloane Street	Lot C, DP 417489	Local	I-24-613
Summer Hill	Semi-detached houses, including interiors	14-16 Sloane Street	Lot 1-4 and CP/ SP 13900; Lot 23, Section 2, DP 378	Local	I-24-614
Summer Hill	Semi-detached houses, including interiors	29-31 Sloane Street	Lot 10, DP 749057; Lot 2, DP 1182375	Local	I-24-615
Summer Hill	House, including interiors	43 Sloane Street	Lot 1, DP 595	Local	I-24-616
Summer Hill	House, including interiors	44 Sloane Street	Lot 1, DP 918401	Local	I-24-617
Summer Hill	House, including interiors	52 Sloane Street	Lot 1, DP 912942	Local	I-24-618
Summer Hill	Former flour mill complex, including interiors	<del>16-18 Flour Mill Way</del> <del>2-32 Smith Street</del>	Lot 5, DP 1246821; <del>Lots 1-45, CP/SP 94960</del> <del>Lots 1-87, CP/SP 94961</del> <del>Lots 1-136, CP/SP 98375</del>	Local	I-24-619

Summer Hill	House, including interiors	39 Smith Street	Lot 53, DP 499597	Local	I-24-620
Summer Hill	Former house, including interiors	Part 65-75 Smith Street	<a href="#">Part Lot 1-31 and CP/SP95113 (formerly known as Lot 1, DP 905800)</a>	Local	I-24-621
Summer Hill	Terrace houses, including interiors	79–89 Smith Street	Lots 2–7, DP 108397	Local	I-24-622
Summer Hill	Flats, including interiors	105 Smith Street	Lots 1–8, SP12829	Local	I-24-623
Summer Hill	Shop (former) with dwelling above, including interiors	107–109 Smith Street	Lot 1, DP 305974	Local	I-24-624
Summer Hill	Shop and dwelling, including interiors	111 Smith Street	Lot 7, DP 225763	Local	I-24-625
Summer Hill	Shops—group of three with dwellings above, including interiors	112, 114, 116–122 and 124–128 Smith Street	Lot C, DP 442739; Lot 1, DP 920883; Lots 1–7, DP 236035	Local	I-24-626
Summer Hill	Shops and dwellings, including interiors	113–123 Smith Street	Lots 1–6, DP 225763	Local	I-24-627
Summer Hill	Darrell Jackson Gardens	127– <del>129</del> 131 Smith Street	Lots 32 and 33, section 7, DP 378; Lots 1 and 2, DP 314026; Lots A and B, DP 311681; Lots A and B, DP 365068; Lots 4, 5 and 6, DP 107629; Lots 1, 2 and 3, DP 107629; Lots A and B, DP 310294; Lot A, DP 309040; Lot 1, DP 717782; Lot 2, DP 526476; Lot 2, DP 505048; Lot 2, DP 1009898	Local	I-24-628
Summer Hill	Flats and shops, including interiors	132–134 Smith Street	Lot 1 2, DP 909796	Local	I-24-629
Summer Hill	House and former stable block, including interiors	133 Smith Street	Lot 1, DP 1009898	Local	I-24-630
Summer Hill	Flats, including interiors	139 Smith Street	Lot 4, DP 534746	Local	I-24-631
Summer Hill	Houses, including interiors	154–156 Smith Street	Lot 1, DP 177837; Lot 1, DP 126493	Local	I-24-632
Summer Hill	Flats, including interiors	159 Smith Street	Lots 1-10 and CP/SP 92110	Local	I-24-633

Summer Hill	Houses—group of two, including interiors	160–162 Smith Street	Lots A and B, DP 374153	Local	I-24-634
Summer Hill	House, including interiors	164 Smith Street	Lot 1, DP 960103	Local	I-24-635
Summer Hill	Flats, including interiors	168 Smith Street	Lot B, DP 337480	Local	I-24-636
Summer Hill	Flats, including interiors	169 Smith Street	Lots 1–4, SP 16084	Local	I-24-637
Summer Hill	Houses—group of five, including interiors	176, 178, 180, 182 and 184 Smith Street	Lots 14 and 15, Section A, DP 249; Lot A, DP 344430; Lot A, DP 404764; Lot A, DP 404518	Local	I-24-638
Summer Hill	House, including interiors	192 Smith Street	Lot B, DP 347318	Local	I-24-639
Summer Hill	House, including interiors	194 Smith Street	Lot 4, DP 1492	Local	I-24-640
Summer Hill	House, including interiors	196 Smith Street	Lot 3, DP 1492	Local	I-24-641
Summer Hill	House, including interiors	198 Smith Street	Lot 2, DP 1492	Local	I-24-642
Summer Hill	House, including interiors	200 Smith Street	Lot 1, DP 656192	Local	I-24-643
Summer Hill	Flats, including interiors	1 Sunning Place	Lot 3, DP 18093	Local	I-24-644
Summer Hill	Flats, including interiors	3 Sunning Place	Lot 5, DP 18093	Local	I-24-645
Summer Hill	Flats, including interiors	5 Sunning Place	Lots 1–4 and CP/SP 43421	Local	I-24-646
Summer Hill	Flats, including interiors	6 Sunning Place	Lot 8, DP 18093	Local	I-24-647
Summer Hill	Flats, including interiors	7 Sunning Place	Lots 1–6 and CP/SP 99475	Local	I-24-648
Summer Hill	Houses—group of two, including interiors	6–8 Teakle Street	Lot 1, DP 916051; Lot 1, DP 538647	Local	I-24-649
Summer Hill	House, including interiors	7 Teakle Street	Lot 1, DP 901474	Local	I-24-650
Summer Hill	House, including interiors	2 Wellesley Street	Lot 4, Section 9, DP 700	Local	I-24-651
Summer Hill	House, including interiors	4 Wellesley Street	Lot 3, Section 9, DP 700	Local	I-24-652
Summer Hill	House, including interiors	6 Wellesley Street	Lot 1, DP 115460	Local	I-24-653
Summer Hill	House, including interiors	8 Wellesley Street	Lot 1, DP 130639	Local	I-24-654
Summer Hill	House, including interiors	10 Wellesley Street	Lot 8, Section 4, DP 700	Local	I-24-655
Summer Hill	House, including interiors	12 Wellesley Street	Lot 7, Section 4, DP 700	Local	I-24-656
Summer Hill	House, including interiors	14 Wellesley Street	Lot 6, Section 4, DP 700	Local	I-24-657
Summer Hill	House, including interiors	16 Wellesley Street	Lot 5, Section 4, DP 700	Local	I-24-658
Summer Hill	House, including interiors	18 Wellesley Street	Lot 4, Section 4, DP 700	Local	I-24-659
Summer Hill	House, including interiors	20 Wellesley Street	Lot 3, Section 4, DP 700	Local	I-24-660

Summer Hill	House, including interiors	22 Wellesley Street	Lot 2, DP 981690	Local	I-24-661
Summer Hill	House, including interiors	24 Wellesley Street	Lot 1, DP 981690	Local	I-24-662
Summer Hill	Terrace of three houses, including interiors	26, 28 and 30 Wellesley Street	Lots A - C, DP 439008	Local	I-24-663
Summer Hill	Semi-detached houses, including interiors	32-34 Wellesley Street	Lots C and D, DP 441971	Local	I-24-664
Summer Hill	Semi-detached houses, including interiors	36-38 Wellesley Street	Lots A and B, DP 441971	Local	I-24-665
Summer Hill	House, including interiors	40 Wellesley Street	Lot 1, DP 120034	Local	I-24-666
Summer Hill	House, including interiors	42 Wellesley Street	Lot 1, DP 900487	Local	I-24-667
Summer Hill	House, including interiors	44 Wellesley Street	Lot 1, Section 3, DP 700	Local	I-24-668
Sydenham	Brick kerb and sandstone kerb guttering	George Street, Henry Street, Park Road, Park Lane, Railway Lane, Rowe Lane, Reilly Lane and Stewart Lane	Road reserve	Local	I-25-284
Sydenham	Victorian filigree terrace and engineering workshop at rear, including interiors	88 George Street	Lot 7, Section J, DP 898	Local	I-25-285
Sydenham	Sydenham Railway Station group	Illawarra railway /Gleeson Avenue/ Railway Parade/ Burrows Street	Lot 11, DP 862287	State	I-25-286
Sydenham	Victorian filigree style sandstone faced residence, including interiors	3-47 Railway Road (part only)	Lot 3, DP 878225	Local	I-25-288
Sydenham	Fomer St Mary and St Mina Coptic Orthodox Church	24A Railway Road	Lots 82-84, DP 750	Local	I-25-289
Sydenham	General Gordon Hotel, including interiors	20 Swain Street (corner Burrows Avenue)	Lot 1, DP 630174	Local	I-25-290
Sydenham	St Peters Town Hall, including interiors	39 Unwins Bridge Road	Lots 1 and 2, DP 976769	Local	I-25-291
Sydenham	Gothic and Italianate house—"Carthness", including interiors	41 Unwins Bridge Road	Lot 4, DP 59076	Local	I-25-292

Sydenham	Electricity substation No. 43 (whole site)	204 Unwins Bridge Road	Lot 18, Section H, DP 726	State	I-25-293
Tempe	Timber slab cottage, including interiors	44 Barden Street	Lot 1, DP 195769	State	I-26-294
Tempe	Group of stone houses and stone quarry, including interiors	1, 3, 11 and 13 Collins Street and 137 Unwins Bridge Road (and rear of 23–31 Toyer Street)	Lots 4, 5, 9 and 10, DP 1423; Lot 2, Section 13, DP 1551; Part SP98201 and the rear of Lots 1- 4, DP 339292; Lot 1, DP 308604; Lots 1, 2 and CP/SP 87147; Lot 1, DP 177653	Local	I-26-295
Tempe	Pair of sandstone semi-detached houses	31 and 33 Cook Street	Lots 1 and 2, DP 207322	Local	I-26-374
Tempe	Tempe Bus Depot site, including interiors	1B Gannon Street (also known as 745–763 Princes Highway) and 1 Tramway Street	Part Lot 1, DP 724918; Lot 1710, DP 1140035; Lot 1, DP 925726	Local	I-26-274
Tempe	Tempe Railway Station group, including interiors	Griffiths Street	Lot 1, DP 878290	State	I-26-296
Tempe	Former Methodist Chapel	47 Hart Street	Lot 1, DP 435146	Local	I-26-375
Tempe	Brick paving	Hillcrest Street and Hillcrest Lane	Road reserve	Local	I-26-297
Tempe	Victorian villa—“Lymmerston”, including interiors	22 Hillcrest Street	Lot 101, DP 703030	Local	I-26-298
Tempe	Victorian Italianate style villa—“Glenora”	6 Lymmerston Street	Lots 3 and 4, DP 1467	Local	I-26-377
Tempe	Potential archaeological site (including sandstone wall facing Berne Street)	370 Princes Highway	Lots 75 and 76, DP 1224416	Local	I-26-378
Tempe	Electricity substation No 200 (whole site)	589A Princes Highway	Lot 1, DP 313659	State	I-26-386
Tempe	Westpac Stores Department and Penfolds Wine Cellars (former), including interiors	688 and 728 Princes Highway (part only)	Lot A, DP 385209; Lot 1, DP 213101; Lot 2, DP 803493	Local	I-26-299
Tempe	Tempe Hotel, including interiors	735 Princes Highway	Lot 2, DP 33100	Local	I-26-300
Tempe	Former Commonwealth Bank—Inter- War functionalist style building	838 Princes Highway	Lot 1, DP 449862	Local	I-26-380



Tempe	Tempe Police Station (former), including interiors	846–854 Princes Highway	Lot 1, DP 783720	Local	I-26-301
Tempe	Riverview and Irish Harp Hotel, including interiors	898–904 Princes Highway	Lots 1 and 2, DP 124354	Local	I-26-302
Tempe	Federation style house—“Jane O’Brien’s House”	24 Quarry Street	Lot 15, Section 14, DP 60038	Local	I-26-376
Tempe	Morton Bay fig tree	43 South Street	Lot 41, DP1230719	Local	I-26-303
Tempe	Tempe Station Master’s cottage—former, including interiors	86 Station Street	Lot 21, DP 1053830	Local	I-26-304
Tempe	Group of 3 War Widow’s Houses—“Pozières” (No 4); “Coramie” (No 6); and “Messines” (No 8)	4, 6 and 8 Tramway Street	Lots 20-22, DP 8154	Local	I-26-381
Tempe	Electricity substation No 36 (front portion of site only - excludes rear lot)	11 Union Street	Lot 13, DP 6521	State	I-26-387
Tempe	Victorian Villa—“Hurlingham”, including interiors	60 Union Street	Lot 1, DP 127335	Local	I-26-305
Tempe	Former Church of Christ, now Siaofo (Tongan) Congregation Uniting Church	62 Union Street	Lot 1, DP 321816	Local	I-26-382
Tempe	Tempe Public and High Schools, including interiors	119 and 368 Unwins Bridge Road	Lots 1 and 2, DP 828095	Local	I-26-306
Tempe	Milford Haven—Colonial bungalow, including interiors	125 Unwins Bridge Road	Lot E, DP 311769	State	I-26-307
Tempe	Quarry Master’s residence	139 Unwins Bridge Road	Lot 3, Section 13, DP 1551	Local	I-26-383
Tempe / St. Peters	Kendrick Park	View Street	Lot 796, DP 752049; Lots 2, 3, 17 and 18, Section 19, DP 57638; Lot 1, DP 124369; Lot 1, DP 723865	Local	I-26-308
Tempe	Quarry Cliff Face Wells Avenue and Edgar Street	Opposite 3–15 Wells Avenue, rear property boundaries of 11–21 Edgar Street and along north-eastern boundary of 135 Unwins Bridge Road	Lot B, DP 386161; Lot C, DP 396603; Lots 1–4, DP 7716; Lot 1, Section 13, DP 1551	Local	I-26-311

## Part 2 - Heritage Conservation Areas

Suburb	Name of heritage conservation area	Identification on Heritage Map	Significance
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Annandale	Annandale Heritage Conservation Area	Shown by red hatching and labelled 'C-01-1'	Local
Ashfield	Ambleside and Holwood Heritage Conservation Area	Shown by red hatching and labelled 'C-03-1'	Local
Ashfield	Eccles Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-2'	Local
Ashfield	Farleigh Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-3'	Local
Ashfield	Goodwin Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-4'	Local
Ashfield	Hampden Street and King Street Heritage Conservation Area	Shown by red hatching and labelled 'C-03-6'	Local
Ashfield	Harland Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-7'	Local
Ashfield	Ilford Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-9'	Local
Ashfield	Miller Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-10'	Local
Ashfield	Mountjoy Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-11'	Local
Ashfield	Murrell Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-12'	Local
Ashfield	Federal-Fyle Heritage Conservation Area	Shown by red hatching and labelled 'C-03-13'	Local
Ashfield	Park Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-14'	Local
Ashfield	Rectory Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-15'	Local
Ashfield	Richmond Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-16'	Local
Ashfield	Rose Street Heritage Conservation Area	Shown by red hatching and labelled 'C-03-17'	Local
Ashfield	Service Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-18'	Local
Ashfield	Somerville Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-19'	Local
Ashfield	Taringa Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-20'	Local
Ashfield	Tintern Road Heritage Conservation Area	Shown by red hatching and labelled 'C-03-21'	Local
Ashfield	Victoria Square Heritage Conservation Area	Shown by red hatching and labelled 'C-03-23'	Local
Ashfield	Webbs Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-03-24'	Local
Ashfield	Hammond Park Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-03-30'	Local
Ashfield	Lucy Street Heritage Conservation Area	Shown by red hatching and labelled 'C-03-34'	Local
Ashfield	The Ranch Heritage Conservation Area	Shown by red hatching and labelled 'C-03-37'	Local
Balmain	Waterview Estate Heritage Conservation Area	Shown by red hatching and labelled 'C-04-5'	Local
Balmain	Iron Cove Heritage Conservation Area	Shown by red hatching and labelled 'C-04-6'	Local

Balmain	The Valley Heritage Conservation Area	Shown by red hatching and labelled-'C-04-7'	Local
Balmain East	Balmain East Heritage Conservation Area	Shown by red hatching and labelled-'C-05-3'	Local
Birchgrove	Town of Waterview Heritage Conservation Area	Shown by red hatching and labelled-'C-06-4'	Local
Birchgrove	Birchgrove and Ballast Point Road Heritage Conservation Area	Shown by red hatching and labelled-'C-06-8'	Local
Camperdown	Hopetoun-Roberts-Federation Streets Heritage Conservation Area	Shown by red hatching and labelled-'C-07-9'	Local
Camperdown	Camperdown Park Heritage Conservation Area	Shown by red hatching and labelled-'C-07-10'	Local
Camperdown/ Newtown	North Kingston Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-07-11'	Local
Croydon	Birriga Road Heritage Conservation Area	Shown by red hatching and labelled-'C-08-26'	Local
Croydon	Bridges Avenue Heritage Conservation Area	Shown by red hatching and labelled-'C-08-27'	Local
Croydon	Edwin Street North Heritage Conservation Area	Shown by red hatching and labelled-'C-08-28'	Local
Croydon	Gads Hill Heritage Conservation Area	Shown by red hatching and labelled-'C-08-29'	Local
Croydon	Howe's Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-08-31'	Local
Croydon	Ivanhoe Heritage Conservation Area	Shown by red hatching and labelled-'C-08-32'	Local
Croydon	Lang Street Heritage Conservation Area	Shown by red hatching and labelled-'C-08-33'	Local
Croydon	Rathgael Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-08-35'	Local
Croydon	Wetherill Street Heritage Conservation Area	Shown by red hatching and labelled-'C-08-38'	Local
Croydon Park	Goodlet Heritage Conservation Area	Shown by red hatching and labelled-'C-09-39'	Local
Croydon Park	Hillside Heritage Conservation Area	Shown by red hatching and labelled-'C-09-40'	Local
Dulwich Hill	The Abergeldie Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-10-1'	Local
Dulwich Hill	Dulwich Hill Commercial Precinct Heritage Conservation Area	Shown by red hatching and labelled-'C-10-28'	Local
Dulwich Hill	South Dulwich Hill Heritage Conservation Area	Shown by red hatching and labelled-'C-10-29'	Local
Dulwich Hill	Hoskins Park & Environs Heritage Conservation Area	Shown by red hatching and labelled-'C-10-36'	Local
Enmore	Enmore-House Heritage Conservation Area	Shown by red hatching and labelled-'C-11-13'	Local
Enmore	Camden Street and James Street Heritage Conservation Area	Shown by red hatching and labelled-'C-11-38'	Local
Haberfield	Haberfield Heritage Conservation Area (nominated area of State significance)	Shown by red hatching and labelled-'C-12-42'	Local

Hurlstone Park	Hillcot Street Heritage Conservation Area	Shown by red hatching and labelled-'C-13-5'	Local
Leichhardt	Parramatta Road Heritage Conservation Area	Shown by red hatching and labelled-'C-14-2'	Local
Leichhardt	Albert Street Heritage Conservation Area	Shown by red hatching and labelled-'C-14-9'	Local
Leichhardt	Excelsior Subdivision Heritage Conservation Area	Shown by red hatching and labelled-'C-14-10'	Local
Leichhardt	Leichhardt Street/Stanley Street Heritage Conservation Area	Shown by red hatching and labelled-'C-14-11'	Local
Leichhardt	Scarvell Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-14-12'	Local
Leichhardt	Whaleyborough Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-14-13'	Local
Leichhardt	Wetherill Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-14-14'	Local
Lewisham	Lewisham Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-15-26'	Local
Lilyfield	Austenham Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-16-15'	Local
Lilyfield	Brennan's Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-16-16'	Local
Lilyfield	Campbell Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-16-17'	Local
Marrickville	Llewellyn Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-17-14'	Local
Marrickville	Norwood Park Estate-Heritage Conservation Area	Shown by red hatching and labelled-'C-17-19'	Local
Marrickville	Porter's Brickworks Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-17-24'	Local
Marrickville	Civic Precinct Heritage Conservation Area	Shown by red hatching and labelled-'C-17-30'	Local
Marrickville	David Street Heritage Conservation Area	Shown by red hatching and labelled-'C-17-31'	Local
Marrickville	Inter-War Heritage Conservation Area Group—Hollands Avenue; Jocelyn Avenue and Woodbury Street	Shown by red hatching and labelled-'C-17-35'	Local
Newtown	King Street and Enmore Road Heritage Conservation Area	Shown by red hatching and labelled-'C- <del>18</del> 19-2'	Local
Newtown	Enmore-Newtown Heritage Conservation Area	Shown by red hatching and labelled-'C- <del>18</del> 19-12'	Local
Newtown	Holmwood Estate Heritage Conservation Area	Shown by red hatching and labelled-'C- <del>18</del> 19-15'	Local
Petersham	Petersham North Heritage Conservation Area	Shown by red hatching and labelled-'C-20-3'	Local
Petersham	Railway Street (Petersham) Heritage Conservation Area	Shown by red hatching and labelled-'C-20-4'	Local
Petersham/ Camperdown / Stanmore	Parramatta Road Commercial Precinct Heritage Conservation Area	Shown by red hatching and labelled-'C-20-5'	Local
Petersham	Petersham South (Norwood Estate) Heritage Conservation Area	Shown by red hatching and labelled-'C-20-18'	Local

Petersham	Audley Street South (Bayswater Estate) Heritage Conservation Area	Shown by red hatching and labelled-'C-20-20'	Local
Petersham	Rathlin Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-20-21'	Local
Petersham	Morgan Street Heritage Conservation Area	Shown by red hatching and labelled-'C-20-22'	Local
Petersham	Jarvie Avenue Heritage Conservation Area	Shown by red hatching and labelled-'C-20-23'	Local
Petersham	Petersham Commercial Precinct Heritage Conservation Area	Shown by red hatching and labelled-'C-20-25'	Local
Petersham	Hordern Avenue Heritage Conservation Area	Shown by red hatching and labelled-'C-20-27'	Local
Rozelle	Easton Park Heritage Conservation Area	Shown by red hatching and labelled-'C-21-18'	Local
Rozelle	Hornsey Street Heritage Conservation Area	Shown by red hatching and labelled-'C-21-19'	Local
St Peters	Goodsell Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-22-16'	Local
St Peters	Lackey Street and Simpson Park Heritage Conservation Area	Shown by red hatching and labelled-'C-22-37'	Local
Stanmore	Annandale Farm Heritage Conservation Area	Shown by red hatching and labelled-'C-23-6'	Local
Stanmore	Kingston West Heritage Conservation Area	Shown by red hatching and labelled-'C-23-7'	Local
Stanmore	Cardigan Street Heritage Conservation Area	Shown by red hatching and labelled-'C-23-8'	Local
Stanmore	Kingston South Heritage Conservation Area	Shown by red hatching and labelled-'C-23-17'	Local
Summer Hill	Clover Hill Heritage Conservation Area	Shown by red hatching and labelled-'C-24-43'	Local
Summer Hill	Fleet Street Heritage Conservation Area	Shown by red hatching and labelled-'C-24-44'	Local
Summer Hill	Haig Avenue Heritage Conservation Area	Shown by red hatching and labelled-'C-24-45'	Local
Summer Hill	Lindsay-Louisa-Short Heritage Conservation Area	Shown by red hatching and labelled-'C-24-46'	Local
Summer Hill	North Summer Hill Heritage Conservation Area	Shown by red hatching and labelled-'C-24-47'	Local
Summer Hill	Oaklands Avenue Heritage Conservation Area	Shown by red hatching and labelled-'C-24-48'	Local
Summer Hill	Prospect Hall Heritage Conservation Area	Shown by red hatching and labelled-'C-24-49'	Local
Summer Hill	Prospect Road-Smith Street Heritage Conservation Area	Shown by red hatching and labelled-'C-24-50'	Local
Summer Hill	Quarantine Ground Heritage Conservation Area	Shown by red hatching and labelled-'C-24-51'	Local
Summer Hill	Summer Hill Central Heritage Conservation Area	Shown by red hatching and labelled-'C-24-52'	Local
Summer Hill	Tavistock Estate Heritage Conservation Area	Shown by red hatching and labelled-'C-24-53'	Local
Summer Hill	Teakle Street Heritage Conservation Area	Shown by red hatching and labelled-'C-24-54'	Local
Summer Hill	Trafalgar Square Heritage Conservation Area	Shown by red hatching and labelled-'C-24-55'	Local

Tempe	Collins Street Heritage Conservation Area	Shown by red hatching and labelled 'C-26-32'	Local
Tempe	Wells Avenue Heritage Conservation Area	Shown by red hatching and labelled 'C-26-33'	Local
Tempe	Stanley Street Heritage Conservation Area	Shown by red hatching and labelled 'C-26-34'	Local

## Part 3 - Archaeological Sites

Suburb	Item name	Address	Property Description	Significance	Item No.
Balmain	Gladstone Park Reservoir	Booth Street	Part Lot 1, DP 724348	Local	A-04-1
Birchgrove	Former Morts Dock	Cameron Street (Mort Bay Park)	Lots 22-23 and 26 DP 1031154; Lots 4,6,8,10,15,17-18 and 20, DP 748753	State	A-06-5
Birchgrove	Balmain to Greenwich Electric Cable Tunnel, including interiors	146A and 146B Louisa Road	Lots 11-12, DP 839246	State	A-06-2
Birchgrove	Aboriginal midden and rock shelter	144 Louisa Road	Lot 1, DP 235461	Local	A-06-4
Birchgrove	Aboriginal middens and rock shelter	Numa Street (public reserve)	Lot 1, DP 573639	Local	A-06-8
Birchgrove	Aboriginal middens and rock shelter	7 Numa Street	Lot 2, DP 618100	Local	A-06-6
Birchgrove	Aboriginal middens and rock shelter	9 Numa Street	Lot 1, DP 618100	Local	A-06-7
Birchgrove	(Balmain) Birchgrove Colliery, including interiors	2-8 Water Street	Lot 6, DP 270149; 1-30, and CP/SP 56650; Lots 1-93, and CP/SP 56231; Lots 1-18, and CP/SP 56649	Local	A-06-9
Camperdown	Kingston Fowlers Pottery Archaeological site	139-143 Parramatta Road, 43 Australia Street, Derby Place, 32-36 and 27-35 Denison Street, Part of Denison Street, Part of Australia Street	Lots 2 DP 1183831; Lots 1-8, DP 1078125; Lot 1 DP 818033; Derby Place; Part of Denison Street; Part of Australia Street	Local	A-07-1
Enmore	Enmore House Archaeological site	23-47 Metropolitan Road and part of Metropolitan Road	Lot 1, DP 909931; Lot 1, DP 909251; Lot 1, DP 910380; Lots 88, 89, 92-96, Section 2, DP 1166; Lot A, DP 188568; Lots X and Y, DP 438282	Local	A-11-2
Lewisham	Former Petersham Cemetery Archaeological site	Part of 2B West Street, part of 3 Thomas Street, part of pedestrian walkway between Thomas Street and West Street on the northern side of the railway line and part of West Street	Lot 1, DP 1116995; Lot 22, DP 827632; Part of pedestrian walkway between Thomas Street and West Street and part of West Street	Local	A-15-3
Marrickville	Harnleigh Archaeological site	6A Harnett Avenue, 3 Roach Street, 2-6 Roach Street, 7A Roach Street and part of Roach Street	Lots 13-15, DP 1733; Part of Roach Street; Lots 2-3, DP 309439; Lot 1, DP 920687; Lot 1, DP 923334; SP 95348	Local	A-17-4
Marrickville	The Warren Archaeological site	54-68 Premier Street, 2-22 Mansion Street, 1-17 and 2-18 Richards	Lots 1-22, Section A, DP 10854; Lots 1-7 and 10-24, Section B, DP	Local	A-17-5

		Avenue, 1-3 Holts Crescent, 1-21 McGowan Avenue, and 47A Thornley Street (Richardsons Lookout)	10854; Lots 1 and 2, DP 1116566; Lots 1, 3, 4 and 5, DP 582062; Richards Avenue; Holts Crescent and McGowan Avenue		
	Newtown	St Stephen's Cemetery Archaeological site	187 Church Street	Lot 1, DP 137465; Lot 596 DP 752049	Local A- <del>4819</del> -09
	Newtown	Bello Retiro Archaeological site	1-15 Darley Street, part of Darley Lane, Maria Lane and 2A- 8 Wells Street	Lot 91, DP 703535; Lots 1-18 and CP/SP 16402; Lot D, DP 333571; Lots 1 and 2, DP 608046; Lots 1 and 2, DP 222322; Lot 1, DP 912464; Lot 1, DP 921768	Local A- <del>4819</del> -10
	Newtown	Holmwood Archaeological site	13, 13A, 15A and 15 Dickson Street	Lots 30-35, Section B, DP 2569	Local A- <del>4819</del> -11
	Newtown	Brady's House and Enmore Town Archaeological site	59-81 Enmore Road and part of Wilford Lane	Lot 11, DP 1152825; Lots 1-34 and CP/SP 83565; Lot F, DP 443979; Lots 1, 2 and 4, DP 571460; Lot 31, DP 808310	Local A- <del>4819</del> -6
	Newtown	Stanmore House Archaeological site	88-92 Enmore Road	Lots 50, 51 and 52, DP 3605	Local A- <del>4819</del> -7
	Newtown	Thurnbey Archaeological site	1-13 Phillip Street	Lots A, and B, DP 437310; Lot 1-2, DP 1207441; Lots 4-7, Section 2, DP 6051	Local A- <del>4819</del> -8
	Newtown	Reibey House Archaeological site	31-35 Station Street	Lots 1-64 and CP/ SP 13845	Local A- <del>4819</del> -12
	Newtown	Camden Villa Archaeological site	95-141 Station Street, 118-158 Station Street and part of Station Street	Lots 1-9, DP 710339; Lot 1, DP 1204809; Lots 1 and 2, DP 524203; Lots 21, 26-28, 30-36 and 40-49, DP 2257; Lots 1-3, DP 107405; Lot 2, DP 318357; Lot 1, DP 1130043; Lot 2, DP 340460; Lots 1 and 2, DP 597665; Lots 1-5, DP 108211; Lot 1, DP 908073; Lot 29, DP 660892; Lot 1-2 and CP/SP 85515; and part of Station Street	Local A- <del>4819</del> -13
	Petersham	Sydenham House Archaeological site	67-77 New Canterbury Road and 31 Gordon Street	Lots A, B, C, D, E and F, DP 27818; Lot 10, DP 717391	Local A- <del>4920</del> -14
	Petersham	Sarah Dell Archaeological site	620 Parramatta Road	Lot 1, DP 826604	Local A- <del>4920</del> -15



Petersham/ Lewisham	Petersham House Archaeological site	5A Railway Terrace and Part 29 West Street	Lot 1-3, DP 1031741; Lot 3, Section 1, DP 240; Lot 1, DP 901965	Local	A- <del>4920</del> -16
Petersham	Terminus Cottage Archaeological site	21-27 Searl Street and part of Searl Street	Lot 1, DP 186558; Lot 1, DP 190030; Lots A and B, DP 370545	Local	A- <del>4920</del> -17
St Peters	Finningham Archaeological site	176 Princes Highway	Lot 6, DP 818380	Local	A-22-21
St Peters	St Peters Church of England and Cemetery	187 Princes Highway	Part Lot 1, DP 233214	Local	A-22-22
St Peters	Petersleigh Archaeological site	310 Princes Highway	Lot 1, DP 788037	Local	A-22-23
St Peters	Heathcote Archaeological site	340 Princes Highway (corner Canal Road)	Lots 4-8, DP 1224273	Local	A-22-24
St Peters	Nun-Cotnook Archaeological site	364-370 Princes Highway	Lots 75-77, DP 1224416	Local	A-22-25
St Peters	The Poffle Archaeological site	750 Princes Highway	Lot 75, DP 1231263	Local	A-22-29
St Peters	Silversleigh Archaeological site	9 Unwins Bridge Road	Lot 1, DP 1002775	Local	A-22-26
Stanmore	Annandale House Archaeological site	68-116 Albany Road, <del>part of Percival Avenue, part of Albany Lane, 79-117 Macaulay Road, part of Macaulay Road, part of Northumberland Lane West and 40-66 Northumberland Avenue</del>	Part of Percival Avenue; Part of Macaulay Lane; Part of Macaulay Road; Part of Northumberland Lane West; Lots 11-35, Section Z, DP 4705; Lots 49-61, Section Z, DP 4705; Lots 65-66, Section Z, DP 4705; Lots 71-73, Section Z, DP 4705; Lot 1, DP 608994; Lots 1-2, DP 531394; <del>Lots 1-2, DP 703401; Lot 1-2, DP 703402; Lot 1-2, DP 364590; Lot X and Y, DP 107183; Lot L and M, DP 1417781; Lot X and Y, DP 442725; Lot 1-2, DP 106639</del>	Local	A- <del>2423</del> -18
Stanmore	Woerden Archaeological site	80 Cambridge Street and Merchant Street	Lot 41, DP 739919; Lot 3, DP 554452	Local	A- <del>2423</del> -19
Stanmore	Newington Archaeological site	244 Stanmore Road	Lot 8, DP 710369	Local	A- <del>2423</del> -20

Sydenham	The Grove Archaeological site	1-45 George Street and 2-52 Yelverton Street	Lot 1, DP 430105; Lots 1-4, DP 33496; Lots E, F, G and H, DP 441008; Lots A, B, C and D, DP 34202; Lots 1-12, DP 438533; Lot 1, DP 971187; Lot 1, DP 971075; Lot 1, DP 97gannon'0798; Lots 20-39, DP 1224689	Local	A- <del>2425</del> -27
Sydenham	Tivoli Archaeological site	42 Reilly Lane, Land in and around Hilton Avenue and Railway Lane	Lots 1-7, DP 16124; Lot 1, DP 129216; Hilton Avenue; Lot 3, DP 841307; Part of Railway Lane	Local	A- <del>2425</del> -28
Tempe	Bellevue Archaeological site	5-7 Bellevue Street	Lots 101 and 102, DP 1149125	Local	A- <del>2526</del> -29
Tempe	Marionette Archaeological site	1-15 Lymerton Street and 2A-26 Samuel Street	Lots 13, 14, 17-25 and 27-31, DP 3906; Lot 1, DP 972373; Lot 16, DP 658553; Lot 1, DP 1031603; Lot 26, DP 667388	Local	A- <del>2526</del> -30
Tempe	Gannon's Inn Archaeological site	765- <del>779-773</del> Princes Highway, 8 Gannon Lane and Gannon Lane	Lots A, <del>B</del> and C, DP 173539; Lots A and B, DP 322409; <del>Lot 1, DP 1116622</del> ; Gannon Lane	Local	A- <del>2526</del> -32

## Schedule 6 Pond-based and tank-based aquaculture

(Clause 5.19)

### Part 1 Pond-based and tank-based aquaculture

#### Division 1 Site location requirements

##### 1 Conservation exclusion zones

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water:
  - (a) land declared an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,
  - (b) vacant Crown land,
  - (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.
- (2) Must not be carried out on the following land, except for the purposes of minimal infrastructure to support the extraction of water from, and discharge of water to, the land concerned:
  - (a) land declared as an aquatic reserve under the *Marine Estate Management Act 2014*,
  - (b) land declared as a marine park under the *Marine Estate Management Act 2014*.

**Note.** Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

#### Division 2 Operational requirements

##### 2 Species selection

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

##### 3 Pond-based aquaculture that is also intensive aquaculture—pond design

For pond-based aquaculture that is also intensive aquaculture—ponds must be capable of being drained or pumped and then completely dried.

##### 4 Pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—freshwater discharges

For pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—no discharge of freshwater used to intensively cultivate or keep fish to natural waterbodies or wetlands is permitted, except freshwater discharge from open flow through systems.

##### 5 Outlets from culture ponds etc

All outlets from culture ponds, tanks and other culture facilities must be screened to avoid the escape of fish.

##### 6 Definition

In this Division:

*intensive aquaculture* has the same meaning as it has in the *Fisheries Management (Aquaculture) Regulation 2017*.

26 May 2020

## Part 2 Extensive pond-based aquaculture

### Division 1 Site location requirements

#### 7 Conservation exclusion zones

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water:
  - (a) land declared an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,
  - (b) vacant Crown land,
  - (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.

**Note.** Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

#### 8 Flood liability

Must be designed or constructed on land so that it will not be inundated by the discharge of a 1:100 ARI (average recurrent interval) flood event.

### Division 2 Operational requirements

#### 9 Species selection

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

#### 10 Pond design

- (1) Must not require the construction of new ponds, water storages, dams or buildings.
- (2) Must not be located on permanent watercourses, creeks, billabongs or isolated outreaches of creeks or rivers.
- (3) Must be capable of preventing the escape of stock into natural waterbodies or wetlands.

#### 11 Culture water

Must use freshwater.

## Dictionary

(Clause 1.4)

**Aboriginal object** means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

**Aboriginal place of heritage significance** means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the *Heritage Map*, that is:

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

**Note.** The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.

**acid sulfate soils** means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

**Acid Sulfate Soils Manual** means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

**advertisement** has the same meaning as in the Act.

**Note.** The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

**advertising structure** has the same meaning as in the Act.

**Note.** The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

**affordable housing** has the same meaning as in the Act.

**Note.** The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

**agricultural produce industry** means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

**Note.** Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

**agriculture** means any of the following:

- (a) aquaculture,

- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

**Note.** Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

**air transport facility** means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

**airport** means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

**Note.** Airports are a type of **air transport facility**—see the definition of that term in this Dictionary.

**airstrip** means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

**amusement centre** means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

**animal boarding or training establishment** means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

**aquaculture** has the same meaning as in the *Fisheries Management Act 1994*. It includes oyster aquaculture, pond-based aquaculture and tank-based aquaculture.

**Note.** Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**archaeological site** means a place that contains one or more relics.

**artisan food and drink industry** means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following:

- (a) a retail area for the sale of the products,
- (b) a restaurant or cafe,
- (c) facilities for holding tastings, tours or workshops.

**Note.** See clause 5.4 for controls in industrial or rural zones relating to the retail floor area of an artisan food and drink industry.

Artisan food and drink industries are a type of **light industry**—see the definition of that term in this Dictionary.

**attached dwelling** means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

**Note.** Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**attic** means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

**backpackers' accommodation** means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

**Note.** Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**basement** means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

**bed and breakfast accommodation** means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

**Note.** See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation.

**Bed and breakfast accommodation** is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**bee keeping** means a building or place used for the keeping and breeding of bees for commercial purposes.

**Note.** Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

**biodiversity** or **biological diversity** means the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.

**biosolids treatment facility** means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

**Note.** Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

**boarding house** means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

**Note.** Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**boat building and repair facility** means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

**boat launching ramp** means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

**boat shed** means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

**brothel** has the same meaning as in the Act.

**Note.** This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

**building** has the same meaning as in the Act.

**Note.** The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

**building height** (or **height of building**) means:

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

**building identification sign** means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

**Note.** Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

**building line** or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- (a) a building wall, or
- (b) the outside face of any balcony, deck or the like, or
- (c) the supporting posts of a carport or verandah roof,

whichever distance is the shortest.

**bush fire hazard reduction work** has the same meaning as in the *Rural Fires Act 1997*.

**Note.** The term is defined as follows:

**bush fire hazard reduction work** means:

- (a) the establishment or maintenance of fire breaks on land, and



(b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire, but does not include construction of a track, trail or road.

**bush fire prone land** has the same meaning as in the Act.

**Note.** The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 146 (2) of the Act.

**bush fire risk management plan** means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

**business identification sign** means a sign:

(a) that indicates:

(i) the name of the person or business, and

(ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

**Note.** Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

**business premises** means a building or place at or on which:

(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or

(b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

**Note.** Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**camping ground** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

**canal estate development** means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either:

(a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to:

(i) dwellings that are permitted on rural land, and

(ii) dwellings that are used for caretaker or staff purposes, or

(b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

**car park** means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

**caravan park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

**catchment action plan** has the same meaning as in the *Catchment Management Authorities Act 2003*.

**Note.** The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the *Catchment Management Authorities Act 2003*.

**cellar door premises** means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

**Note.** Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**cemetery** means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

**centre-based child care facility** means:

(a) a building or place used for the education and care of children that provides any one or more of the following:

- (i) long day care,
- (ii) occasional child care,
- (iii) out-of-school-hours care (including vacation care),
- (iv) preschool care, or

(b) an approved family day care venue (within the meaning of the *Children (Education and Care Services) National Law (NSW)*),

**Note.** An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the *Children (Education and Care Services) National Law (NSW)*) is provided.

but does not include:

- (c) a building or place used for home-based child care or school-based child care, or
- (d) an office of a family day care service (within the meanings of the *Children (Education and Care Services) National Law (NSW)*), or
- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- (g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or

(h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

**charter and tourism boating facility** means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

**classified road** has the same meaning as in the *Roads Act 1993*.

**Note.** The term is defined as follows:

**classified road** means any of the following:

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See *Roads Act 1993* for meanings of these terms.)

**clearing native vegetation** has the same meaning as in Part 5A of the *Local Land Services Act 2013*.

**clearing vegetation** has the same meaning as in *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

**coastal hazard** has the same meaning as in the *Coastal Management Act 2016*.

**coastal lake** means a body of water identified in Schedule 1 to *State Environmental Planning Policy (Coastal Management) 2018*.

**coastal protection works** has the same meaning as in the *Coastal Management Act 2016*.

**coastal waters of the State**—see section 58 of the *Interpretation Act 1987*.

**coastal zone** has the same meaning as in the *Coastal Management Act 2016*.

**commercial premises** means any of the following:

- (a) business premises,
- (b) office premises,
- (c) retail premises.

**community facility** means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

**community land** has the same meaning as in the *Local Government Act 1993*.

**correctional centre** means:

(a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and

(b) any premises declared to be a detention centre by an order in force under section 5 (1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

**Council** means the Inner West Council.

**crematorium** means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

**Crown reserve** means:

(a) a reserve within the meaning of Part 5 of the *Crown Lands Act 1989*, or

(b) a common within the meaning of the *Commons Management Act 1989*, or

(c) lands within the meaning of the *Trustees of Schools of Arts Enabling Act 1902*,

but does not include land that forms any part of a reserve under Part 5 of the *Crown Lands Act 1989* provided for accommodation.

**curtilage**, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

**dairy (pasture-based)** means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

**Note.** Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

**dairy (restricted)** means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

**Note.** Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**demolish**, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

**depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

**drainage** means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

**dual occupancy** means a dual occupancy (attached) or a dual occupancy (detached).

**Note.** Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**dual occupancy (attached)** means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

**Note.** Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

**dual occupancy (detached)** means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

**Note.** Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

**dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

**dwelling house** means a building containing only one dwelling.

**Note.** Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**early education and care facility** means a building or place used for the education and care of children, and includes any of the following:

- (a) a centre-based child care facility,
- (b) home-based child care,
- (c) school-based child care.

**earthworks** means excavation or filling.

**ecologically sustainable development** has the same meaning as in the Act.

**eco-tourist facility** means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

**Note.** See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**educational establishment** means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

**electricity generating works** means a building or place used for the purpose of making or generating electricity.

**emergency services facility** means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

**emergency services organisation** means any of the following:

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

**entertainment facility** means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

**environmental facility** means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

**environmental protection works** means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

**estuary** has the same meaning as in the *Water Management Act 2000*.

**Note.** The term is defined as follows:

**estuary** means:

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
- (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
- (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary,

but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

**excavation** means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

**exhibition home** means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

**exhibition village** means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

**extensive agriculture** means any of the following:

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock,
- (c) bee keeping,
- (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals.

**Note.** Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**extractive industry** means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

**Note.** Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

**extractive material** means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

**farm building** means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

**farm stay accommodation** means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

**Note.** See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**feedlot** means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, but does not include a poultry farm, dairy or pig farm.

**Note.** Feedlots are a type of **intensive livestock agriculture**. Intensive livestock agriculture does not include **extensive agriculture**. See the definitions of those terms in this Dictionary.

**fill** means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include:

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

**filming** means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include:

- (a) still photography, or
- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

**fish** has the same meaning as in the *Fisheries Management Act 1994*.

**Note.** The term is defined as follows:

#### Definition of "fish"

(1)

**Fish** means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).

(2)

**Fish** includes:

- (a) oysters and other aquatic molluscs, and
- (b) crustaceans, and
- (c) echinoderms, and
- (d) beachworms and other aquatic polychaetes.

(3)

**Fish** also includes any part of a fish.

(4)

However, **fish** does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

**flood mitigation work** means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

**floor space ratio**—see clause 4.5.



**Floor Space Ratio Map** means the Inner West Local Environmental Plan 2020 Floor Space Ratio Map.

**food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

**Note.** Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**Foreshore Building Line Map** means the Inner West Local Environmental Plan 2020 Foreshore Building Line Map.

**forestry** means forestry operations within the meaning of the *Forestry Act 2012* or Part 5B of the *Local Land Services Act 2013*.

**freight transport facility** means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

**function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

**funeral home** means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

**Note.** Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

**garden centre** means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a restaurant or cafe and the sale of any of the following:

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

**Note.** Garden centres are a type of **retail premises**—see the definition of that term in this Dictionary.

**general industry** means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

**Note.** General industries are a type of **industry**—see the definition of that term in this Dictionary.

**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and

- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

**ground level (existing)** means the existing level of a site at any point.

**ground level (finished)** means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

**ground level (mean)** means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

**group home** means a permanent group home or a transitional group home.

**Note.** Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**group home (permanent) or permanent group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

**Note.** Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

**group home (transitional) or transitional group home** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way

accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

**Note.** Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

**hardware and building supplies** means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

**Note.** Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**hazardous industry** means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality:

(a) to human health, life or property, or

(b) to the biophysical environment.

**Note.** Hazardous industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

**hazardous storage establishment** means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality:

(a) to human health, life or property, or

(b) to the biophysical environment.

**Note.** Hazardous storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**headland** includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

**health care professional** means any person registered under an Act for the purpose of providing health care.

**health consulting rooms** means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

**Note.** Health consulting rooms are a type of **health services facility**—see the definition of that term in this Dictionary.

**health services facility** means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

(a) a medical centre,

(b) community health service facilities,

- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

**heavy industrial storage establishment** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following:

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

**heavy industry** means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

**Note.** Heavy industries are a type of **industry**—see the definition of that term in this Dictionary.

**Height of Buildings Map** means the Inner West Local Environmental Plan 2020 Height of Buildings Map.

**helipad** means a place not open to the public used for the taking off and landing of helicopters.

**heliport** means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes:

- (a) a terminal building, or
- (b) facilities for the parking, storage or repair of helicopters.

**Note.** Heliports are a type of **air transport facility**—see the definition of that term in this Dictionary.

**heritage conservation area** means an area of land of heritage significance:

- (a) shown on the *Heritage Map* as a heritage conservation area, and
- (b) the location and nature of which is described in Schedule 5,

and includes any heritage items situated on or within that area.

**heritage conservation management plan** means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

**heritage impact statement** means a document consisting of:

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and

(c) proposals for measures to minimise that impact.

**heritage item** means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

**Note.** An inventory of heritage items is also available at the office of the Council.

**Direction.**

Heritage items must be shown on the *Heritage Map*.

**heritage management document** means:

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

**Heritage Map** means the Inner West Local Environmental Plan 2020 Heritage Map.

**heritage significance** means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

**high technology industry** means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,
- (h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

**Note.** High technology industries are a type of *light industry*—see the definition of that term in this Dictionary.

**highway service centre** means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following:

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,

- (e) rest areas and public amenities.

**home-based child care** means:

- (a) a family day care residence (within the meaning of the *Children (Education and Care Services) National Law (NSW)*), or

**Note.** A family day care residence is a residence at which a family day care educator educates and cares for children as part of a family day care service—see the *Children (Education and Care Services) National Law (NSW)*.

- (b) a dwelling used for the purposes of a home based education and care service (within the meaning of the *Children (Education and Care Services) Supplementary Provisions Act 2011*),

at which the education and care service is provided at any one time to no more than 7 children (including any child of the person providing the service) all of whom are under the age of 13 years and no more than 4 of whom are children who do not ordinarily attend school.

**home business** means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

**Note.** See clause 5.4 for controls relating to the floor area used for a home business.

**home industry** means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following:

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation or sex services premises.

**Note.** See clause 5.4 for controls relating to the floor area used for a home industry. Home industries are a type of **light industry**—see the definition of that term in this Dictionary.

**home occupation** means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the display of goods, whether in a window or otherwise, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

**home occupation (sex services)** means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

- (a) the employment of persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- (c) the exhibition of any signage, or
- (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include a home business or sex services premises.

**horticulture** means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

**Note.** Horticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**hospital** means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,

- (i) hospices,
- (j) mortuaries.

**Note.** Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

**hostel** means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

**Note.** Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**hotel or motel accommodation** means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,

but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

**Note.** Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**industrial activity** means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

**industrial retail outlet** means a building or place that:

- (a) is used in conjunction with an industry (other than an artisan food and drink industry) or rural industry, and
- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located,

but does not include a warehouse or distribution centre.

**Note.** See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.

**industrial training facility** means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

**industry** means any of the following:

- (a) general industry,
- (b) heavy industry,



(c) light industry,

but does not include:

(d) rural industry, or

(e) extractive industry, or

(f) mining.

**information and education facility** means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

**intensive livestock agriculture** means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following:

(a) dairies (restricted),

(b) feedlots,

(c) pig farms,

(d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

**Note.** Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**intensive plant agriculture** means any of the following:

(a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),

(b) horticulture,

(c) turf farming,

(d) viticulture.

**Note.** Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

**jetty** means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

**kiosk** means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

**Note.** See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

**Land Application Map** means the Inner West Local Environmental Plan 2020 Land Application Map.

**Land Reservation Acquisition Map** means the Inner West Local Environmental Plan 2020 Land Reservation Acquisition Map.

**Land Zoning Map** means the Inner West Local Environmental Plan 2020 Land Zoning Map.

**landscaped area** means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

**landscaping material supplies** means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

**Note.** Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**light industry** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry.

**Note.** Light industries are a type of **industry**—see the definition of that term in this Dictionary.

**liquid fuel depot** means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

**Note.** Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**livestock processing industry** means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackeries, tanneries, woolscours and rendering plants.

**Note.** Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

**local distribution premises** means a building or place used for the storage or handling of items (whether goods or materials) pending their delivery to people and businesses in the local area, but from which no retail sales are made.

**Note.** Local distribution premises are a type of **warehouse or distribution centre**—see the definition of that term in this Dictionary.

**Lot Size Map** means the Inner West Local Environmental Plan 2020 Lot Size Map.

**maintenance**, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

**marina** means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities:

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,
- (b) any facility for providing fuelling, sewage pump-out or other services for boats,
- (c) any facility for launching or landing boats, such as slipways or hoists,

(d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,

(e) any berthing or mooring facilities.

**market** means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

**Note.** Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

**mean high water mark** means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

**medical centre** means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

**Note.** Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

**mezzanine** means an intermediate floor within a room.

**mine** means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

**mine subsidence district** means a mine subsidence district proclaimed under section 15 of the *Mine Subsidence Compensation Act 1961*.

**mining** means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes:

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

**Note.** Mining is not a type of **industry**—see the definition of that term in this Dictionary.

**mixed use development** means a building or place comprising 2 or more different land uses.

**mooring** means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

**mooring pen** means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

**mortuary** means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

**moveable dwelling** has the same meaning as in the *Local Government Act 1993*.

**Note.** The term is defined as follows:

**moveable dwelling** means:

(a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or

(b) a manufactured home, or

(c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

**multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

**Note.** Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**native fauna** means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

**native flora** means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the *Fisheries Management Act 1994*.

**native vegetation** has the same meaning as in Part 5A of the *Local Land Services Act 2013*.

**navigable waterway** means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

**neighbourhood shop** means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.

**Note.** See clause 5.4 for controls relating to the retail floor area of neighbourhood shops. Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

**neighbourhood supermarket** means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area.

**Note.** See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets. Neighbourhood supermarkets are a type of **shop**—see the definition of that term in this Dictionary.

**nominated State heritage item** means a heritage item that:

(a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and

(b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

**non-potable water** means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

**offensive industry** means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note.** Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

**offensive storage establishment** means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

**Note.** Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

**office premises** means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

**Note.** Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**open cut mining** means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

**operational land** has the same meaning as in the *Local Government Act 1993*.

**oyster aquaculture** means the cultivation of any species of edible oyster for a commercial purpose.

**Note.** Oyster aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary.

**parking space** means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

**passenger transport facility** means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

**people who are socially disadvantaged** means:

- (a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or
- (b) people who require protection because of domestic violence or upheaval.

**people with a disability** means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.

**pig farm** means land that is used to keep or breed pigs for animal production, whether an indoor, outdoor, free-range or other type of operation.

**Note.** Pig farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**place of public worship** means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

**plant nursery** means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

**Note.** Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

**pond-based aquaculture** means aquaculture undertaken predominantly in ponds, raceways or dams (including any part of the aquaculture undertaken in tanks such as during the hatchery or depuration phases), but not including natural water-based aquaculture.

**Note.** Pond-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.

**port facilities** means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the *Ports and Maritime Administration Act 1995*:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

**potable water** means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

**poultry farm** means land that is used to keep or breed poultry for animal production, whether for meat or egg production (or both) and whether an indoor, outdoor, free-range or other type of operation.

**Note.** Poultry farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

**private open space** means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

**property vegetation plan** means a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* before the repeal of that Act (as continued in force by the regulations under the *Biodiversity Conservation Act 2016*).

**pub** means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

**Note.** Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**public administration building** means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

**public authority** has the same meaning as in the Act.

**public land** has the same meaning as in the *Local Government Act 1993*.

**Note.** The term is defined as follows:

**public land** means any land (including a public reserve) vested in or under the control of the council, but does not include:

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

**public reserve** has the same meaning as in the *Local Government Act 1993*.

**public utility undertaking** means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act;

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.

**rainwater tank** means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

**recreation area** means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

**recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

**recreation facility (major)** means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

**recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming

pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

**Reduced Level (RL)** means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

**registered club** means a club that holds a club licence under the *Liquor Act 2007*.

**relic** has the same meaning as in the *Heritage Act 1977*.

**Note.** The term is defined as follows:

**relic** means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

**research station** means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

**residential accommodation** means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

**residential care facility** means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and



(c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility.

**Note.** Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

**residential flat building** means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

**Note.** Residential flat buildings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**resource recovery facility** means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

**Note.** Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**respite day care centre** means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

**restaurant or cafe** means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

**Note.** Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**restricted premises** means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

**restriction facilities** means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

**retail premises** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following:

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,

- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

**Note.** Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

**road** means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

**roadside stall** means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

**Note.** See clause 5.4 for controls relating to the gross floor area of roadside stalls.  
Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

**rural industry** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

**Note.** Rural industries are not a type of **industry**—see the definition of that term in this Dictionary.

**rural supplies** means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

**Note.** Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

**rural worker's dwelling** means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

**Note.** Rural workers' dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**sawmill or log processing works** means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

**Note.** Sawmill or log processing works are a type of **rural industry**—see the definition of that term in this Dictionary.

**school** means a government school or non-government school within the meaning of the *Education Act 1990*.

**Note.** Schools are a type of **educational establishment**—see the definition of that term in this Dictionary.

**school-based child care** means a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children only.

**Note.** Accordingly, a building or place within a school that is used to provide out-of-school-hours care for both school children and pre-school children is not school-based child care.

**secondary dwelling** means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

**Note.** See clause 5.4 for controls relating to the total floor area of secondary dwellings. Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**self-storage units** means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

**Note.** Self-storage units are a type of **storage premises**—see the definition of that term in this Dictionary.

**semi-detached dwelling** means a dwelling that is on its own lot of land and is attached to only one other dwelling.

**Note.** Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

**seniors housing** means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

**Note.** Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**service station** means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

**serviced apartment** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

**Note.** Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

**sewage reticulation system** means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated:

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

**Note.** Sewage reticulation systems are a type of **sewerage system**—see the definition of that term in this Dictionary.

**sewage treatment plant** means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

**Note.** Sewage treatment plants are a type of **sewerage system**—see the definition of that term in this Dictionary.

**sewerage system** means any of the following:

- (a) biosolids treatment facility,
- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).

**sex services** means sexual acts or sexual services in exchange for payment.

**sex services premises** means a brothel, but does not include home occupation (sex services).

**shop** means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises.

**Note.** Shops are a type of **retail premises**—see the definition of that term in this Dictionary.

**shop top housing** means one or more dwellings located above ground floor retail premises or business premises.

**Note.** Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**signage** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

**site area** means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

**Note.** The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

**site coverage** means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

**small bar** means a small bar within the meaning of the *Liquor Act 2007*.

**Note.** Small bars are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**spa pool** has the same meaning as in the *Swimming Pools Act 1992*.

**Note.** The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

**specialised retail premises** means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires:

- (a) a large area for handling, display or storage, or
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.

**Note.** Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies.  
Specialised retail premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**stock and sale yard** means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

**Note.** Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

**storage premises** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

**storey** means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

**swimming pool** has the same meaning as in the *Swimming Pools Act 1992*.

**Note.** The term is defined as follows:

**swimming pool** means an excavation, structure or vessel:

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,

and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the *Swimming Pools Act 1992* not to be a swimming pool for the purposes of that Act.

**take away food and drink premises** means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

**Note.** Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

**tank-based aquaculture** means aquaculture undertaken exclusively in tanks, but not including natural water-based aquaculture.

**Note.** Tank-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical tank-based aquaculture is the tank culture of barramundi or abalone.

**telecommunications facility** means:

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

**telecommunications network** means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

**temporary structure** has the same meaning as in the Act.

**Note.** The term is defined as follows:

**temporary structure** includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

**the Act** means the *Environmental Planning and Assessment Act 1979*.

**timber yard** means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

**Note.** Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

**tourist and visitor accommodation** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds, or
- (g) caravan parks, or

(h) eco-tourist facilities.

**transport depot** means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

**truck depot** means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

**turf farming** means the commercial cultivation of turf for sale and the removal of turf for that purpose.

**Note.** Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**underground mining** means:

(a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and

(b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),

but does not include open cut mining.

**vehicle body repair workshop** means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

**vehicle repair station** means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

**vehicle sales or hire premises** means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

**Note.** Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

**veterinary hospital** means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

**viticulture** means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

**Note.** Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

**warehouse or distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

**waste disposal facility** means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.



**Note.** Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**waste or resource management facility** means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

**waste or resource transfer station** means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

**Note.** Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

**water recreation structure** means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

**water recycling facility** means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated:

- (a) retention structures, and
- (b) treatment works, and
- (c) irrigation schemes.

**Note.** Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

**water reticulation system** means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure and dosing facilities.

**Note.** Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

**water storage facility** means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

**Note.** Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

**water supply system** means any of the following:

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

**water treatment facility** means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

**Note.** Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

**waterbody** means a waterbody (artificial) or waterbody (natural).

**waterbody (artificial) or artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

**waterbody (natural) or natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

**watercourse** means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

**waterway** means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

**wetland** means:

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

**wharf or boating facilities** means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities:

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

**wholesale supplies** means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth.

INNER WEST

**Planning Proposal**

**36 Lonsdale Street and 64-70 Brennan Street, Lilyfield  
May 2020**

## EXECUTIVE SUMMARY

This Planning Proposal explains the intent of and justification for a proposed amendment to *Leichhardt Local Environmental Plan 2013* (LLEP 2013) as it applies to 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield.

This Planning Proposal has been prepared to increase the maximum floor space ratio (FSR) to 1.5:1 and introduce a maximum building height control of 33.2 R1 for a residential apartment development.

It follows a request from the proponent to increase the maximum floor space ratio (FSR) to 2.1:1 and introduce a maximum building height control of 33.2 R1, **Attachment 4**. Council considered this original Planning Proposal involved an excessive increase to the FSR standards for the site, but considered that a greater residential density could be accommodated and has prepared this proposal for an FSR of 1.5:1, no more than 5 storeys and a series of setbacks.

The proposed amendments will enable redevelopment to increase the diversity of housing types and sizes in the area.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and guidelines published by the DPIE including the Planning Proposal Guide as well as 'A guide to preparing planning proposals' and 'A guide to preparing local environmental plans'.

## BACKGROUND

Council considered a similar Planning Proposal for the site at its 8 October 2019 meeting. It declined to support this and asked for a new proposal that would address overlooking and overshadowing of the houses to the immediate south of the site to be prepared. That new proposal was submitted in February 2020 and while it did address Council's concerns the bulk and scale of the proposed development was still excessive to some extent.

Council officers have amended that Proposal to reduce the bulk and scale with a lower FSR, setbacks and a limit on the number of storeys.

This document is that amended Planning Proposal.

## Site Description

The site is 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield (Lots 18, 19 & 20 DP 977323, Lot 1 DP 1057904, Lot 22 DP 977323, and Lots 1 & 2 DP 529451), 6km west of the Sydney CBD and 50 metres west of the Lilyfield Light Rail Station, part of the Inner West Light Rail (**Figure 1**).

It is an irregularly shaped 2,145m<sup>2</sup> block with three streets frontages of 54 metres to City West Link to the north, a 36 metre frontage to Lonsdale Street on the eastern boundary and a 30 metre frontage to Russell Street on the western boundary.

City West Link (Brenan Street) is a major arterial road running east-west, at a lower level than the site. Lonsdale Street is a left in, left out only cul-de-sac onto the City West Link. Russell Street is a local road. The southern boundary is next to low rise dwellings.

The site has a part single and part two storey industrial building with vehicle access from Lonsdale Street (36 Lonsdale Street) and a part single and part two storey commercial building with vehicle access from Brenan Street (64 Brenan Street). 66-70 Brenan Street is three detached dwelling houses with limited vehicle access due to the location of the City West Link and the height of the wall down to this road.

Existing development on the site is illustrated in **Figures 2, 3 and 4**.



Figure 1: Aerial photograph showing land affected by the Planning Proposal



Figure 2: The site looking west along the northern boundary to City West Link



Figure 3: Lonsdale Street frontage of the site



Figure 4: Russell Street frontage of the site

The site is in a low density residential neighbourhood with some mixed uses to the east and is dominated by the City West Link, which carries significant volumes of traffic at all times.

Development to the south is predominantly single detached dwellings. The property to the south located beyond the City West Link road barrier wall is a single storey brick dwelling at 34 Lonsdale Street. There is a single storey weatherboard dwelling on the northern boundary at 37 Russell Street.

Apart from some small trees in the lots facing Russell Street and the City West Link trees there are no significant natural features on the site. The site slopes down from Russell Street to the intersection of Lonsdale Street and the City West Link (Brenan Street). Parts of it are significantly higher than the City West Link. The long axis of the site has a northern orientation.

The site has no heritage items and is not in a conservation area. The only heritage item in the vicinity is the Lilyfield (Catherine Street) Overbridge listed in Schedule 4, Part 3 of the Sydney Regional Environmental Plan No.26 and the NSW RailCorp state agency 170 register.

The large light rail stabling facility, industrial premises, the light rail station, a large digital advertising sign and the IGA development are much closer to the bridge so this development is unlikely to have any additional impacts on the Overbridge.

The site is close to the IGA, the Catherine Street neighbourhood centre 150 metres to the south-east as well as the retail and commercial services in Leichhardt town centre 1.2km to the south-west. The site is well served by local schools, the light rail station and the Catherine Street bus route.

## Current Planning Controls

The site is zoned R1 General Residential under LLEP 2013, illustrated in **Figure 5**. The objectives of the zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To improve opportunities to work from home.*
- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To provide landscaped areas for the use and enjoyment of existing and future residents.*
- *To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*



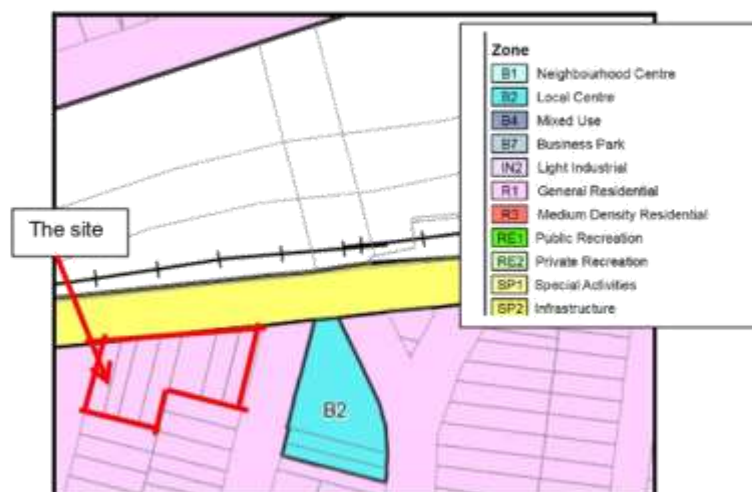


Figure 5: Extract from the Land Zoning Map showing land affected by the Planning Proposal

The site has a maximum permitted (FSR of 0.6:1 pursuant to Clause 4.4(2B)(a)(iv)) of LLEP 2013 as the site is located in Area 6 and has a site area greater than 450m<sup>2</sup>. The current FSR map for the site is illustrated in Figure 6.

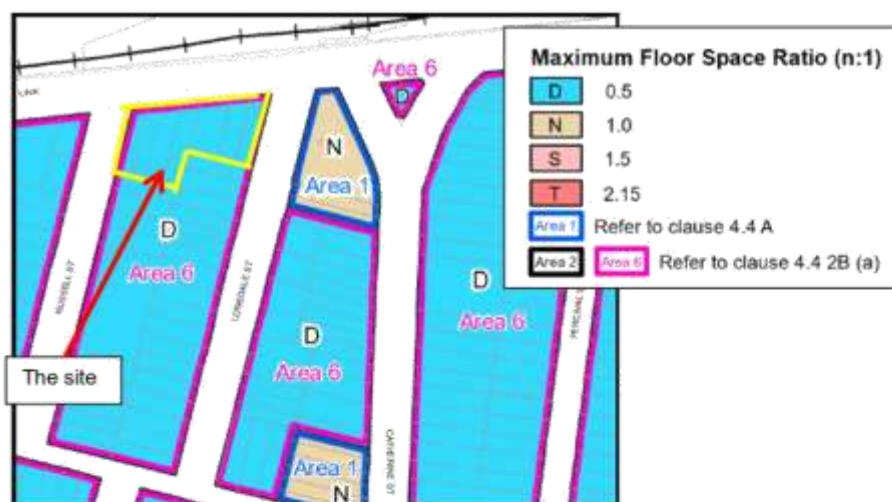


Figure 6: Extract from the FSR Map showing land affected by the Planning Proposal

There is no maximum height of building control for the site in the LEP. The *Leichhardt Development Control Plan 2013* (LDCP 2013) for Catherine Street Distinctive Neighbourhood has a maximum building wall height of 7.2m.



## Request to amend the planning controls

Council has prepared this Planning Proposal to amend LLEP 2013 as follows:

- Increase the maximum floor space ratio for the site to 1:5:1;
- Introduce a maximum height of buildings development standard of RL 33.2 for the site;
- Add the site to the Key Sites Map as Key Site 7 of LLEP 2013; and
- Add a site-specific clause to LLEP 2013 which includes the following provisions:-
  - objectives for the future redevelopment of the site,
  - setbacks and maximum height in storeys for future development; and
  - a requirement for non-residential development adjoining the City West Link.

## PLANNING PROPOSAL

This Planning Proposal has been prepared by Council officers following consideration and assessment of the proponent's original requested amendments to LLEP 2013 lodged on 5 February 2020.

Part 3 of this Planning Proposal demonstrates that it has strategic merit. Further details of the anticipated built form massing should be provided prior to public exhibition along with compliance with *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) and the Apartment Design Guide (ADG).

Additional traffic generation information should also be provided prior to public exhibition. Consultation with Roads and Maritime Services (RMS) will be required to ensure the likely increase in traffic generation onto City West Link is acceptable.

The proponent's original Planning Proposal was accompanied by supporting documentation, including concept plans and technical assessments. It is recommended that a Gateway Determination require this material to be updated prior to exhibition to reflect the development concept envisaged by this Planning Proposal.

## PART 1 – Objectives and Intended Outcomes

To amend the Leichhardt Local Environmental Plan 2013 for 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield to facilitate the residential redevelopment of the site by increasing the FSR development standard and introducing a new maximum building height development standard.

## PART 2 – Explanation of Provisions

To achieve the intended outcomes, the Planning Proposal seeks the following amendments to the *Leichhardt Local Environmental Plan 2013*:

- a) A maximum floor space ratio of 1.5;
- b) A maximum height of buildings of RL 33.2;
- c) Adding the site as Key Site 7; and
- d) A site-specific Clause with the following provisions:
  - Controls for different maximum heights and minimum setbacks for buildings to achieve a sympathetic relationship with adjacent dwellings without adversely affecting the streetscape, character, amenity or solar access of surrounding land.

- *Development consent must not be granted unless the consent authority is satisfied that the development complies with the following:*
  - (a) *any proposed building is set back at least:*
    - (i) *3 metres from the southern boundary adjoining 34 Lonsdale Street and 37 Russell Street, and*
    - (ii) *3 metres from the northern site boundary adjoining City West Link, and*
    - (iii) *4 metres from the eastern and western site boundaries to adjoining side streets.*
  - (b) *the height in storeys of any proposed building will not exceed:*
    - (i) *2 storeys adjacent to 34 Lonsdale Street and 37 Russell Street to provide a suitable transition in built form and land use intensity.*
    - (ii) *5 storeys including a partially above ground basement podium adjacent to the City West Link.*
  - (c) *only non-residential uses at street level adjoining City West Link.*

## **PART 3 – Justification**

The amendments will facilitate the redevelopment of site zoned for residential uses in a location well served by public transport. This in turn will increase the number and variety of dwellings in the area.

The proposed controls will moderate the bulk and scale of the buildings and ensure an appropriate transition from the low density residential area to the south. It is also close enough to the city with nearby cycle and pedestrian routes to be attractive for active transport.

### **Section A – Need for the planning proposal**

#### **Q1. *Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?***

The proposal is consistent with the endorsed Inner West LSPS, the Local Housing Strategy, Integrated Transport Strategy and draft Employment and Retail Land Strategy.

#### **Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

The proposal is consistent with the objectives of the LLEP 2013 R1 General Residential zone and deliver the benefits outlined above.

The R1 General Residential zoning permits *residential flat buildings* as well as other uses suitable for the site including *shop top housing* and therefore no change in the zoning of the site is required.

### **Section B - Relationship to strategic planning framework**

#### **Q3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?***

The planning proposal meets the objectives and addresses the action of the Greater Sydney Regional Plan (GSRP) 2018, Eastern City District Plan (ECDP) 2018, the Inner West LSPS, Local Housing Strategy, Integrated Transport Strategy and draft Employment and Retail Land Strategy.

## Greater Sydney Region Plan: A Metropolis of Three Cities (2018)

The *Greater Sydney Region Plan 2018: A Metropolis of Three Cities* (GSRP) was released in March 2018 and sets out a vision of three cities, comprising the Western Parkland City, the Central River City and the Eastern Harbour City, where most residents will live within 30 minutes of their jobs, education and health facilities, services and recreational places. The site is in the Eastern Harbour City.

The GSRP sets a 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. To achieve this, the GSRP includes 10 directions and associated objectives. Directions relevant to this Planning Proposal including the following:

- **Direction 1: A city supported by infrastructure and Objective 4: Infrastructure use is optimised** - The site is well located for the Lilyfield Light Rail Station, major roads and bus services. Increased density will optimise the use of existing infrastructure.
- **Direction 2: A collaborative city and Objective 5: Benefits of growth realised by collaboration of governments, community and business** – The proposal is supported by a VPA offer which will allow Council to enhance affordable housing opportunities in the area.
- **Direction 3: A city for people and Objective 7: Communities are healthy, resilient and socially connected** – The site is well located for active transport to support a healthy and socially connected community.
- **Direction 4: Housing the city and Objective 10: Greater housing supply and Objective 11: Housing is more diverse and affordable.**

The proposed development would help Council achieve its GSRP and District Plan housing supply target.

The proposed mix of apartment types and sizes will address Objective 11 and Planning Priority E5.

- **Direction 5: A city of great places and Objective 12: Great places that bring people together** – This planning proposal would deliver an appropriate development form and density within a walkable neighbourhood close to transport and services.

This will also complement Strategy 12.1 which states “providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centre”.

- **Direction 6: A well connected city and Objective 14: A metropolis of three cities- integrated land use and transport creates walkable and 30-minute cities**

– the site's proximity to the Catherine Street neighbourhood centre, Leichhardt Town Centre the Lilyfield light rail station and bus stops will ensure residents live in a 30 minute city location. This also addresses Strategy 14.1 to integrate land use and transport plans to deliver the 30-minute city.

- **Direction 7: Jobs and skills for the city and Objective 23: Industrial and urban services land is planned, protected and managed** – The proposal is consistent with this direction as the site is already located within a residential zone. Until recently most of the site was in use for commercial and industrial purposes but it is zoned for residential development and does not need to be protected or maintained for employment.
- **Direction 8: A city in its landscape and Objective 25: The coast and waterways are protected and healthier, Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced and Objective 30: Urban tree canopy cover is increased** - The redevelopment of the site will provide an opportunity to deliver a more effective stormwater management system that will allow for groundwater absorption and capture and reuse of stormwater. Together with the removal of non-conforming industrial uses this will improve the water quality in Sydney Harbour and local drainage waterways.

There will be no adverse impacts on bushland or biodiversity. Landscaping and deep soil planting will enhance the tree canopy.

- **Direction 9: An efficient city and Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change** - Development will be required to comply with BASIX requirements for water and energy efficiency. Deep soil planting and landscaping will also help meet this Objective. Additional controls for environmental performance and sustainability should be incorporated into a site-specific Development Control Plan to be provided as a condition of the Gateway Determination.
- **Direction 10: A resilient city and Objective 37: Exposure to natural and urban hazards is reduced and Objective 38: Heatwaves and extreme heat are managed** – The proposal will be subject to the BASIX requirements at DA stage. Landscaping and tree planting will help reduce the heat island effects. The proposal is generally consistent with this direction.

The proposal is therefore generally consistent with the GSRP.

## Eastern City District Plan (2018)

The *Eastern City District Plan* (ECDP) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It contains planning priorities and actions for implementing the GSRP at a district level.

This planning proposal is consistent with the ECDP as outlined below:

- **Direction 1: A city supported by infrastructure and Planning Priority E1: A city supported by infrastructure** – The site is well located in relation to existing and

planned active road and rail transport infrastructure consistent with Direction 1 and the associated objective and planning priorities.

- **Direction 2: A collaborative city and Planning Priority E2: Working through collaboration** - The proposed VPA provision of community benefits is collaborative.
- **Direction 3: A city for people and Planning Priority E3: Providing services and social infrastructure to meet people's changing needs and E4: Fostering healthy, creativity, culturally rich and socially connected communities** - The site is next to a supermarket and in close proximity to Lilyfield local centre, 250 metres to the east. This centre has a café, newsagent and a grocer. It is a walkable neighbourhood with opportunities for social connections.
- **Direction 4: Housing the city and Planning Priority E5: Providing housing supply, choice and affordability, with access to jobs, services and public transport** – The site is close to transport and services. Council's Affordable Housing Policy requires a 15% Affordable Housing contribution within various sites (including infill development) where there are more than 20 dwellings proposed or GFA of more than 1,700m<sup>2</sup>. The proposal involves providing this affordable housing via a cash contribution in a VPA which satisfies this requirement. The site is close to job opportunities in the city, the development will provide a range of dwelling types and sizes to enhance local choice and help meet Local Housing Strategy targets for new homes.
- **Direction 5: A city of great places and Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage** - This Direction 5 is addressed above in the assessment of the GSRP. The only heritage consideration is the nearby Catherine Street Overbridge. It has a number of large developments around it such as the light rail station, a train stabling facility, industrial premises and a large scrolling advert, which means this proposal would have no impact on the heritage significance of the Overbridge.
- **Direction 6: A well connected city and Planning Priority E10: Delivering integrated land use and transport planning and a 30-minute city** - The site is close to the light rail station and bus stops, Lilyfield local centre and Leichhardt town centre so well within the 30 minute city parameter.
- **Direction 7: Jobs and skills for the city and Planning Priority E12: Protecting industrial and urban services land** - The site is in the R1 General Residential zone. There will be no loss of zoned industrial land and the site is not in the core industrial lands identified in the District Plan.
- **Direction 8: A city in its landscape and Planning Priority E14: Protecting and improving the health and enjoyment of Sydney Harbour, and the District's waterways, Planning Priority E15: Protecting and enhancing bushland and biodiversity and Planning Priority E17: Increasing urban tree canopy cover and delivering Green Grid connections** – The proposal is unlikely to have an adverse impact on the water quality of Sydney Harbour and will not adversely effect any

bushland or biodiversity. New tree planting and landscaping will increase the tree canopy.

- **Direction 9: An efficient city and Planning Priority E19: Reducing carbon emissions and managing energy water and waste efficiently** - The development will comply with BASIX requirements for water and energy efficiency. Further controls for environmental performance and sustainability will be incorporated in a site-specific Development Control Plan.
- **Direction 10: A resilient city and Planning Priority E20: Adapting to the impacts of urban and natural hazards and climate change** - The site is not affected by any natural hazards and energy efficiency will be addressed in the site-specific development control plan.

The proposal is therefore generally consistent with the ECDP.

## Strategic Merit Assessment Criteria

DPIEs Planning Proposal Guide establishes Assessment Criteria to be considered in the justification of a planning proposal to determine if it has sufficient strategic merit to proceed to a Gateway Determination. **Table 1** below shows this proposal meets these criteria.

Table 1: Consideration of the Planning Proposal against the Assessment Criteria of 'A guide to preparing Planning Proposals'

CRITERIA	COMMENT
<b>Qu 3 (a) Does the proposal have strategic merit? Is it:</b>	
<ul style="list-style-type: none"> <li>• Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.</li> </ul>	<p>The proposal is consistent with the Eastern City District Plan as outlined above. The site is well located to optimise the use of infrastructure, in particular the Lilyfield Light Rail Station as well as major roads, bus services, cycling and pedestrian routes. Its proximity to the city and local centres place it within the 30 minute city parameter. The proposal is supported by a VPA offer for affordable housing contributions and the mix of apartment types will enhance housing choice.</p> <p>This proposal will help meet the Local Housing Strategy targets.</p> <p>The redevelopment will deliver more effective stormwater management system, phase out non-conforming industrial uses and improve the water quality of the district's waterways. The proposal will not effect bushland or biodiversity and deep soil planting will contribute to the tree canopy. Development will comply with BASIX requirements for water and energy efficiency.</p>

<ul style="list-style-type: none"> <li>Consistent with relevant local council strategy that has been endorsed by the Department; or</li> <li>Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.</li> </ul>	<p>Consistent with the LSPS endorsed by the Greater Sydney Commission.</p> <p>NA</p> <p>It is therefore considered that the proposal has strategic merit.</p>
<b>Qu 3 (b) Does the proposal have site-specific merit, having regard to:</b>	
<ul style="list-style-type: none"> <li>The natural environment (including known significant values, resources or hazards) and</li> <li>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and</li> <li>The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</li> </ul>	<p>The site has no significant environmental value. The few small trees are insignificant and there are no other natural site features. It is not affected by any significant natural hazards.</p> <p>The site is zoned R1 General Residential and no changes to the zoning are proposed to this existing zoning or the uses permissible on the site. The area to the south and west is also in the R1 General Residential zone with the exception of the small B2 Local Centre area to the east on Lonsdale Street. Until recently there were some commercial and industrial uses on the site relying on existing use rights. Given there is no change to the zoning or permissible uses and the area is primarily residential, use of the site for apartments is acceptable.</p> <p>The site is close to transport and services, including the Lilyfield light rail stop, bus stops and the Lilyfield local centre. The site is also adequately serviced with the relevant infrastructure including reticulated water and sewerage, electricity and telecommunications.</p> <p>Therefore the proposal has site-specific merit.</p>

**Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

The relevant Council Policies are considered below in relation to this Planning Proposal.

**Our Inner West 2036 – Community Strategic Plan**

The Inner West Community Strategic Plan, *Our Inner West 2036* (the CSP), identifies the community's vision for the future, long-term goals, the strategies to get there and how to measure progress towards that vision. The CSP is structured around the guiding principle, 'To work together in a way that is creative, caring and just'.

The proposal's consistency with the CSP's five (5) strategic directions is confirmed in **Table 2** below.

*Table 2: Consideration of Council's Community Strategic Plan*

STRATEGIC DIRECTION	OUTCOMES	COMMENT
<b>Strategic Direction 1: An ecologically sustainable inner west</b>	<p>1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change.</p> <p>1.2 Inner West has a diverse and increasing urban forest that supports connected habitats for flora and fauna</p> <p>1.3 The community is water sensitive, with clean, swimmable waterways</p> <p>1.4 Inner West is a zero emissions community that generates and owns clean energy</p> <p>1.5 Inner West is a zero waste community with an active share economy.</p>	<p>The proposal contributes to this Direction with landscaping, increased tree canopy and communal open space.</p> <p>Development will comply with BASIX requirements. Additional energy and water efficient initiatives can be considered at the detailed design/DA stage.</p>
<b>Strategic direction 2: Unique, liveable, networked neighbourhoods</b>	<p>2.1. Development is designed for sustainability and makes life better.</p> <p>2.2. The unique character and heritage of neighbourhoods is retained and enhanced</p> <p>2.3. Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surrounding</p> <p>2.4. Everyone has a roof over their head and a suitable place to call home</p> <p>2.5. Public transport is reliable, accessible, connected and enjoyable</p> <p>2.6. People are walking, cycling and moving around Inner West with ease.</p>	<p>Given its proximity to the light rail and bus services the residents of this higher density development will be well placed to use public transport.</p> <p>The proposal has the potential to enhance the streetscape and public domain. The proposed development will have a range of dwelling sizes and types.</p>
<b>Strategic</b>	3.1. Creativity and culture are valued and	The proposal is likely to have a



<b>Direction 3: Creative communities and a strong economy</b>	<p><i>celebrated</i></p> <p>3.2. <i>Inner West is the home of creative industries and services</i></p> <p>3.3. <i>The local economy is thriving</i></p> <p>3.4. <i>Employment is diverse and accessible</i></p> <p>3.5. <i>Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained.</i></p>	<p>positive economic impact through greater patronage of nearby retail and commercial services</p> <p>The proposal does not remove any creative uses and is not contrary to this Direction.</p>
<b>Strategic Direction 4: Caring, happy, healthy communities</b>	<p>4.1. <i>Everyone feels welcome and connected to the community.</i></p> <p>4.2. <i>The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West.</i></p> <p>4.3. <i>The community is healthy and people have a sense of wellbeing</i></p> <p>4.4. <i>People have access to the services and facilities they need at all stages of life.</i></p>	<p>The proposal is consistent with this Direction.</p>
<b>Strategic Direction 5: Progressive local leadership</b>	<p>5.1. <i>People are well informed and actively engaged in local decision making and problem solving.</i></p> <p>5.2. <i>Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes</i></p> <p>5.3. <i>Government makes responsible decisions to manage finite resources in the best interest of current and future communities.</i></p>	<p>Detailed community consultation would be undertaken following a positive Gateway Determination. This report represents a thorough consideration of the proposal.</p>

## Integrated Transport Strategy

This Strategy has the following key principles:

1. Plan land use to reduce travel times and distances;
2. Improve safety, personal security, and provide equitable access for full community participation;
3. Prioritise people in centres and main streets and revitalise key roads;
4. Commit to active transport infrastructure, services and programs;
5. Encourage shift to sustainable transport from private vehicles and reduce the negative impacts of congestion and parking;
6. Managing an efficient freight and goods delivery network to enhance efficiency and Inner West liveability;
7. Harness technology to improve information, safety, travel choices and environmental outcomes.

Principles 1, 3, 4 and 5 are particularly relevant to this proposal. The site is 50m from Lilyfield Light Rail Stop which will encourage active transport and may help reduce the use of

private vehicles. This is in line with the 30-minute city vision as per the ECDP but also points 1, 4 and 5.

The potential increase in traffic using City West Link requires consultation with RMS following the Gateway determination. The planning proposal is consistent with this Plan.

## Local Strategic Planning Statement

The Council's Local Strategic Planning Statement (LSPS) guides land use planning and development in the area to 2036 and links the Eastern City District Plan with the priorities of Council's Community Strategic Plan. The LSPS was adopted by Council on 25 February 2020 and has been approved by the GSC. The planning proposal is consistent with the LSPS as outlined below:

**Planning Priority 3** – *A diverse and increasing urban forest that connects habitats of flora and fauna – Action 3.1 Maintain and increase the tree canopy and urban forest of Inner West and enhance biodiversity corridor.*

The proposal will enhance the urban tree canopy through deep soil planting facilitated by new setback controls.

**Planning Priority 6** - *Plan for high quality, accessible and sustainable housing growth in appropriate locations integrated with infrastructure provision and with respect for place, local character and heritage significance - Action 6.1 Implement the Local Housing Strategy including protecting the heritage and character values of the Inner West*

The proposed LLEP amendments incorporate design measures to ensure that the development will integrate well with infrastructure and respect the local character.

**Planning Priority 8** - *Provide improved and accessible sustainable transport Infrastructure - Action 8.1 Implement the Integrated Transport Strategy*

The site is 50m from the Lilyfield Light Rail Stop. The site-specific DCP will be formulated to encourage walking, cycling and use of public transport.

## Local Housing Strategy

Council's Housing Strategy was adopted in February 2020 to provide direction for meeting the housing needs of the area's growing communities and an evidence-base to inform the new Inner West LEP and DCP. The area around the site is identified for investigation of how it may accommodate over 300 new dwellings so this proposal will help achieve part of that potential.

## Employment and Retail Lands Strategy

IWC's Draft Inner West Employment and Retail Lands Strategy (EaRLS) is an evidence based approach to managing employment lands and commercial centres in the LGA. The strategy was exhibited between 23 September 2019 and 27 October 2019.

The key relevant directive is "Strategy 3.1: Retain a diversity of industrial land, urban services land and employment generating uses".

The site is in a residential zone (R1 General Residential) and no changes to the zoning are proposed. The surrounding area is also in the R1 zone with the exception of the small B2 Local Centre on the opposite side of Lonsdale Street. Until recently there were commercial and industrial uses on part of the site that relied on existing use rights. Given the zoning however, the site is not in the employment lands protected by this strategy and its retention as an industrial site is not required.

## Affordable Housing Policy 2016

Council's *Affordable Housing Policy 2016* seeks to increase the supply of affordable housing through planning instruments and policies. It expects the land value uplift created through planning decisions and approvals to contribute to affordable housing as key infrastructure or other public benefits, planning agreements or other legal mechanisms.

The Policy (Section 2.5) requires 15% of the total gross floor area (GFA) of a rezoning related development of more than 20 dwellings and a GFA of > 1,700m<sup>2</sup> to be provided as affordable housing. Contributions may be made as apartments, cash contributions or a combination of the two. Where the share of land value uplift is provided as apartments Council will determine the size of apartments in accordance with its strategic priorities.

This proposal has an associated VPA offer to provide a monetary contribution for affordable housing. The details of this VPA will be finalised following a positive Gateway Determination.

## Q5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The Planning Proposal is generally consistent with applicable State Environmental Planning Policies (SEPPs) as shown in the table below.

Table 3: Consideration of the Relevant SEPPs to the Planning Proposal

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	COMMENT
SEPP No 65—Design Quality of Residential Apartment Development	<p>The proposal is considered to be generally consistent with the design quality principles of SEPP 65 as outlined below:</p> <ul style="list-style-type: none"> <li><i>Principle 1: Context and neighbourhood Character</i> - This principle states that good design responds and contributes to its context. Context is defined as the key natural and built features of an area, their relationship and the character they create when combined. Responding to this context involves identifying the desirable elements of an area's existing or future character. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change. Contextually, whilst the low-scale houses to the south of the site</li> </ul>

	<p>may be enlarged through extensions over time, in the short-to-medium term it will be important for the proposed development on the subject site to have an appropriate transition in height and built form in relationship to these dwellings.</p> <p>The proposed setback and minimum height controls will ensure the contextual relationship with the lower density development to the south is retained. Articulation and these setbacks also ensure that potential adverse impacts will be minimised.</p> <ul style="list-style-type: none"> <li>• <i>Principle 2: Built form and scale</i> – This principle states that good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. The proposed density changes achieve an appropriate built form for the site given the low density residential character of the area to the south and west of the site.</li> <li>• <i>Principle 3: Density</i> – This Principle states that good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate for the site and its context. The proposed maximum FSR of 1.5:1 will allow increased density while preserving the amenity of the surrounding area in terms of overshadowing, bulk and scale and overlooking. Further controls are proposed for minimum setbacks and a maximum number of storeys to reinforce the protection of amenity.</li> <li>• <i>Principle 4: Sustainability</i> – This principle states that good design combines positive environmental, social and economic outcomes. The proposed density changes will provide for natural ventilation and solar access to minimise the use of artificial heating and cooling for the buildings. The proposal will also require the provision of landscaping throughout the site to ensure groundwater recharge and a tree canopy for biodiversity. Future development will meet the requirements of BASIX for water and energy efficiency.</li> </ul>
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	<ul style="list-style-type: none"> <li>• <i>Principle 5: Landscape</i> – This principle states that good design recognises landscape and buildings should operate as an integrated and sustainable system to create attractive developments with good amenity. The proposal has adequate setbacks for landscaping to enhance amenity and protect privacy.</li> <li>• <i>Principle 6: Amenity</i> – This principle states that good design positively influences internal and external amenity for residents and neighbours. The proposed controls have been developed to reduce potential adverse impacts on adjoining properties and increase internal amenity for future residents. The provision of minimum setbacks and a maximum number of storeys will reduce overshadowing and overlooking. The proposed density controls will also ensure there is adequate provision for communal open space and car parking on the site.</li> <li>• <i>Principle 7: Safety</i> – This principle states that good design optimises safety and security within the development and the public domain. These design features will be elaborated on at the detailed design stage. It is considered that a building can be designed on the site to provide informal surveillance of the street and entry areas and a secure basement car park.</li> <li>• <i>Principle 8: Housing Diversity and Social Interaction</i> – This principle states that good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. In this regard, Clause 6.13 of the LLEP 2013 already requires a mix of apartment sizes. The housing mix on the site will be finalised at the detailed design stage. The proposed density changes will be able to facilitate a housing mix on the site.</li> <li>• <i>Principle 9: Aesthetics</i> – This principle states that good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. The aesthetics on the site will be considered at the detailed design stage. The proposed density changes can accommodate a built form with positive aesthetics.</li> </ul> <p>Further consideration of an appropriate building envelope and layout will be required following a positive</p>
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	Gateway Determination to ensure that the proposal will achieve a high quality design and that the matters required to be addressed by the ADG and SEPP 65 are fully resolved.
SEPP 55 - Remediation of Land	The site has had commercial and industrial land uses and there is a risk of contamination. SEPP 55 requires consideration of potential areas of contamination. A Detailed Site Investigation (DSI) report was provided but it only relates to 36 Lonsdale Street. This issue is discussed further in Question 8 below. This issue can be addressed following a positive Gateway Determination.
SEPP 70 - Affordable Housing (Revised Schemes)	The proposal is supported by a VPA offer for an affordable housing monetary contribution.
SEPP (Affordable Rental Housing) 2009	The proposal is supported by a VPA offer for an affordable housing monetary contribution.
SEPP (Building Sustainability Index: BASIX) 2004	Future development must comply with the requirements of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent.
SEPP (Infrastructure) 2007	Acoustic testing and reporting will be required given the site's proximity to City West Link. Development must comply with this SEPP and can be addressed at the detailed design/DA stage.
Sydney REP (Sydney Harbour Catchment) 2005	The site is in SREP area but not in the Foreshores and Waterways area or zoned under this Policy. The proposal is consistent with the RFP.

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The Planning Proposal is consistent with the relevant Section 9.1 Ministerial Directions subject to various matters being addressed following a positive Gateway Determination, as outlined in the table below.

Table 4: Assessment of the Planning Proposal against the relevant s9.1 directions

DIRECTION	REQUIREMENT	COMMENT
<b>3. Housing, Infrastructure and Urban Development</b>		
3.1 Residential Zones	4) A planning proposal must include provisions that encourage the provision of housing that will: a) broaden the choice of building types and locations available in the housing market, and b) make more efficient use of existing infrastructure and	The Planning Proposal will increase the maximum permitted density on the site thereby making more efficient use of land and existing infrastructure and services.  The housing mix will be determined at the development

	<p>services, and</p> <p>c) <i>reduce the consumption of land for housing and associated urban development on the urban fringe, and</i></p> <p>d) <i>be of good design.</i></p> <p>5) <i>A planning proposal must, in relation to land to which this direction applies:</i></p> <p>a) <i>contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</i></p> <p>b) <i>not contain provisions which will reduce the permissible residential density of land.</i></p>	<p>application stage. Clause 6.13 (Diverse housing) of LLEP 2013 specifies a minimum proportion of small (studio or one bedroom) dwellings and a maximum proportion of dwellings including three or more bedrooms.</p> <p>The proposal has been prepared by Council following a review of the site configuration and likely best fit in terms of building envelopes, height and FSR. Fine tuning of an appropriate building envelope and layout will be required following the Gateway Determination to ensure good design and that ADG and SEPP 65 matters are fully considered.</p> <p>The site is adequately serviced and there are no planning provisions which would reduce the permissible residential density of land.</p>
3.4 Integrating Land Use and Transport	<p>4) <i>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</i></p> <p>a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i></p> <p>b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i></p>	<p>The site is close to bus and light rail stops, particularly those servicing the CBD. There are also local on-road and shared-path cycle routes, including on Lilyfield Road, Victoria Road and Catherine Street.</p>
3.5 Development Near Regulated Airports and Defence Airfields	<p>4) <i>In the preparation of a planning proposal that sets controls for development of land near a regulated airport, the relevant</i></p>	<p>The subject site is in the Australian Noise Exposure Forecast (ANEF) 20-25 contour area for Sydney Airport.</p>

	<p><i>planning authority must:</i></p> <ul style="list-style-type: none"> <li>a) <i>consult with the lessee/operator of that airport;</i></li> <li>b) <i>take into consideration the operational airspace and any advice from the lessee/operator of that airport;</i></li> <li>c) <i>for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i></li> <li>d) <i>not allow development types that are incompatible with the current and future operation of that airport.</i></li> </ul>	<p>Consultation with Sydney Airport Corporation would be undertaken during public exhibition.</p>
	<p>5) <i>In the preparation of a planning proposal that sets controls for development of land near a core regulated airport, the relevant planning authority must:</i></p> <ul style="list-style-type: none"> <li>a) <i>consult with the Department of the Commonwealth responsible for airports and the lessee/operator of that airport;</i></li> <li>b) <i>for land affected by the prescribed airspace (as defined in Regulation 6(1) of the Airports (Protection of Airspace) Regulation 1996, prepare appropriate development standards, such as height controls.</i></li> <li>c) <i>not allow development types that are incompatible with the current and future operation of that airport.</i></li> <li>d) <i>obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal seeks to allow, as permissible with consent, development that would constitute a controlled activity as defined in section 182 of the Airports Act 1996. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of</i></li> </ul>	<p>Consultation is required as outlined above.</p>



	<i>the Environmental Planning and Assessment Act 1979.</i>	
	<p>6) <i>In the preparation of a planning proposal that sets controls for the development of land near a defence airfield, the relevant planning authority must:</i></p> <p>a) <i>consult with the Department of Defence if:</i></p> <p>(i) <i>the planning proposal seeks to exceed the height provisions contained in the Defence Regulations 2016 – Defence Aviation Areas for that airfield; or</i></p> <p>(ii) <i>no height provisions exist in the Defence Regulations 2016 – Defence Aviation Areas for the airfield and the proposal is within 15km of the airfield.</i></p> <p>b) <i>for land affected by the operational airspace, prepare appropriate development standards, such as height controls.</i></p> <p>c) <i>not allow development types that are incompatible with the current and future operation of that airfield.</i></p>	Not relevant.
	<p>7) <i>A planning proposal must include a provision to ensure that development meets Australian Standard 2021 – 2015, Acoustic-Aircraft Noise Intrusion – Building siting and construction with respect to interior noise levels, if the proposal seeks to rezone land:</i></p> <p>a) <i>for residential purposes or to increase residential densities in areas where the ANEF is between 20 and 25; or</i></p> <p>b) <i>for hotels, motels, offices or public buildings where the ANEF is between 25 and 30; or</i></p> <p>c) <i>for commercial or industrial purposes where the ANEF is</i></p>	Clause 6.8 of the LLEP 2013 - Development in areas subject to aircraft noise provides adequate controls to meet this requirement.

	above 30.	
	8) A planning proposal must not contain provisions for residential development or to increase residential densities within the 20 ANEC/ANEF contour for Western Sydney Airport.	Not applicable.
<b>4. Hazard and Risk</b>		
4.1 Acid Sulphate Soils	<p>4) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Director-General of the Department of Planning when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>5) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <ul style="list-style-type: none"> <li>a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Director-General, or</li> <li>b) such other provisions provided by the Director-General of the Department of Planning that are consistent with the Acid Sulfate Soils Planning Guidelines.</li> </ul> <p>6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant</p>	<p>The site is located on Class 5 acid sulfate soils (ASS) land and next to City West Link Class 3 land.</p> <p>There are no proposed new provisions contrary to Clause 6.1 of the LLEP 2013 in relation to ASS.</p> <p>An Acid Sulfate Soils Study will be required following a positive Gateway Determination to ensure no significant environmental impacts arise from residential development on the site.</p>

	<p><i>planning authority must provide a copy of any such study to the Director-General prior to undertaking community consultation in satisfaction of section 57 of the Act.</i></p> <p>7) <i>Where provisions referred to under paragraph (5) of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with paragraph (5).</i></p>	<p>Clause 6.1 of the LLEP 2013 requirements in relation to ASS must be complied at the development application stage.</p>
<b>6. Local Plan Making</b>		
6.3 Site Specific Provisions	<p>4) <i>A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</i></p> <ul style="list-style-type: none"> <li><i>a) allow that land use to be carried out in the zone the land is situated on, or</i></li> <li><i>b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</i></li> <li><i>c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</i></li> </ul> <p>5) <i>A planning proposal must not contain or refer to drawings that</i></p>	<p>The proposed maximum FSR and maximum height of buildings development standards are already in the LLEP 2013 and no additional provisions are required. The site is zoned R1 General Residential which allows a variety of uses including residential apartments buildings and shop top housing so no changes are required to the zoning.</p> <p>The proposed setbacks, limit on number of storeys and the requirement to provide non-residential development next to City West Link are a minor inconsistency with this Direction. These provisions will not create unnecessarily restrictive planning controls and are similar to existing LLEP 2013 controls for other sites.</p> <p>The proposal does not include or reference detailed drawings.</p>

	show details of the development proposal.	
<b>7. Metropolitan Planning</b>		
7.1 Implementation of a Plan for Growing Sydney	4) Planning proposals shall be consistent with: a) the NSW Government's A Plan for Growing Sydney published in December 2014.	The Proposal will achieve the vision and desired outcomes of the Plan by increasing housing supply close to services and transport to the CBD while maintaining the amenity of the area. Consistency of the planning proposal with the regional and district plans is discussed in detail in Section B Question 3.

**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

There are some trees and shrubs in and next to the site but no significant vegetation. There are no critical habitats, threatened species, populations or ecological communities or their habitats.

**Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

#### **Built Form**

The proposed built form takes the principles and requirements of SEPP 65 and the *Apartment Design Guide* (ADG) into account as discussed above in Question 5. The proposal is generally consistent with these principles subject to fine tuning following a positive Gateway Determination and the introduction of the recommended controls for minimum setbacks and maximum number of storeys.

The ADG recommends that primary development controls should shape the scale of development to relate to the context and desired future character of an area and manage impacts on neighbours. The site is in a predominantly low density residential environment with detached houses and a mixed use B2 Local Centre on Lonsdale Street. The proposed increase in density through an adjustment of the FSR and height controls for this site need to ensure that the amenity and character of the area is protected.

The proposal has addressed the primary development controls as follows:

- **Building Height** – The proposed maximum height of buildings is RL 33.2. This will minimise visual and physical impacts for adjoining and nearby properties while taking the sloping nature of the site into account. This maximum height of buildings development standard can accommodate up to five (5) storey buildings across the site with varying heights and setbacks to reduce impacts to adjoining properties. This maximum height has been developed in conjunction with the maximum FSR taking

into account the topography of the site, particularly the fall towards the northern boundary. It spreads the bulk across the site with varying heights and setbacks.

- FSR - The proposed density has been calculated having regard to the following elements:-
  - A setback of at least 3 metres to the southern boundary with the adjoining low density residential development;
  - A front setback to the City West Link of approximately 3 metres to reduce noise and other amenity impacts;
  - Side setbacks to Lonsdale and Russell Streets of approximately 4 metres;
  - A deep soil zone shall extend for the length of the site to the south and along the side boundaries; and
  - Building height in storeys restrictions to ensure the degree of bulk, scale and overshadowing is acceptable, a maximum two (2) storey limit next to the adjoining southern properties will be essential in this context.

Based on this analysis, the FSR for the site should be increased to 1.5:1 to allow an additional 1,930.5m<sup>2</sup> of GFA with a total permissible GFA of 3,217.5m<sup>2</sup>. A maximum height to RL 33.2 (or approximately five (5) storeys) is also proposed. These controls are appropriate to allow an increased density while protecting the amenity of adjoining and nearby residential development.

- Building depth – The depth of the building footprints on the site is largely set by the controls within the ADG and should be within the range of 10 to 18 metres, depending on orientation and unit configuration. The controls have been designed to meet this guideline.
- Building separation and setbacks - The ADG notes that adequate building separation ensures useability of communal and private open space, provision of deep soil areas, solar and daylight access, privacy, outlook and natural ventilation. It recommends that 'apartment buildings should have an increased separation distance of 3 metres when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping'.

There is no zoning change in this instance, but the proposed higher density in comparison to the adjoining sites will facilitate a scale of development on this site that is greater than that of the areas to the south and west. Therefore, it is recommended that the rear setback should be a minimum of 3 metres as well as having a lower scale in terms of height (in storeys). This will provide a more appropriate transition to the surrounding low density area.

Fine tuning of an appropriate building envelope and layout will be required following a positive Gateway Determination to ensure good design and that ADG and SEPP 65 matters are fully considered. It is recommended that a Gateway determination require that this documentation be provided and/or updated prior to exhibition of the proposal.

### ***Overshadowing***

The proposed increased density and height for this site has been calculated on the basis of ensuring, among other things, that adequate sunlight can be achieved by both the proposed development and the existing adjoining buildings, particularly the low density residential

dwelling to the south of the site. The separation of the building forms within the site will also assist with minimising overshadowing of adjoining properties and the internal open space.

Past Gateway fine tuning of building forms and layouts will ensure there is no additional overshadowing. It is requested that a Gateway determination require that this documentation be provided and/or updated prior to exhibition of the proposal.

## ***Public Domain***

The proposed development will increase pedestrian flows in the area. The planning proposal is an opportunity to improve the public domain around the site through:

- Enhancement of pedestrian links between Lonsdale Street, Russell Street and City West Link;
- New street lights; and
- Tree planting.

These opportunities could be included in the final VPA.

## ***Heritage***

The subject site is not a heritage item or in a heritage conservation area. It will not have an adverse impact on the Catherine Street Overbridge heritage item next to the Lilyfield Light Rail Station

## ***Landscaping and deep soil zone***

None of the trees and shrubs on the site are significant. Subject to appropriate new tree planting their removal is not a constraint.

The proposed deep soil zones that will be included in the site-specific DCP will accommodate tree planting and landscaping, help with water management and improve residential amenity and privacy. A tree canopy target of 25% of the site should be adopted to meet Regional and District Plans and Council objectives. These requirements should also be reflected in a Gateway determination in respect of a site-specific DCP.

## ***Site-specific DCP***

The site is in the 'Peripheral Sub Area' of the Catherine Street Distinctive Neighbourhood in Lilyfield under Section C2.2.4.1 of the LDCP 2013. The proposal is inconsistent with the maximum building wall height of 7.2 metres that applies to this Sub Area.

This inconsistency will be addressed in the site-specific Development Control Plan for the site. The DCP will include specific design measures and other controls including (but not limited to):-

- Desired future character statement;
- Public domain;
- Built form and design controls as follows:-
  - *Building height and bulk* including a sympathetic building height transition

from existing dwellings on Lonsdale and Russell Street up to 4 storeys above a ground level non-residential podium along City West Link Road in accordance with LLEP 2013;

- *Building setbacks and articulation* to have apartments oriented toward Lonsdale Street and Russell Street, with a dual aspect layout and cross ventilation, winter garden balconies to ameliorate noise and a middle quiet open zone for apartments to face;
  - *Building separation* to comply with ADG requirements;
  - *Building materials and finishes* including architectural cues to complement adjacent houses in Lonsdale Street and Russell Street and the residential character of those streets. Exterior building finishes should use a variety of complementary materials to provide visual interest and strengthen sense of place. A monolithic building appearance will not be supported;
  - *Design of building elements* including a noise screen wall or similar device should be constructed between buildings along the northern part of the site. (e.g. a 3 storey wall and horizontal top return placed above the lower level non-residential storey);
  - *Disability access*; and
  - *Ground floor apartments* adjoining City West Link must not be used for residential uses, although subject to detailed design at the DA stage they may be suitable as part of live work units.
- Residential amenity (including solar access, cross ventilation, open space, visual privacy, and deep soil and podium planting landscaping areas). Deep soil zones should provide:
    - a 3m wide perimeter deep soil area for a tree planting area adjacent to adjoining dwellings to the south;
    - a 3m wide perimeter deep soil zone along Lonsdale Street to establish front gardens;
    - for use of roof top gardens; and
    - a 3m wide deep soil zone along City West Link;
  - Parking and access;
  - Waste management; and
  - Communal open space of 25% of site area (irrespective of the ADG provisions due to the 'U shape' design concept).

The environmental impacts of the proposal can be addressed through the provision of these controls in the site-specific DCP. It is recommended that a Gateway Determination require that this DCP is provided prior to exhibition of the proposal.

## **Traffic and Transport**

The original planning proposal was supported by a July 2018 *Traffic Impact Assessment* based on 54 residential apartments. It suggested that between 33 and 55 car parking spaces would be required.

The traffic report noted that the concept drawings indicated approximately 61 parking spaces in two (2) basement levels, with capacity for car share, bicycle and motorcycle spaces. At this stage it appears that the site can provide the required car parking. Further analysis of car parking can be undertaken at the detailed design/DA stage.

The site is well served by bus services and light rail. It is 50m from Lilyfield light rail station and 200m from bus stops on Catherine Street and Lilyfield Road that serve routes to the Sydney central business district and the surrounding region.

The traffic report concluded that the proposed development would generate traffic volumes similar to those generated by the industrial and commercial uses of the site. It estimated that there would be two (2) less vehicle trips than industrial uses on the site in the AM peak and only two (2) additional vehicle trips in the PM peak.

Council's Engineers consider that the proposal has the potential to have an adverse impact on City West Link.

They are also concerned about pedestrian safety as a result of the increased traffic, particularly at the intersection of Catherine Street and the City West Link. There is a high level of pedestrian activity at this intersection as people cross it to reach Lilyfield light rail station and the local supermarket.

The Gateway Determination should require an amended Traffic Impact Assessment to consider these issues more fully. This amended Traffic Impact Assessment would be peer-reviewed by Council and inform post Gateway consultation with RMS Gateway Determination.

### ***Stormwater Management and Flooding***

The site is not affected by flooding although City West Link can be. This issue can be considered at the detailed design/DA stage. Clause 6.4 (Stormwater management) of LLEP 2013 has adequate stormwater management controls.

### ***Land Contamination***

Given its past use for industrial and commercial purposes potential land contamination will be an important consideration for this site. *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55) requires the consent authority to consider if the land is within an investigation area and whether the land has been used for a purpose referred to in Table 1 of the contaminated land planning guidelines for changes of use.

A Phase 1 detailed site investigation report has been provided for the 36 Lonsdale Street portion of the site. This report is out of date and a Phase 2 Detailed Site Investigation should be provided for the whole site. It should identify past and present potential contaminating activities and types, provide a preliminary assessment and assess the need for further investigations. Any development application must satisfy Clause 7 of SEPP 55 and is likely to require a more detailed report. It is requested that a Gateway Determination require that this issue is adequately addressed prior to exhibition.

### ***Acid Sulphate Soils***



The site is affected by Class 5 acid sulphate soils (ASS). Under Ministerial Direction 4.1, an ASS study should be provided if a planning authority proposes an intensification of land uses on ASS land. The proposal involves an intensification of the residential use of the land and an ASS Study is required following a successful Gateway Determination.

## Noise

There are several noise sources close which need to be considered. These include aircraft noise as the site is in the ANEF 20 - 25 contour, light rail and traffic.

There are adequate provisions in the LLEP 2013 (Clause 6.8 – aircraft noise) and the Infrastructure SEPP to ensure acoustic impacts are adequately addressed at the detailed design/DA stage.

## Voluntary Planning Agreement (VPA)

The proposal is supported by a VPA offer to share the value uplift that would arise from the proposed amendment to LLEP 2013. This could fund a variety of projects, including affordable housing.

Council's initial Valuation Report suggest the offer needs to be revised. The revised report should be based on a Residual Land Valuation (RLV) and a Hypothetical Development Methodology (HDM). It is recommended that a Gateway determination require that this issue be finalised prior to exhibition of the planning proposal.

## Q9. *Has the planning proposal adequately addressed any social and economic effects?*

The proposed variety of dwelling types and VPA contributions for affordable housing will help meet housing needs within the ECDP's 30 minute city parameter.

The proposal fits GSRP and the ECDP housing targets for the area. The likely demographic characteristics of the residents are unlikely to substantially increase demand for social infrastructure such as schools, hospitals and community facilities. The proposal is satisfactory in terms of social impacts.

In relation to economic impacts, there are unlikely to be any significant economic impacts arising from this proposal given the site is already zoned for residential development and will utilise existing infrastructure. The proposal does not involve any commercial development which may seek to compete with nearby businesses and services.

The new residents will boost patronage of local shops and services. The displacement of potential commercial and industrial uses is acceptable given the site is zoned residential and the previous uses relied on existing use rights. The site is not part of the core employment lands of the local government area. The proposal is satisfactory in terms of economic impacts.

## Q10. *Is there adequate public infrastructure for the planning proposal?*

The area is well served by public transport, electricity, telecommunications, water and sewerage infrastructure. Additional demand created under the Planning Proposal is likely to

be minimal, without overburdening existing services. Consultation with relevant authorities during public exhibition of the planning proposal will confirm the capacity of current utilities.

**Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Further consultation with relevant State and Commonwealth public authorities will be undertaken in accordance with a Gateway determination. The proposal is consistent with the relevant Regional and District Plans and the Government's housing targets and strategies for the Sydney region.

## PART 4 – Mapping

The planning proposal mapping changes for the FSR map, Height of Building map and Key Sites Map of the LLEP 2013 are outlined below

### Current Planning Controls

- Land subject to the planning proposal – Lots 18, 19 & 20 DP 977323, Lot 1 DP 1057094, Lot 22 DP 977323, and Lots 1 & 2 DP 529451 (36 Lonsdale Street and 64-70 Brenan Street, Lilyfield);
- Current zoning of the land – R1 General Residential;
- Current development standards relating to the land – the land is currently affected by the following mapping:
  - Acid Sulphate Soils – The site is currently located within the Class 5 land on ASS\_004 map. No changes are proposed;
  - FSR – The site is currently located within the 'D' classification (0.50:1) and within "Area 6" (Clause 4.4(2B)(a)(iv)) land on FSR\_004 map. Changes are proposed;
- Proposed zone – There are no zoning changes proposed.

### Proposed Planning Controls

- Amend the Floor Space Ratio Map Sheet FSR\_004 as shown in Part 4 of this Planning Proposal to increase the FSR from 0.5:1 to 1.5:1;
- Amend the Height of Building Map Sheet HOB\_004 as shown in Part 4 of this Planning Proposal to nominate the maximum height to RL 33.2 for the site by adding the site to the RL 21m – 40m category;
- Amend the Key Sites Map Sheet KYS\_004 as shown in Part 4 of this Planning Proposal to nominate the site as a key site; and

The proposed amended mapping for the LLEP 2013 is shown in Figures 7, 8 and 9.

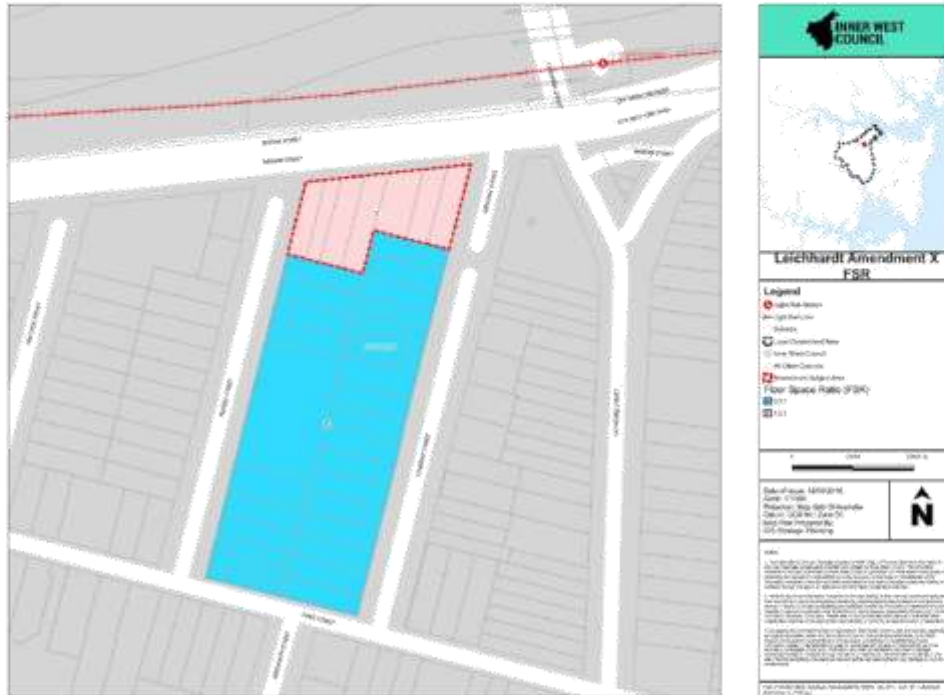


Figure 7: Amended Floor Space Ratio map



Figure 8: Amended Height of Building map



Figure 9: Amended Key Sites map

## PART 5 – Community Consultation

Public consultation will be undertaken in accordance with the requirements of the Gateway determination, the DPIE's Planning Proposal Guide and 'A guide to preparing local environmental plans' and Council's Community Engagement Framework.

It is expected that the Planning Proposal will be exhibited for not less than 28 days after notification of the public exhibition.

The exhibition material will be made available on the Inner West Council website, on the DPIE's website and, if possible under Covid 19 circumstances, at the Leichhardt Customer Service Centre at 7-15 Wetherill St, Leichhardt.

The Gateway Determination will specify the level of public consultation that must be undertaken including with Government agencies.

## PART 6 – Project Timeline

The table below outlines an anticipated timeline for completion of the Planning Proposal if approved for public exhibition at Gateway.

Table 5: Project Timeline

Milestone	Timeframe
Planning Proposal submitted to Department of Planning, Industry and Environment seeking Gateway determination	July 2020
Anticipated commencement date (date of Gateway determination)	August 2020
Anticipated timeframe for the completion of required technical information and peer review by Council	October 2020
Public exhibition and public authority consultation	November/December 2020
Timeframe for consideration of submissions	December 2020/January 2021
Timeframe for the consideration of a proposal post exhibition (including reporting to Council)	March 2021
Drafting of instrument and finalisation of mapping	April 2021
Date of submission to the Department to finalise the LEP	May 2021
Anticipated date Planning Proposal Authority will make the plan (if delegated)	June 2021
Anticipated date Planning Proposal Authority will forward to the Department for notification	June 2021

SJB Planning



# **36 Lonsdale Street & 64-70 Brennan Street, Lilyfield**

Planning Proposal

January 2020

Contact Details:

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- Attachment 2: Site Studies prepared by Derek Raithby Architects
- Attachment 3: Transport Impact Assessment prepared by Traffix
- Attachment 4: Detailed Site investigation Report Prepared by EIA

## Executive Summary

This Planning Proposal (PP) has been prepared for JRNN Pty Ltd, the owners of the land known as 36 Lonsdale Street, 64-66 Brenan Street, and 68-70 Brenan Street, in Lilyfield (the site). The site has a legal description of:

- Lots 18-20 DP 977323 (36 Lonsdale Street);
- Lot 1 DP 1057094 (64 Brenan Street);
- Lot 22 DP 977323 (66 Brenan Street);
- Lot 2 DP 529451 (68 Brenan Street); and
- Lot 1 DP 529451 (70 Brenan Street).

The PP has addressed the Department of Planning, Industry and Environment's (DPI&E's) publication: Planning Proposals – A Guide to Preparing Planning Proposals (August 2016). Particularly, Section 4.4 of this report addresses the questions to consider when demonstrating the justification and the Strategic Merit Test raised in Question 3(a). The submission and supporting plans and report show that the proposal demonstrates strategic merit when considered against the Strategic Merit Test.

The site extends from the existing industrial site on the corner of Lonsdale and Brenan Streets (36 Lonsdale Street) and incorporates four (4) properties at 64 Brenan Street to 70 Brenan Street to the west, to the corner of Russell Street. 64 Brenan Street is a part one (1) and part two (2) storey commercial building. 66 Brenan Street is occupied by an existing dwelling house, dominated by a high masonry wall and roller door fronting the street. 68 Brenan Street and 70 Brenan Street are each occupied by a dwelling house with no off-street parking or vehicle access. Russell Street is closed to vehicular traffic from Brenan Street, whilst through vehicular access along Lonsdale Street to the south is prevented from the southern boundary of the subject site.

The industrial site at 36 Lonsdale Street is occupied by a part one (1) and part two (2) storey industrial building, and includes upper level office space ancillary to the industrial use of the property.

This PP seeks to amend the maximum floor space ratio (FSR) provisions under the Leichhardt Local Environmental Plan (LLEP) 2013 that currently apply to the site.

The site, within the Inner West Council local government area (LGA), is currently zoned R1 General Residential under LLEP 2013. LLEP 2013 imposes a maximum FSR of 0.6:1 (pursuant to the provisions of Clause 4.4(2B)(a)(iv)). The PP proposes to amend the LLEP 2013 map to apply an FSR of 2:1 on the land, and to apply a maximum height of buildings development standard of a maximum RL of 33.2m.

This PP provides an analysis of the physical and strategic planning constraints, and the opportunities of the site, and considers the relevant environmental, social, and economic impacts of the proposal and its strategic merit.

The proposal is supported by an offer to enter into a Voluntary Planning Agreement (VPA) with Council providing a share of the value uplift as a consequence of the PP.

The proposal does not require any other consequential amendments to the LLEP 2013.

The Proposal is supported by architectural drawings prepared by Derek Raithby Architects (Attachment 1), and a Traffic Impact Assessment prepared by Traffix (Attachment 3).

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The architectural drawings provide a concept for a five (5) storey residential flat building development, that could potentially accommodate, under the proposed amendment to the maximum FSR, 49 dwellings. The development concept has been assessed against State Environmental Planning Policy No. 65— Design Quality of Residential Flat Development (SEPP 65), the Apartment Design Guide (ADG) and Leichardt Development Control Plan (LDCP) 2013, and has been found to satisfactorily address the relevant provisions relating to building separation, context relationships, and future residential amenity. The massing has been configured to demonstrate that development can occur on the land without any additional shadow impact to residential properties to the south.

In relation to potential traffic and parking impacts, the traffic impact assessment concludes that the surrounding road network can accommodate the increased density. In particular, it concludes that the concept development:

- Has the potential to accommodate a compliant provision of car parking on-site, thereby resulting in reduced on-street parking demands over present conditions; and
- Will generate identical or slightly less traffic during peak periods compared to existing developments on-site.

The PP is considered to demonstrate strong strategic merit for the following reasons:

- Consistency with 'A Metropolis of Three Cities' and the 'Eastern City District Plan', providing additional accommodation in well located and serviced areas;
- The site is located approximately 50m from the Lilyfield Light Rail Station, with a frequency of trams running every 10 minutes during peak;
- The site is situated within 200m of bus stops on Catherine Street and Lilyfield Road, that are serviced by routes connecting the Sydney CBD and surrounding region;
- The site proposes to enter into a VPA to share the value uplift;
- The PP can be accommodated utilising the existing road network, which has been assessed as being capable of accommodating the increased residential development capacity; and
- The location of higher density, multi-unit housing close to existing public transport is also consistent with the desired future character of the locality, particularly at this location, as per LDCP 2013.

## Recommendations

It is recommended that arising from the consideration of this PP, Inner West Council resolve to support the changes to LLEP 2013 as detailed in this PP, and forward the PP for a Gateway Determination to undertake the following:

- Amend the Floor Space Ratio Map (Map Sheet FSR\_004) to show a maximum FSR of 2:1 applying to the site; and
- Impose a height of buildings maximum development standard of a maximum RL of 33.2m.

In support of the amendments to LLEP 2013, an offer to enter into a VPA is proposed to share in the value uplift.

## 1.0 Introduction

### 1.1 Overview

This Planning Proposal (PP) has been prepared for JRNN Pty Ltd, the owners of the land known as 36 Lonsdale Street and 64-66 Brenan Street, and 68-70 Brenan Street, in Lilyfield (the site). The site has a legal description of:

- Lots 18-20 DP 977323 (36 Lonsdale Street);
- Lot 1 DP 1057094 (64 Brenan Street);
- Lot 22 DP 977323 (66 Brenan Street);
- Lot 2 DP 529451 (68 Brenan Street); and
- Lot 1 DP 529451 (70 Brenan Street).

This PP seeks to amend the maximum FSR provisions under LLEP 2013, that currently apply to the site. LLEP 2013 imposes a maximum FSR of 0.6:1 to the site (pursuant to the provisions of Clause 4.4(2B)(a)(iv)).

The PP is seeking to amend the Floor Space Ratio Map (map sheet FSR\_004) to show a maximum FSR of 2:1 applying to the site, and apply a maximum height of buildings development standard of a maximum RL of 33.2m AHD.

An offer to enter into a VPA with the Council regarding sharing the value uplift is proposed.

The PP has been prepared in accordance with the DPI&E's publication: Planning Proposals – A Guide to Preparing Planning Proposals, dated December 2018.

### 1.2 Scope and Format of the Planning Proposal

The PP details the merits of the proposed changes to LLEP 2013 and has been structured in the following manner:

- Section 1.0 provides an introduction to the PP;
- Section 2.0 provides a description of the site, its context and existing development;
- Section 3.0 identifies the planning framework applying to the site, and considers the PP against relevant strategic plans and policies;
- Section 4.0 is the Planning Proposal, and is provided consistent with the matters to be considered in the DPI&E's A Guide to Preparing Planning Proposals; and
- Section 5.0 provides the conclusions and recommendations to proceed with the PP to Gateway Determination to amend LLEP 2013.

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## 1.3 Supporting Plans and Documentation

This Proposal has been prepared with input from a number of technical and design documents which have been prepared to accompany the application. These documents are included as Attachments to this report and are identified in Table 1.

Document name	Prepared by
Architectural Concepts	Derek Raithby Architects
Site Survey	Derek Raithby Architects
Traffic Impact Assessment	Traffix
Detailed Site Investigation	EI Australia

Table 1: Plans and documents prepared to accompany this Planning Proposal

## 2.0 Site Description and Context

### 2.1 Site Context and Locality

The subject site is located in the suburb of Lilyfield, located 6km west of the Sydney CBD. The site has frontage to the City-West link, a major traffic artery to and from the Sydney CBD, and linking to other major east-west and north-south roads serving the local and metropolitan area. The site is approximately 50m west of the Lilyfield Light Rail Station.

The site is located directly opposite a part two (2) and part five (5) storey shop-top housing development bound by Lonsdale Street, Brenan Street, and Catherine Street. This development includes an IGA supermarket at ground level. The section of Lonsdale Street that provides frontage to both 36 Lonsdale street and the IGA site is physically closed towards the northern end, thereby providing vehicular access only to these two (2) properties.

To the south, beyond the landscaped and fenced barrier in Lonsdale Street, are one (1) and two (2) storey attached and detached dwellings.

64, 66, 68, and 70 Brenan Street have long north-south orientations, with frontage to the City-West Link and a rear boundary with the northern side boundary of 37 Russell Street, a single storey dwelling house with an east-west orientation.

The general locality is characterised by a range of residential dwelling types, and to the south, east, and west is largely residential in character.

The locality of the site and the existing urban area are shown in Figures 1 to 9 below.

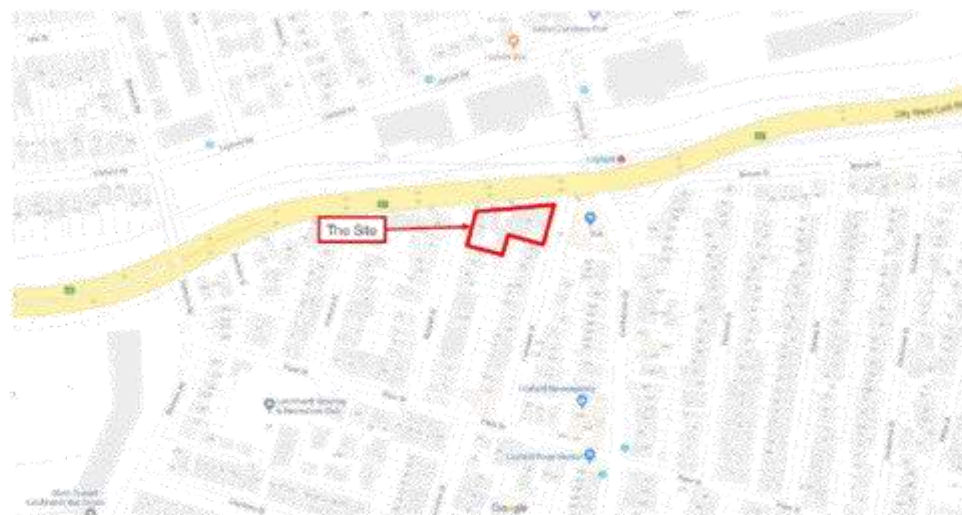


Figure 1: Locality map (Source: Google Maps)

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Figure 2: Aerial photo of site (Source: SIX Maps)



Figure 3: Photo of Lilyfield Light Rail Station



Figure 4: Photo of the site taken from City West Link/Brenan Street, Lilyfield

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Figure 5: Photo of 66-70 Brennan Street, Lilyfield



Figure 6: Photo of 64-66 Brennan Street, Lilyfield

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Figure 7: Photo of 36 Lorodale Street, Lilyfield



Figure 8: Photo of 32-34 Lorodale Street, Lilyfield



Figure 9: Photo of 99 Lilyfield Road, Lilyfield

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## 2.2 Site Description

The subject site is an irregular shaped land holding and comprised of properties known as 36 Lonsdale Street, and 64-70 Brenan Street, Lilyfield. The site has a legal description of:

- Lots 18-20 DP 977323 (36 Lonsdale Street);
- Lot 1 DP 1057094 (64 Brenan Street);
- Lot 22 DP 977323 (66 Brenan Street);
- Lot 2 DP 529451 (68 Brenan Street); and
- Lot 1 DP 529451 (70 Brenan Street).

The site extends from the existing industrial site on the corner of Lonsdale and Brenan Streets (36 Lonsdale Street) and incorporates four (4) properties at 64-70 Brenan Street to the west, to the corner of Russell Street. 64 Brenan Street is a part one (1) and part two (2) storey commercial building. 66 Brenan Street is occupied by an existing dwelling house dominated by a high masonry wall and roller door fronting the street. 68 Brenan Street and 70 Brenan Street each are occupied by a dwelling house with no off-street parking/vehicle access. Russell Street is closed to vehicular traffic from Brenan Street whilst through vehicular access along Lonsdale Street to the south is prevented from the southern boundary of the subject site.

The industrial site at 36 Lonsdale Street is occupied by a part one (1) and part two (2) storey industrial building, and includes upper level office space ancillary to the industrial use of the property.

## 2.3 Supporting Concept

The PP request is supported by an Architectural Concept Design and Site Survey prepared by Derek Raithby Architecture (Attachments 1 and 2 respectively).

The concepts demonstrate the ability for the site to accommodate residential flat buildings up to six (6) storeys.

The concepts demonstrate the ability of residential development to provide required deep soil provision, ADG consistent building separation, and the capacity to satisfy required solar access and natural ventilation.

The architectural concepts also demonstrate the ability for development on the site to the FSR proposed to minimise adverse solar access impacts upon adjoining, existing residential development.



## 3.0 Planning Framework

### 3.1 A Metropolis of Three Cities

The subject site is located just west of the Eastern Economic Corridor and Harbour CBD, within the Eastern Harbour City, as identified in the Greater Sydney Region Plan – 'A Metropolis of Three Cities'.

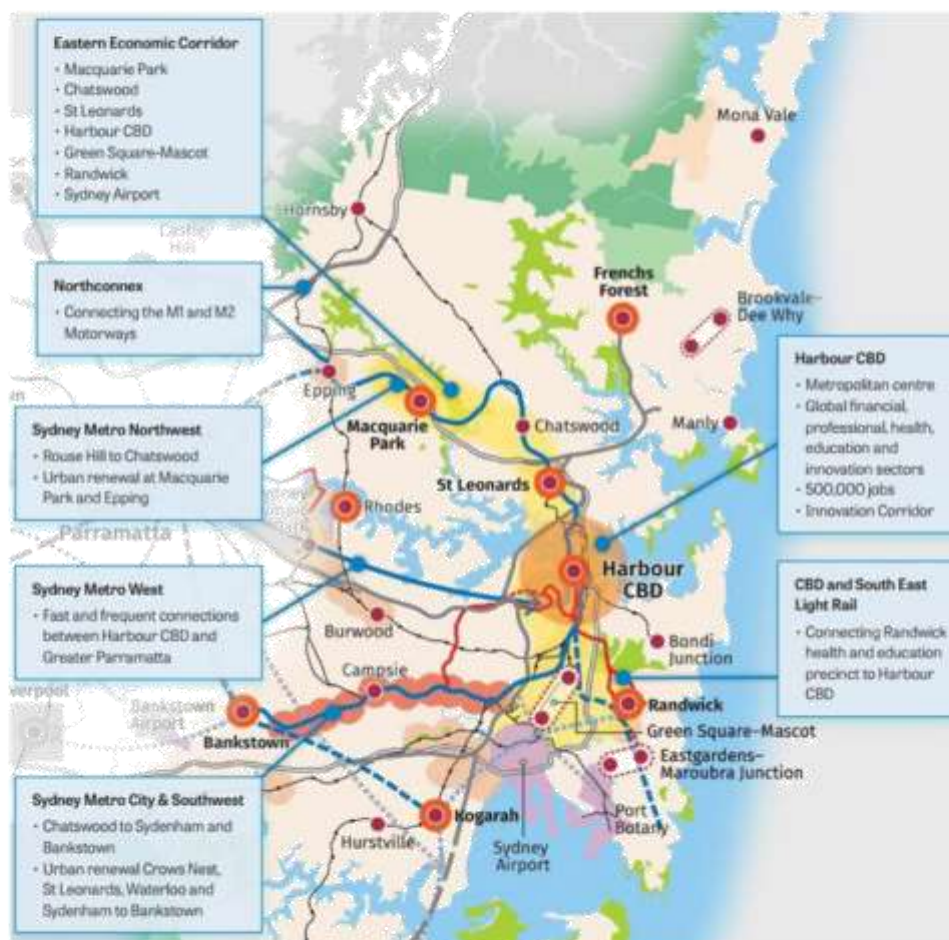


Figure 10: Extract from Eastern Harbour City Vision – 'A Metropolis of Three Cities'

The proposal is consistent with the broad directions of 'A Metropolis of Three Cities' through:

- Assisting the state government in achieving its target of an additional 725,000 new dwellings for the metropolitan region by 2036, in an area well connected to employment and transport;
- The provision of additional residential floor space outside of the identified core employment areas, but highly accessible to the Sydney CBD;

- Facilitating development of a site which is highly accessible by public transport;
- Improving resident access to jobs, services, and recreation opportunities; and
- Accelerating housing supply, choice and affordability and building great places to live.

The pursuit of an increased FSR at the site is consistent with the following Directions and Objectives of the plan:

### 3.1.1 Direction 1 – A city supported by infrastructure

*"Infrastructure supporting new developments"*

#### Objective 4: Infrastructure use is optimised

The subject site is located 50m west of the Lilyfield Light Rail Station. In this regard, the increased density on the site will ensure that the use of existing infrastructure is optimised.

### 3.1.2 Direction 2 – A collaborative city

*"Working together to grow a Greater Sydney"*

#### Objective 5: Benefits of growth realised by collaboration with governments, community and business

The PP is supported by an offer to enter into a VPA with the Inner West Council. Expenditure of the VPA will be determined by Council.

### 3.1.3 Direction 3 – A city for people

*"Celebrating diversity and putting people at the heart of planning"*

#### Objective 7: Communities are healthy, resilient and socially connected

The site is located in a highly accessible area, with easy walkable access to a wide range of local services and facilities, as well as being close to public transport, enabling short commutes to an even wider range of employment, education, entertainment, and service facilities. The location fosters ready access to these services, and facilities access by means other than the private vehicle (e.g. via light rail, buses, and cycling), as well as ready access to the Harbour CBD.

### 3.1.4 Direction 4 – Housing the city

*"Giving people housing choices"*

#### Objective 10 - Greater housing supply

The proposal has the potential to provide approximately 49 dwellings, in a well serviced location, close to public transport, jobs, and support facilities. The site currently accommodates only three (3) dwellings.

The additional housing capacity is an extension of the established general residential area, with access to all necessary amenities and services.

#### Objective 11 – Housing is more diverse and affordable

The proposal is supported by an offer to enter into a VPA to share in the value uplift that would accrue from the amendment to the LEP. The monetary value will be utilised by Council in the funding of a variety of potential projects, including Council's affordable housing programs.

## Objective 12 – Great places to bring people together

The site is in a location that is in readily walkable access to transport, shops, and open space.

The frontage to the City West Link represents a terminating street block, with through-site links not providing access to any feature. The proposal will however provide an address to Lonsdale Street, improving the appearance of this frontage. The site and locality is well suited to the provision of high amenity residential accommodation given the access to facilities and services ready available to the site.

### **3.1.5 Direction 6 – A well-connected city**

*"Developing a more accessible and walkable city"*

## Objective 14 –Integrated land use and transport creates walkable and 30-minute cities

The site is highly accessible to a range of public transport options, including Lilyfield Light Rail Station (50m east of the site), bus services within 200m of the site connecting to the Sydney CBD and surrounding region, and cycle networks. This transport accessibility, in conjunction with ready walkable access to a diverse range of local services and recreational opportunities, supports ready accessibility to many facilities within well under 30 minutes. The transport access provides ready connectivity to the Eastern Economic Corridor and the Harbour CDB in an easy 30 minutes travel time.

The site is located in an area suitable to encourage walking and cycling as alternate modes of transport.

### **3.1.6 Direction 8 – A city in its landscape**

*"Valuing green spaces and landscape"*

## Objective 30: Urban tree canopy cover is increased

The site known as 36 Lonsdale Street is occupied boundary to boundary by an industrial building. The concepts demonstrate that landscaping and deep soil landscaping can be introduced to the site, consistent with the requirements of LLEP 2013.

The introduction of landscaping to the site will contribute to the canopy of the locality.

### **3.1.7 Direction 4 – An Efficient City**

*"Using resources wisely"*

The proposal seeks to accommodate additional housing choice in a location well suited to the utilisation of public transport options and where cycling and walking are highly viable transport alternatives. These opportunities reduce the reliance upon private vehicle transport and associated emissions. In addition, any new housing will be built to contemporary standards of environmental performance.

## **3.2 Eastern City District Plan**

The Inner West Council is located within the Eastern City District, identified under the District Plans prepared by the Greater Sydney Commission. The plans include a number of Planning Priorities that are to be considered by planning authorities in making strategic planning decisions. The relevant Planning Priorities from the Eastern District Plan relating to this proposal are addressed below.

### **3.2.1 Planning Priority E1 – Planning for a city supported by infrastructure**

The opportunity to increase the housing density is in a location well serviced by public transport infrastructure, namely the Lilyfield Light Rail Station (50m east of the site), and bus services within 200m of the site. The site is already zoned for residential purposes, with this PP seeking to maximise the efficiency of the utilisation of the land.

### 3.2.2 *Planning Priority E5 - Providing housing supply, choice and affordability with access to jobs, services and public transport*

The proposal has the capacity to deliver high quality, higher density living in conjunction with the provision of affordable housing as part of the mix. The dwelling mix will be weighted towards one (1) bedroom, and two (2) bedroom apartments, to provide more affordable stock on this well located site and, in recognition of the attraction to this size of dwelling close to the Sydney CBD, and excellent public transport infrastructure.

The concept scheme consists of 14 one (1) bedroom, 28 two (2) bedroom, and seven (7) three (3) bedroom apartments.

The site currently accommodates a total of three (3) dwellings, whilst the proposed concept will deliver approximately 49 dwellings. This will boost the Eastern City District's opportunity to meet its 5 year housing targets, with the Inner West Council aiming to deliver 5,900 dwellings of the District's total target of 46,550 dwellings to 2021. The proponent's timeframe would have the development completed within three (3) years (commencing December 2018) providing a genuine contribution to the targets. Dwellings delivered in this earlier timeframe will contribute to the 20 year target of 157,500 dwellings for the east district. Given the transport, employment, education and urban support facilities that are readily accessible from the site, it is prudent urban management to ensure that the best use of the available capacity is utilised. Otherwise, this land in this location, once developed, will not be capable of delivering additional housing for a significant period.

The proposal is supported by an offer to enter into a value uplift share VPA. The expenditure of the funds collected will be determined by Council, and could include affordable housing.

### 3.2.3 *Planning Priority E6 - Creating and renewing great places and local centres, and respecting the District's heritage*

The increase in density on the subject site will assist in delivering a well-designed built environment, particularly in terms of responding to the local character and activating the public domain to make the area more attractive and safe.

Much of the site is currently occupied by an existing warehouse building and use, which is non-compliant in the current R1 General Residential zoning, but operating under existing use rights. The proposed scheme will better activate all street frontages (i.e. Lonsdale Street, Brenan Street, and Russell Streets) with the main living areas of dwellings, including balconies, providing casual surveillance of the public domain.

Whilst the site is not listed as a heritage item or located within a conservation area, the retention of the existing warehouse façade, as part of the proposed scheme, could assist in maintaining the established character of the area, as well as providing an interpretation of the site's former industrial use. The mix of existing and former industrial buildings with residential development is typical of the local character.

The site is highly accessible to a range of local amenities such as transport and open space. The site is located adjacent to a supermarket, providing a wide range of products to support the day to day needs of residents.

### 3.2.4 *Planning Priority E12 – Retaining and managing industrial and urban services land*

The proposal does not seek to alter the underlying zone or land use permissibility, noting the site's current R1 General Residential zoning. The proposed amendment to LLEP 2013 seeks to amend the FSR control only. The proposed redevelopment of the site would extinguish an existing non-conforming warehouse use currently operating under existing use rights at 36 Lonsdale Street, as well as a commercial use at 64 Brenan Street as envisaged with the site's current zoning. Furthermore, the site is located outside of the core industrial lands identified in the District Plan.

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### **3.2.5 Planning Priority E14 - Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways**

The redevelopment of the site for higher density housing will provide opportunities to deliver a more effective stormwater management system on-site that will capture and appropriately dispose of stormwater, and will allow for groundwater absorption, and capture and reuse of stormwater. This, together with the phasing out of a non-conforming industrial premises on-site, will ultimately improve the water quality, health, and enjoyment of Sydney Harbour and the District's waterways.

### **3.2.6 Planning Priority E15 - Protecting and enhancing bushland and biodiversity**

The site is existing developed urban land. The development of the site remains within the urban footprint and does not adversely impact upon biodiversity or flora communities.

### **3.2.7 Planning Priority E17 - Increasing urban tree canopy cover and delivering Green Grid connections**

The concepts propose the delivery of deep soil zones along the southern and western boundaries of the site, measuring between 2.275m to 6m. In total, 21% (442m<sup>2</sup>) of the site is provided as deep soil zone landscaped area. This landscaped area could readily accommodate substantive urban tree canopy planting opportunities. The concept design also retains all existing street tree plantings surrounding the site.

### **3.2.8 Planning Priority E19 - Reducing carbon emissions and managing energy, water as waste efficiently**

The location and access to facilities and infrastructure is highly suitable to fostering reliance upon transport options other than the private vehicle.

The location of the site is highly suitable to support residential development to contemporary standards of environmental performance.

## **3.3 Leichardt Local Environmental Plan (LLEP) 2013**

The PP seeks to amend LLEP 2013 relating to FSR and Height of Buildings Maps. It is proposed that the FSR Map (Sheet 004) is amended to permit a maximum FSR of 2:1 on the site. A maximum height of buildings of a maximum RL of 33.2m AHD.

The existing R1 General Residential zone applying to the site accommodates land use permissibility.

The concepts demonstrate achieving 21% deep soil landscaped area.

### **3.3.1 Part 4 - Principal Development Standards**

The site is not affected by a height limit under the LLEP 2013 Height of Buildings Map.

The proposal does not seek to alter any other development standards of LLEP 2013, including "landscaped areas for residential accommodation in Zone R1" as per Clause 4.3A, including site coverage. In fact, the proposed residential scheme accompanying the proposal demonstrates a compliant landscaped area of 21% (min, 20%) and site coverage of 60% (max, 60%).

The site is zoned R1 General Residential under LLEP 2013, as illustrated in the extract of the Land Zoning Map in Figure 11.





- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To improve opportunities to work from home.
- To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.
- To provide landscaped areas for the use and enjoyment of existing and future residents.
- To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.
- To protect and enhance the amenity of existing and future residents and the neighbourhood.



### 3.3.2 Part 6 – Additional Local Provisions

#### Acid Sulfate Soils (Clause 6.1)

The site is identified under LLEP 2013 as being within a Class 5 Acid Sulfate Soils Area.

The requirements of Clause 6.1 would be relevant to any future Development Application (DA) considerations. It is noted that the site has an RL of 14.28m at the lowest point. Any excavation is unlikely to reach RL 5m, or lower the water table by 1m.

#### Flood planning (Clause 6.3)

The City West Link (Brenan Street) to the immediate north of the site is identified as being affected by the 100 Year ARI Flood Extent. Lonsdale Street is unaffected.

The potential flood impact of the inundation of the City West Link would be able to be addressed with any future DA.

#### Adaptive reuse of existing buildings in Zone R1 (Clause 6.11)

The PP request seeks to amend the FSR applying. It is unlikely that a future DA for the site would rely upon this provision.

#### Diverse housing (Clause 6.13)

The diverse housing provision will apply to any future DA.

The proposal has included a preference towards studio, one (1) bedroom, and two (2) bedroom dwellings, consistent with the intent of this provision.

#### Development control plans for certain development (Clause 6.14)

The site is less than 3,000m<sup>2</sup> in area. Accordingly, this provision of the LEP is not applicable.

### 3.4 Leichardt Development Control Plan (LDCP) 2013

Future development on the site will be subject to the provisions of LDCP 2013. The DCP provides a more detailed layer of planning controls for residential development. It is considered that the proposed development will be able to achieve a high level of compliance with the requirements of the DCP and/or satisfactorily address the objectives of the relevant controls. Some of the key and relevant areas of the DCP, as they apply to the proposed residential development, are discussed below:

#### 3.4.1 Part B – Connections

Given the close proximity of the site to public transport options and local services and facilities, the PP will promote urban design that encourages active travel options such as walking, cycling and public transport between homes, workplaces, centres and attractions.

The health and well being of the community will also be enhanced by the PP via the active travel options available from site that will prioritise this type of travel over the use of private cars. The proposed residential development will also activate and address the public domain to deliver improved casual surveillance of surrounding streets thereby creating safer, more vibrant and attractive streetscapes.

No adverse social impacts are envisaged as a result of the proposal and a detailed social impact statement will be provided with future development in accordance with the DCP.

### 3.4.2 Part C – General Provisions (Section 1)

#### Equity of Access and Mobility

The development concept provides equitable and convenient access to and throughout the building, including all public/communal areas. Accessible car parking spaces are also identified within the basement car park. These matters would be addressed at DA stage, with the concept demonstrating the ability of the requirement to be addressed.

#### Parking

The development concept demonstrates that the site is capable of accommodating the minimum car parking requirements of the DCP, including resident, visitor, car share, and accessible car parking. Bicycle and motor cycle parking is also provided in accordance with the DCP.

#### Landscaping

Approximately 442m<sup>2</sup> or 21% of the site is allocated for landscaped area. This meets and exceeds the minimum standards required under LLEP 2013. The area provided is capable of providing landscaping to meet the requirements of Council's DCP.

### 3.4.3 Part C – Urban Character (Section 2)

The subject site is located within the 'Lilyfield Distinctive Neighbourhood' and specifically within the 'Catherine Street Distinctive Neighbourhood'. The Catherine Street Neighbourhood is further broken down into distinct sub-areas, with their own established characters and desired future characters. The site is identified as being wholly within the 'The Peripheral' sub-area.

In terms of the Catherine Street Neighbourhood, it is noted that one of the pertinent controls is to "encourage larger buildings consisting of a variety of accommodation types at the edge of the Distinctive Neighbourhood". The proposal does exactly that, by seeking to provide a residential flat building accommodating a mix of apartment types, supported by a VPA for the value uplift sharing.

The 'Peripheral Sub Area' (refer to Figure 13) is described in the DCP:

*"The Peripheral Sub Area consists of the length of the City West Link west of Catherine Street to the junction of Balmain Road, and from this point on Balmain Road south to the intersection with Moore Street.*

*The Peripheral Sub Area is not as distinctive as the core of the neighbourhood, due to the variety of development within the area. The change in character in Balmain Road is more transitional, whereas the City West Link has a clear physical departure from the homogenous character of the remainder of the neighbourhood. This is reinforced by road barriers and a change of level at the end of Russell, Pretoria and Lonsdale Streets. Although there are still pockets of detached, single storey cottages evident in the Peripheral Sub Area, it represents more of a mixed area in terms of built form and use. This change helps to define the boundary of the neighbourhood.*

*With the introduction of the nearby Lilyfield Light Rail stop, and the mix of commercial and residential uses in this area, there is potential for Council to make provision for future multi-unit development around this node. The location, and mixed residential/commercial character of the road, lends itself to higher density development. Balmain Road also has potential for a mixture of permissible commercial uses.*

*It is appropriate to maintain this area's transitional nature and provide for contemporary designed buildings and a variety of uses, particularly approaching corner sites. Such development would not be intrusive or out of character with this area, as compared with the majority of the Distinctive Neighbourhood."*

The subject site is adjacent to the road barriers identified in this statement that provide a clear physical barrier to the remainder of the homogeneous neighbourhood character, to appropriately enable the introduction of larger buildings of varied built form. The sub area has also notes the presence of the Lilyfield light Rail stop and the opportunity to make provision for higher density multi-unit development around this node. The proposal clearly achieves this vision whilst also ensuring that the built form is not intrusive to existing residential development to the south via responsive building separation and form. This in turn ensures no adverse amenity impacts, such as overshadowing, overlooking and visual impact.



Figure 12: Sub Areas within Catherine Street Distinctive Neighbourhood (Figure C32 from LDCP 2013)

### 3.4.4 Part C – Residential Provisions (Section 3)

This part of the DCP contains more detailed controls that will guide assessment for any future development application. By virtue of its site layout and overall building design, the development concept appropriately addresses or is capable of addressing the relevant specific provisions contained in this section of the DCP. It should also be noted that the proposed development will also be required to address the specific provisions of SEPP 65 and the ADG, that prevail over the provisions of the DCP.

As noted previously, the proposed building separation/setback to the southern boundary, building form, and layout ensures that the development suitably addresses the potential amenity impacts arising from overshadowing, overlooking and visual impact.

## 4.0 The Planning Proposal

### 4.1 Overview

This section addresses the DPI&E publication Planning Proposals – A Guide to Preparing Planning Proposals (August 2016). This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification;
- Mapping;
- Community consultation; and
- Project timeline.

### 4.2 Objectives and Intended Outcomes

The objective of this PP is to amend the FSR and height of building development standard that applies to the site to facilitate a redevelopment of the site that:

- Provides residential accommodation in a well serviced location with high levels of access to employment, transport, and urban services;
- Contributes to the five (5) year inner west dwelling target of 5900 dwellings to 2021, and the 20 year district target of 157,500 dwellings;
- Optimise the utilisation of existing and current capital expenditure on transport infrastructure; and
- Maintain the amenity of existing residential development.

### 4.3 Explanations of Provisions

The PP does not seek to amend the underlying land use zone of R1 General Residential. To facilitate the redevelopment of the site with a residential flat development of approximately 49 dwellings, as depicted in the supporting architectural plans prepared by Derek Raithby Architects (refer to Attachment 1), the amendment proposed comprises amending the LLEP 2013 FSR Map (Sheet FSR\_004) to impose a maximum FSR of 2.25:1 across the site as depicted in Figure13.



Figure 13: Proposed amended LLEP 2013 FSR Map



## 4.4 Justification and Strategic Merit

This section addresses the need for the rezoning (i.e. amendment to the LLEP 2013 FSR Map), identifies the background studies undertaken, why the PP is the best approach and what the community benefits will be.

### 4.4.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is not a result of a broad strategic study.

The FSR adopted for the site stems from the gazettal of LLEP 2013 in December 2013 based strategic studies before that time. It is noted that the FSR adopted was that imposed by the previous LLEP 2000. Since the gazettal of the LLEP 2013, there have been substantial shifts in strategic planning context and Government priorities that recognise the need to pursue greater housing supply and affordability, particularly in locations with access to jobs and public transport. These factors support the request to better utilise the available urban land already zoned for residential purposes.

The Greater Sydney Region Plan – ‘A Metropolis of Three Cities’ and associated ‘Eastern City District Plan’, as discussed in Sections 3.1 and 3.2 of this PP, identified the need for greater housing supply and affordability in locations with access to jobs and public transport. The subject site which is located only 50m from a light rail station, 200m to bus services and less than 6km west of the centre of Sydney’s CBD is consistent with these directions to be explored for increased housing potential.

In addition to the above priorities, the PP is also supported by:

- Architectural Plans prepared by Derek Raithby Architects;
- Site studies prepared by Derek Raithby Architects; and
- Traffic Impact Assessment prepared by Traffix.

The site study has undertaken a context analysis and review to test the capability of the site to accommodate additional development. The testing has been informed by the preparation of an architectural concept to prove the capability for the site to accommodate a development. The testing of impacts relating to solar access, visual impacts, and capacity of the transport network supports the conclusion that the site is suitable for detailed consideration to support a greater density than currently permitted.

Of most significance is the consideration of the impact of the building mass that could be achieved under the proposed development standard.

The site study at Attachment 2 provides a comparison of existing solar access impact with the scheme approved in 2007 and the proposed envelope. The testing undertaken has supported the pursuit of a “split tower” approach accommodating the greater height and the corners of the site.

The architectural plans prepared by Derek Raithby Architects, demonstrate that the proposed development of the site for a residential flat building accommodating 49 apartments is capable of complying with the design quality principles and relevant provisions of SEPP and the ADG. Furthermore, consideration has been given to ensure that there is no adverse impact (e.g., amenity and environmental) on adjoining and nearby properties, the public domain, streetscape and local character of the area.

The Traffic Impact Assessment (TIA), prepared by Traffix, has modelled the traffic generation of the proposal and its potential impacts upon the surrounding transport/road network. The TIA also examined the adequacy of the off-street parking. In summary, the TIA found that appropriate parking will be provided to the development and that the road network will be able to accommodate the additional traffic from the proposed development. In fact, the TIA has concluded that the proposed development is likely to improve existing traffic and parking conditions on and around the site through lessening of pressure on on-street parking, via a compliant provision of parking on-site, as well as traffic generation rates that are identical if not less than that generated by existing developments on-site.

**Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The PP is considered the best option as it will allow the redevelopment of the site in a manner that is compatible with the concepts prepared. The variation to the FSR control could not reasonably be pursued via a variation under Clause 4.6 of LLEP 2013.

Further, the PP approach provides a mechanism for the proponent to deliver substantial public benefits not otherwise required under the existing controls. This will provide contributions to Council's affordable housing portfolio in an appropriate location and otherwise consistent with its Affordable Housing Policy (2016).

#### **4.4.2 Section B – Relationship to Strategic Planning Framework – The Strategic Merit Test**

In considering if a PP should proceed to gateway determination, strategic merit is to be demonstrated. Section B – Relationship to Strategic Planning Framework from 'Planning Proposals' – A Guide to Preparing Planning Proposals (August 2016) provides the matters to be considered when determining strategic merit.

The particular matters to be considered are addressed below.

**Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

The consideration of the strategic framework at Section 3.0 confirms the consistency of the proposal relating to:

- Acceleration of housing supply in well serviced areas, close to public transport, jobs, recreation and support facilities (e.g., retail, health and education);
- Provision of housing supply in close proximity to existing public transport options to ensure infrastructure use is optimised;
- Delivery of housing choice and affordable rental housing in targeted areas; and
- Provision of housing in a locality that does not diminish employment or urban services land.

**Q3(a). Does the proposal have strategic merit? Will it:**

- Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or
- Give effect to a relevant local council strategy that has been endorsed by the Department or required as part of a regional or district plan or local strategic planning statement; or
- Respond to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

The consistency of the proposal with 'A Metropolis of Three Cities' and the 'Eastern City District Plan' has been addressed in detail in Section 3.0 of this PP. One of the key priorities of both these plans is the provision of "housing supply, choice and affordability with access to jobs, services and public transport". The strategic decision to zone the land residential has already been made. This PP seeks to increase the potential housing capability of the site.

In terms of housing delivery, the 'Eastern City District Plan' seeks to deliver a total of 46,550 dwellings across the district, with the Inner West Council being targeted to provide 5,900 of these dwellings. The planning proposal aims to deliver approximately 49 dwellings on a site that currently only accommodates three (3) dwellings. This is a significant contribution from site towards the District's housing targets, particularly noting the site's close proximity to public transport and the centre of Sydney's CBD.

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The planning proposal also has strategic merit in that it is consistent with Council's strategy to increase the delivery of affordable housing. To this effect, in November 2016, the Council released its Affordable Housing Policy in an effort to actively seek the increase in supply of affordable housing through its planning instruments and policies. The policy was adopted in recognition of ongoing loss and non-replacement of affordable housing via gentrification and general redevelopment. Accordingly, the Policy adopted by Council was in response to changing circumstances and demographic trends that have not been recognised by existing planning controls.

One of the mechanisms identified in the Policy to deliver much needed affordable housing in the area is via 'value capture', implemented through VPAs. A value uplift sharing VPA is proposed. The

In considering the three (3) points raised in the strategic merit test, the request is considered to have strategic merit as:

- The request has been demonstrated to be consistent 'A Metropolis of Three Cities' and with the 'Eastern City District Plan';
- It is responding to the housing demand forecasts identified in the District Plan;
- It is responding to the need to deliver more affordable housing, as per the District Plan, because of demographic and general redevelopment trends causing the ongoing loss and non-replacement of affordable housing; and
- The request is consistent with Council's Affordable Housing Policy which was underpinned by the Department in April 2018 with its inclusion of the Inner West LGA in SEPP 70.

Q3(b). Does the proposal have site specific merit, having regard to the following:

- The natural environment (including known significant environmental values, resources or hazards);
- The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and
- The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?

The site is existing developed urban land and therefore does not have impacts upon significant environmental values or natural resources. The site is not subject to natural hazards of land slip or geotechnical instability. The site is not identified as being affected by the 100 year ARI, or being bushfire prone land.

The subject site is zoned R1 General Residential. A substantive portion of the site contains a non-conforming light industrial/warehouse building and use at 36 Lonsdale Street. The PP will facilitate the redevelopment of the site for residential flat building, a permissible use, including the delivery of much needed affordable housing. The existing and likely future uses of land in the vicinity of the proposal is general residential, as well as mixed use development. The PP is directly opposite a part two (2) and part five (5) storey shop-top housing development bound by Lonsdale Street, Brennan Street, and Catherine Street. The adjacent development includes an IGA supermarket on the ground floor.

The sites key merit is its proximity to solid public transport options, such the Lilyfield Light Rail Station (50m from the site), which connects the site to a wide range of employment, education, health, retail, and other key services and facilities. In fact, it is only a short commute to the centre of Sydney's CBD, which is only 6km east of the site. It is also within walking distance of local services and facilities.



**Q4. Will the planning proposal give effect to Council's endorsed Local Strategic Planning Statment, or another endorsed local strategy or strategic plan?**

Council, through the preparation of LLEP 2013, has already made the strategic decision to zone the land for residential purposes. The Local Strategic Planning statement is yet to be endorsed.

The PP request is supported by architectural concepts to test the ability of the FSR proposal to be accommodated on the site without adverse impacts. The potential development yield has also been tested from a traffic impact consideration.

The traffic assessment determined that development on the site is capable of being accommodated within the existing transport network and utilising existing public transport availability.

The proposal is consistent with many of the Strategic Directions as the proposal supports:

- Minimising the City's ecological footprint by reusing existing urban land and supporting public transport usage, walking, and cycling;
- Supports growth in a location providing housing and supporting jobs and services in the locality;
- Improves the use of existing urban land, well served by public transport;
- Maximises residential potential outside of the identified core employment lands; and
- Encourages walking, cycling, and public transport uses.

Council also has a suite of strategic documents relevant for consideration which are addressed below.

Our Inner West 2036 – Community Strategic Plan

The Community Plan outlines the goals and priorities of Council to 2036.

The PP is consistent with the principle of working together in a way that is creative, caring and just, as well as the relevant strategic directions.

Strategic Direction 1 – An Ecologically Sustainable Inner West

The proposal facilitates the renewal of existing urban land to accommodate housing choice in a well serviced location. The proposal can reduce private vehicle reliance, accommodate housing choice close to jobs and services, and introduce landscaping to a former industrial site.

Strategic direction 2: Unique, liveable, networked neighbourhoods

The proposal is located adjacent to the existing neighbourhood centre of Lilyfield and public transport. There are excellent public transport connections to open space and recreation facilities.

Leichhardt Community and Cultural Plan 2011-2021

The relevant strategic objectives are considered below:

Strategic Objective 1 – Connecting people to each other

The proposal would renew the site located adjacent public transport and a neighbourhood node. The development would be connected to the community.

Strategic Objective 2 – Connecting people to place

The proposal is supported by a value uplift VPA offer. The VPA has the potential to be allocated to a range of facilities and upgrades as determined by Council.

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## Integrated Transport Plan – Leichhardt 2013-2023

The proposal aligns with the strategies and actions for transport through:

- Assisting to create an urban village with good public transport and cycle network accessibility;
- Accommodation of bicycle facilities within a future development;
- Location of housing in an area capable of encouraging mode shift to sustainable options; and
- Readily walkable access to day to day needs and recreation opportunities.

## Inner West Delivery Program 2018-2022

The delivery program identifies the means of delivering the Community Strategic Plan.

The proposal does not conflict with the priority to manage development.

Future development is capable of and would be required to meet sustainability targets, and does not impede upon heritage neighbourhoods.

The proposal encourages the use of sustainable modes of transport, and is supported by a VPA offer for value uplift sharing that could be allocated to address Council's priorities.

### **Q5. Is the planning proposal consistent with applicable state environmental planning policies?**

The consideration of these SEPPs and deemed SEPPs has identified that the PP does not conflict with any of these policies:

SEPP Title	Consistency	Comment
19. Bushland in Urban Areas	Yes	The proposal is unlikely to have adverse impacts upon urban bushland.
44. Koala Habitat Protection	Yes	The site does not include potential koala habitat.
55. Remediation of Land	Yes	The PP does not alter land use permissibility or introduce permissibility for sensitive land uses.  Past land use would continue to be considered at Development Application stage as required by Clause 7 of the SEPP.
64. Advertising and Signage	N/A	Should the PP proceed future development would be subject to the provisions of this SEPP.
65. Design Quality of Residential Flat Development	Yes	The concept residential flat building development for the site has had regards to the principles of SEPP 65.
70. Affordable Housing (Revised Schemes)	Yes	The provisions of the SEPP apply to the Inner West Council and will be addressed by future development applications.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This SEPP is relevant to specific development that would be permitted on the land. Future development would need to comply with these provisions.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This SEPP is relevant to specific development that would be permitted on the site and would need to comply with these provisions should this development be pursued.

SEPP Title	Consistency	Comment
SEPP (Infrastructure) 2007	Yes	This SEPP is relevant to particular development categories. This PP does not derogate or alter the application of the SEPP to future development.
SEPP (Exempt and Complying Development Codes) 2008	Yes	This SEPP is relevant to particular development categories. This PP does not derogate or alter the application of the SEPP to future development.
SEPP (Affordable Rental Housing) 2009	Yes	This SEPP is relevant to particular development categories. This PP does not derogate or alter the application of the SEPP to future development.
SEPP (Vegetation in Non-rural Areas) 2017	Yes	This SEPP is relevant to particular development categories. This PP does not derogate or alter the application of the SEPP to future development.
SREP (Sydney Harbour Catchment) 2005	Yes	Consideration of this deemed SEPP will continue to apply relating to management of water quality entering the Sydney Harbour Catchment.

Table 2: Consistency of the Planning Proposal with SEPP titles

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (S9.1 Directions)?**

The PP would be consistent with all relevant Directions as detailed below:

S9.1 Direction Title	Consistency	Comment
<b>1.0 Employment and Resources</b>		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
<b>2.0 Environment and Heritage</b>		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	Yes	There are no known matters of heritage significance required to be considered for the site and there are no heritage items located on the site.
2.4 Recreation Vehicle Areas	N/A	
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
<b>3.0 Housing, Infrastructure and Urban Development</b>		
3.1 Residential Zones	Yes	The proposal is considered to be consistent with the direction, including the potential to broaden housing choice and provision in a location able to make

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S9.1 Direction Title	Consistency	Comment
		efficient use of existing infrastructure and services. The range of housing includes 15% of the uplift as Affordable Rental Housing that would be dedicated free of charge to the Council.
3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	Yes	Home occupations will continue to be permitted, to be carried out in dwelling houses without the need for development consent.
3.4 Integrating Land Use and Transport this Ministerial Direction	Yes	<p>The PP is considered to be consistent with this Direction through:</p> <ul style="list-style-type: none"> <li>The Proposal will provide housing in a location that will be well serviced by public transport and in a location able to support cycling and/or walking to jobs and other services and facilities;</li> <li>Providing an opportunity for residential development that improves opportunities for travel by means other than by car; and</li> <li>Supports the efficient and viable operation of public transport services.</li> </ul>
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	N/A	
<b>4.0 Hazard and Risk</b>		
4.1 Acid Sulphate Soils	Yes	The site is identified under LLEP 2013 as being potentially affected by acid sulfate soils. The site is mapped within the Class 5 area of potential affectation and is directly adjacent to land mapped as Class 3 potential affectation. Clause 6.1 of LLEP 2013 provides detailed provisions for the management of acid sulfate soils as per the Acid Sulfate Planning Guidelines. This PP does not derogate or alter the application of the LLEP 2013 to future development.
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	Yes	The site is not identified as flood prone land.
4.4 Planning for Bushfire Protection	N/A	
<b>5.0 Regional Planning</b>		
5.2 Sydney Drinking Water Catchments	N/A	
5.9 North West Rail Link Corridor Strategy	N/A	
5.10 Implementation of Regional Plans	Yes	The PP is consistent with the Regional Plan 'A Metropolis of Three Cities' and has been specifically addressed in the PP request.

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S9.1 Direction Title	Consistency	Comment
<b>6.0 Local Plan Making</b>		
6.1 Approval and Referral Requirements	Yes	The PP is consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP is consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The PP is consistent with this Ministerial Direction.
<b>7.0 Metropolitan Plan Making</b>		
7.1 Implementation of the Metropolitan Strategy	Yes	The PP is consistent with the relevant actions from 'A Metropolis of Three Cities' and the 'Eastern City District Plan' as detailed within this submission.

Table 3: Consistency of the Planning Proposal with Ministerial Directions

#### 4.4.3 Section C – Environmental, Social and Economic Impact

**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The request for a PP is for existing developed urban land and is not considered to have any adverse impacts upon threatened species, population or ecological communities.

**Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

##### Natural Environment

As noted above, the proposal for existing developed urban land and is not considered to have any adverse impacts upon threatened species, population or ecological communities.

The PP will promote increased urban tree canopy on the site with the concept residential development plans indicating that substantive deep soil zones are capable of being delivered along the southern and western boundaries of the site of up to 6m in width. Under the scheme, 16% of the site will be provided with deep soil zones and a total of 23% of the site will be landscaped, which meets and exceeds the LLEP 2013 (Clause 4.3A) minimum landscape area requirement of 20% for residential development in Zone R1.

There are no other identified adverse effects on the natural environment as a result of the proposal.

##### Built Environment

In terms of traffic and transport, the Traffic Impact Assessment (TIA), prepared by Traffix, accompanying the proposal concludes that the road network will be able to accommodate the additional traffic from the proposed development and that appropriate parking can be facilitated on-site to service the development. In fact, the TIA has concluded that the proposed development is likely to improve existing traffic and parking conditions on and around the site through lessening of pressure on on-street parking, via a complaint provision of parking on-site, as well as traffic generation rates that are identical if not less than that generated by existing developments on-site.

The parking is provided entirely within the basement, thereby enhancing streetscape outcomes for the site, with access via Lonsdale Street. Access to the site via Lonsdale Street will further ensure that there are no adverse traffic impacts on local streets noting that vehicular access further along Lonsdale Street to the south is restricted with a barrier.

In terms of site planning, the proposed development has been designed to maximises side/rear setbacks to adjoining properties (i.e. to the south) as well as provide maximum deep soil zones in that area. Adequate building (including basement) separation is provided to those areas.

The proposed development proposes to retain the existing façade of the existing industrial/warehouse building on the corner of Lonsdale Street and Brenan Street, and proposes to construct a similar façade treatment extending to the corner of Russell Street. A nil building line setback is proposed to Lonsdale Street and Brenan Street, commensurate to the built form of the mixed use development opposite on the corner of Lonsdale Street and Catherine Street. A 3.225m building line setback is provided to Russell Street, commensurate to setbacks provided in that street. The building will also address all street frontages to activate and provide casual surveillance to the public domain.

The proposed building has also been setback, and heights minimised along the southern property boundary to ensure that adequate solar access is provided to surrounding/adjoining properties.

Visual and acoustic privacy to surrounding and nearby properties has been appropriately addressed by maximising side/rear setbacks and concentrating as many openings as possible onto the streets/public domain.

The proposed development has been designed having regard to the design principles of SEPP 65 and the ADG. In terms of the ADG, the architectural plans accompanying the PP demonstrate general compliance with its provisions such as cross ventilation, solar access, communal open space, and building separation/setbacks.

As discussed at Section 3.4 of this PP, the proposed development also addresses the existing and desired future character provisions for the area as defined in LDCP 2013. The development is located within the 'Peripheral Sub Area' of the 'Catherine Street Neighbourhood'.

In terms of the Catherine Street Neighbourhood, one of the pertinent controls of the DCP for the area is to "encourage larger buildings consisting of a variety of accommodation types at the edge of the Distinctive Neighbourhood". The proposal does exactly that, by seeking to provide a residential flat building accommodating a mix of apartment types, including 15% of dwellings as affordable housing.

For the 'Peripheral Sub Area' of the Catherine Street Neighbourhood, the DCP notes the presence of the Lilyfield light Rail stop and the opportunity to make provision for higher density, multi-unit development around this node. The proposal clearly achieves this vision too.

## Q9. How has the planning proposal adequately addressed any social and economic effects?

### Social Effects

The site does not contain any items of known heritage significance, and is highly disturbed from previous development.

The proposal includes the provision of five (5) dwellings as affordable rental housing in a location that is highly accessible to public transport, employment, services, and education. This highly desirable outcome is consistent with key strategic and social planning policies outlined in 'A Metropolis of Three Cities', 'Eastern City District Plan', SEPP 70, and Inner West Council's Affordable Housing Policy.

The PP is not considered to present any adverse social impacts.

### Economic Effects

The proposed redevelopment of the site would extinguish an existing non-conforming warehouse use currently operating under existing use rights at 36 Lonsdale Street, as well as a commercial use at 64 Brenan Street. However, this was envisaged and accounted for with the sites current R1 General Residential zoning. Furthermore, the site is located outside of the core industrial/employment lands identified in the District Plan.



The proposal has the potential to deliver a range of positive economic impacts, with the provision of a significant level of affordable rental housing that is well located to suit a range of potential key worker groups. The potential to provide affordable rental accommodation closer to employment opportunities and transport improves the prospect of reducing commute times with the consequent social benefits that can provide.

In general, the proposal delivers housing that has excellent access to public transport, and consequently access to jobs and other services. This in turn reduces the demand on private vehicle usage and promotes increased patronage and utilisation of the Government's investment in the Light Rail system.

The PP is not considered to present any adverse economic impacts.

#### Q10. Is there adequate public infrastructure for the planning proposal?

In terms of services, the subject site is located in an urbanised area that is well serviced by sewer, water, stormwater, electricity and telecommunications. In this regard, the site is already connected to these services, and these are considered to be adequate for the planning proposal too. However, any need to augment existing utility services will be undertaken as required.

In relation to transport infrastructure, the site is well serviced and adequate for the proposal, noting:

- The site is located approximately 50m of the Lilyfield Light Rail Station, with a frequency of trams running every 10 minutes during peak; and
- The site is situated within 200m of bus stops on Catherine Street and Lilyfield Road that are serviced by routes connecting the Sydney CBD and surrounding region.

#### Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

This section will be completed following consultation with any State and Commonwealth Public Authorities identified in the Gateway Determination. However, the PP is consistent with the latest strategic planning policies and Government approach to increase housing supply in appropriate locations.

### 4.5 Part 4 – Mapping

It is requested that the LLEP 2013 FSR Map be amended as follows:



Figure 14: Proposed FSR Map

The amended mapping proposes a new FSR of 2.15:1 and a height of buildings of 19m across the site.

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Figure 15: Proposed Height of Buildings Map

## 4.6 Part 5 – Community Consultation

It is expected that community consultation will be pursued consistent with standard practice of:

- Notification of surrounding land owners;
- Public notification in local newspapers; and
- Notification on Council's website.

Consultation will also have regard to the requirements set down in the Gateway Determination issued by the Director-General of the DPI&E.

During the exhibition period, the Planning Proposal, Gateway Determination, and other relevant documentation will be available on Council's Customer Service Centre and on Council's website.

## 4.7 Part 6 – Project Timeline

The project timeline is to be determined by Council.



## 5.0 Conclusion and Recommendations

This Planning Proposal for 36 Lonsdale Street and 64-70 Brennan Street, Lilyfield seeks to retain the R1 General Residential zone, but amend the FSR development standard.

The amendments to the development standard requested would facilitate the redevelopment of the site to accommodate a five (5) storey residential flat building containing 49 apartments.

The PP request ensures that the potential of the site is best realised to maximise the benefit of the site's proximity to public transport and consequential access to employment, education and urban services. It is also noted that the centre of Sydney's CBD is only a short 6km commute. It is also within easy walking and cycling distance of local services and facilities.

The location of higher density multi-unit housing close to existing public transport is also consistent with the desired future character of the locality, and particularly at this location, as per LDCP 2013.

The site configuration and arrangement has been demonstrated to be capable of achieving ADG amenity requirements and avoids adverse impact upon nearby residential areas.

The supporting traffic study also indicates that the local road system can accommodate the proposal, without any adverse impacts, and that the site is well serviced by public transport – namely, light rail and bus services. The proposed development also accommodates an appropriate and compliant level of off-street car parking.

It is therefore requested that arising from the consideration of this PP request that the LLEP 2013 be amended in the following manner:

- Amend the Floor Space Ratio Map (Map Sheet LZN\_004) to show a maximum FSR of 2:1 applying to the site; and
- Amend Height of Buildings Map (Map Sheet HOB\_004) to show maximum height of buildings of a maximum RL of 33.2m AHD.

The PP has been confirmed to demonstrate no change to solar access enjoyed by residential properties to the south. This has been achieved by limiting development to the rear of the site and providing a landscaped buffer to these dwellings.



Attachments



Attachment 1: Architectural Concepts prepared by Derek Raithby  
Architects

Item 4

Attachment 4

Attachment 2: Site Studies prepared by Derek Raithby Architects

Attachment 3: Transport Impact Assessment prepared by Traffix

Item 4

Attachment 4

Attachment 4: Detailed Site investigation Report Prepared by EIA

Item 4

Attachment 4





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## Context Site Location



Intersection between Lonsdale and City West Link.  
Source: Google Street View



Intersection between Catherine St. and City West Link.  
Source: Google Street View



"The suburb of Lilyfield is located in the geographic heart of the leichhardt Local Government Area.

The suburb is bisected by the City West link, the light rail line, and dominated by Callan Park to the north. Most of Lilyfield has a character which is marked by the consistency of style, form and materials of its residential building stock.

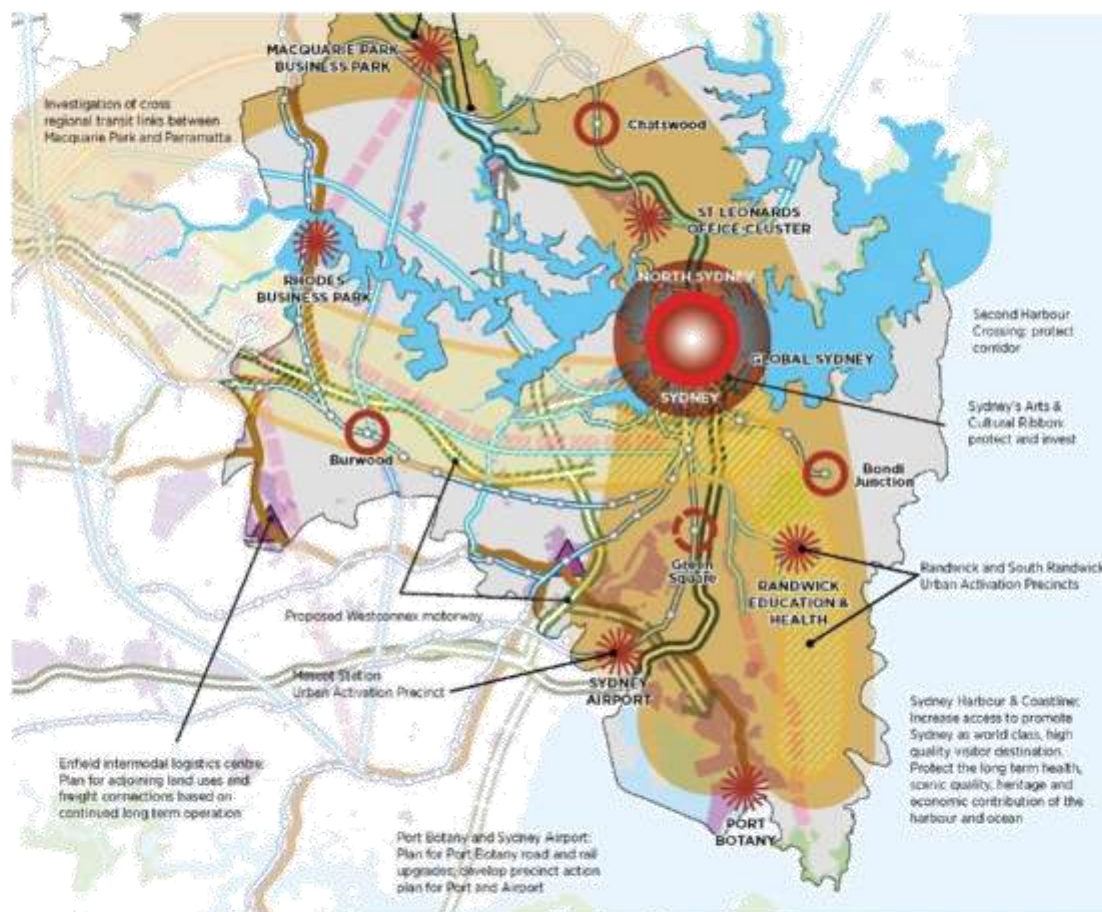
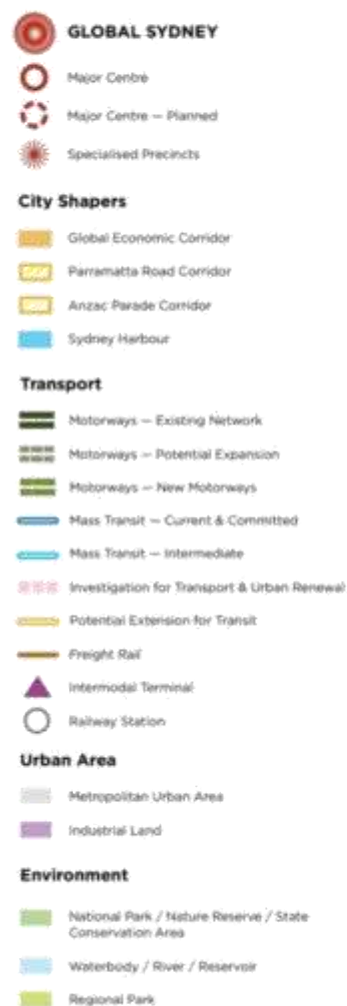
The southern part of Lilyfield, which is located south of the City West link, is known as the 'Catherine Street Distinctive Neighbourhood'. The landform in this area is gently undulating and falls, gradually, towards Whites Creek to the east and towards the City West link to the north."\*

- Legend
- Subject Site
  - Main Roads
  - Light Rail
  - Train Line
  - Light Rail Station
  - Train Station

\*Excerpt of leichhardt Development Control Plan 2013 (Amendment No. 5)

## Context

### Planning Strategies – Metropolitan Plan



Metropolitan priorities for the Central Sub region  
(Source: Draft Metropolitan Strategy for Sydney, pg. 82)

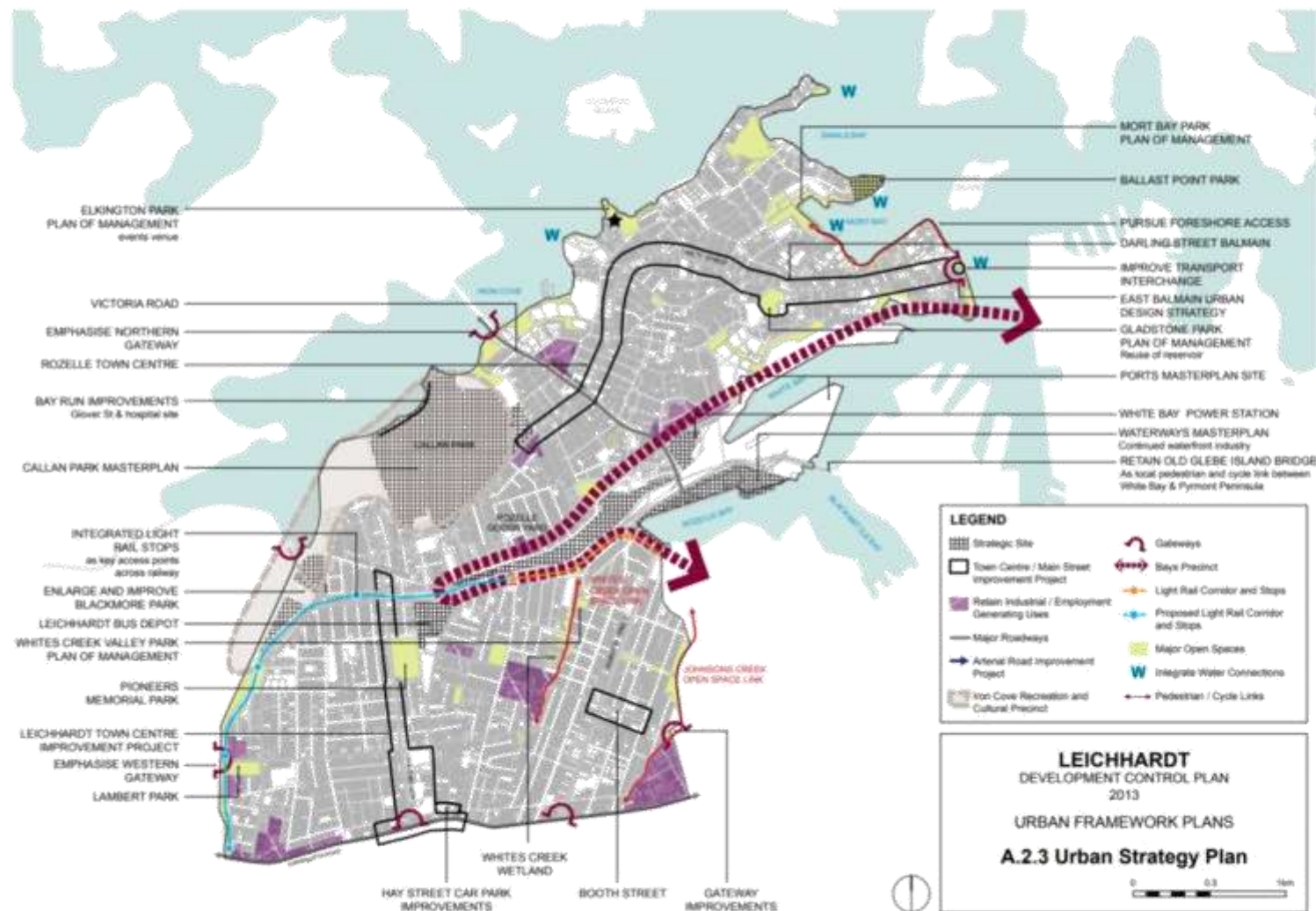
A Metropolis of Three Cities: The Greater Sydney Region Plan guides the metropolitan land-use planning and infrastructure delivery by the state government.

The suburb of Lilyfield is located within the Parramatta Road Corridor linking Sydney CBD to Parramatta. The guidelines of Corridor Renewal aims to facilitate the delivery of the WestConnex Motorway and urban residential renewal.



## Context

### Planning Controls – Leichhardt Council DCP 2013



The subject site is within the strategic Urban Framework Plan outlined in the Leichhardt DCP 2013.

\*Excerpt of Leichhardt Development Control Plan 2013  
(Amendment No. 5)

## Context

### LDCP 2013 - Catherine Street Distinctive Neighbourhood

#### C2.2.4.1 Catherine Street Distinctive Neighbourhood



Catherine Street Distinctive Neighbourhood [Source: Leichhardt DCP 2013, pg. 270]

#### Desired Future Character

##### Objective

- O1 To facilitate development that is consistent with the Desired Future Character and Controls for the Distinctive Neighbourhood.

##### Controls

- C1 Maintain the character of the area by keeping development consistent in architectural style, form and materials.
- C2 Maintain and enhance the predominant low scale 'cottage' character of the residential streets.
- C3 Promote the consistent rhythm in the residential streetscapes created by the regular allotment sizes, predominance of detached dwellings and predominance of hipped and gabled roof forms.
- C4 Encourage larger buildings, consisting of a variety of accommodation types at the edge of the Distinctive Neighbourhood.
- C5 Preserve the prevalence of mature and/or regularly spaced street trees, as well as mature and visually significant trees on private land.

#### C2.2.4.1(b) The Peripheral Sub Area



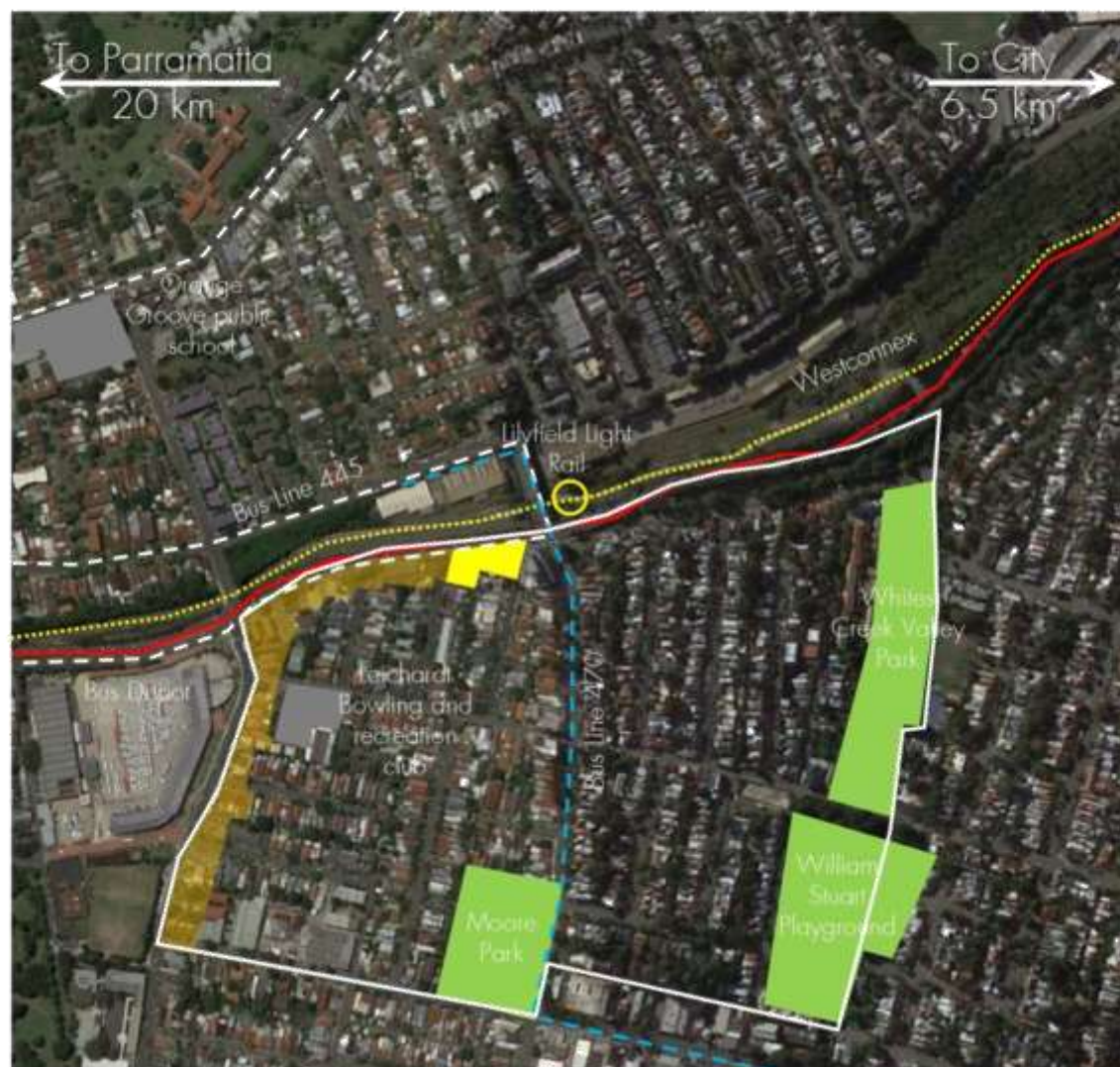
The Peripheral Sub Area [Source: Leichhardt DCP 2013, pg. 275]

- C6 Preserve and enhance the aesthetic and environmental significance of the vegetation corridor made up of War Memorial Park, the properties on the southern side of the Street and the Whites Creek Valley.
- C7 Preserve and enhance the availability of views, particularly towards the City.
- C8 Enhance and promote the viability and potential for neighbourhood shops.
- C9 Promote the continuing development of a neighbourhood centre and identity.
- C10 Building wall height is to be a maximum of 3.8m, unless an alternate building wall height is prescribed under the relevant Sub Area controls.
- C11 Neighbourhood shops or buildings originally designed for non-residential use may have a maximum building wall height of 7.2m in order to incorporate a parapet.
- C12 Development is to be consistent with any relevant Sub Area objective(s) and condition(s).



## Context

### Site Context



"The area making up the 'Catherine Street' Distinctive Neighbourhood was subdivided following the suburban expansion of Leichhardt during the early 1900s.

The Peripheral Sub Area consists of the length of the City West link west of Catherine Street to the junction of Balmain Road, and from this point on Balmain Road south to the intersection with Moore Street.

With the introduction of the nearby Lilyfield Light Rail stop, and the mix of commercial and residential uses in this area, there is potential for Council to make provision for future multi-unit development around this node.

The location, and mixed residential/commercial character of the road, lends itself to higher density development."

- Legend
- Subject Site
  - Main Roads
  - Light Rail
  - Cycle Lane
  - Catherine Street distinctive neighbourhood
  - The Peripheral Sub Area
  - Parks

Catherine Street neighbourhood satellite view  
Source: Google Earth

\*Excerpt of Leichhardt Development Control Plan 2013 (Amendment No. 5)

## Context Site Context



View 1



View 2



View 3



Catherine Street neighbourhood map view  
Source: Google Earth



View 4  
Source: Google Street View



View 5  
Source: Google Street View

"The area making up the 'Catherine Street' Distinctive Neighbourhood was subdivided following the suburban expansion of Leichhardt during the early 1900s.

The Peripheral Sub Area consists of the length of the City West Link west of Catherine Street to the junction of Balmain Road, and from this point on Balmain Road south to the intersection with Moore Street.

With the introduction of the nearby Lilyfield Light Rail stop, and the mix of commercial and residential uses in this area, there is potential for Council to make provision for future multi-unit development around this node.

The location, and mixed residential/commercial character of the road, lends itself to higher density development."\*



\*Excerpt of Leichhardt Development Control Plan 2013 (Amendment No. 5)



## Context

### Site and Context Analysis



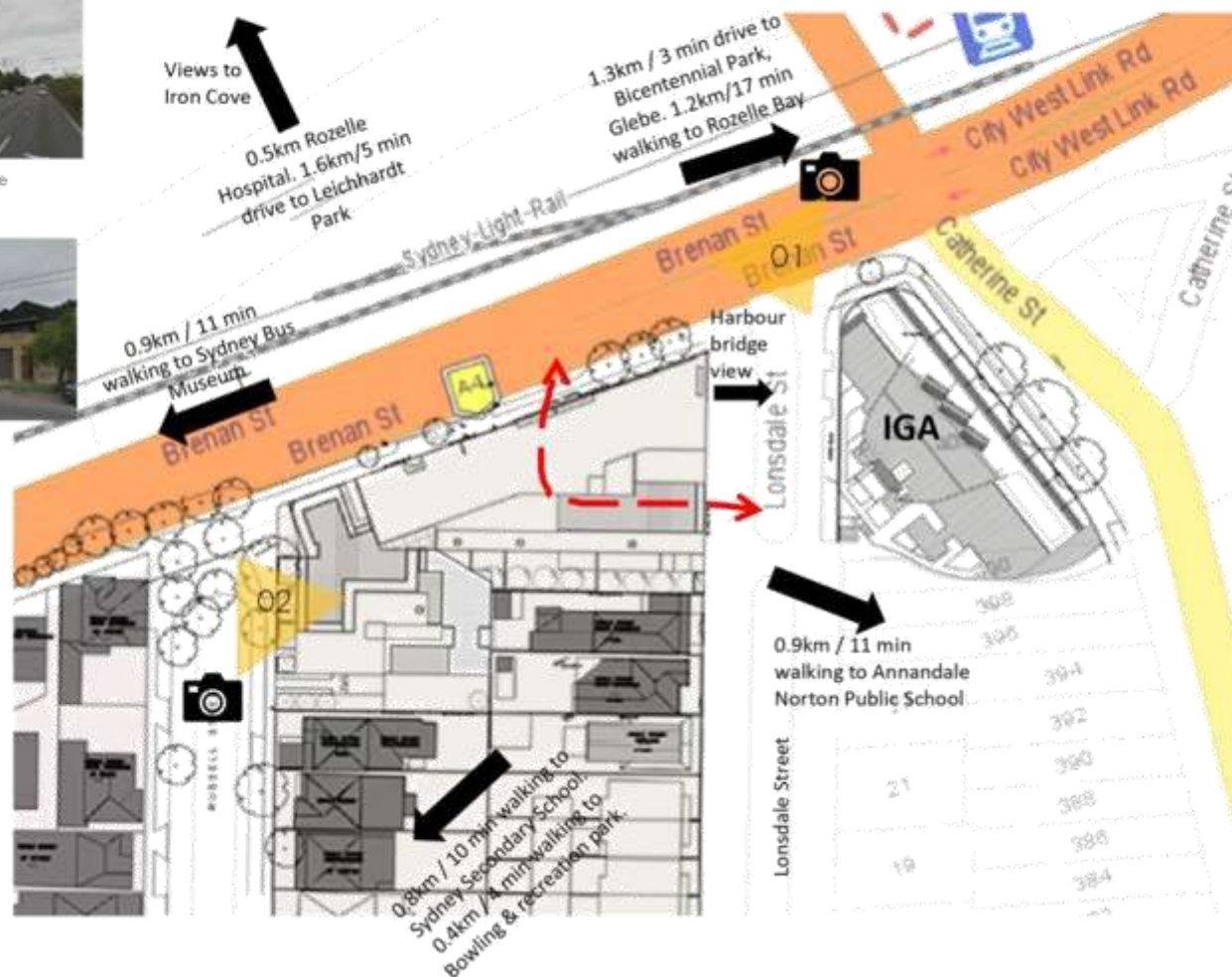
01: Intersection between Lonsdale and City West Link.  
Source: Google Street View



02: View from City West Link to subject site.  
Source: Google Street View

#### LEGEND

- Subject Site
- Main Roads
- Pedestrian
- Vehicular Entrance
- Cross Link
- Catherine Street distinctive neighbourhood



#### AMENITY

Developments in dense urban centres usually have limited availability to open space, however this development proposes communal open space at the rear of the site. This provides a private landscape for the residents of the development hidden from the public domain. This has a positive effect on the local environment as it creates a green barrier between the proposed development and the single/double storey dwellings behind it.

The proposed development is within walking/driving distance of the following:

- Lilyfield Light Rail Station and IGA
  - 0.9km / 11 min walking to Annandale Norton Public School
  - 1.3km / 3 min drive to Bicentennial Park, Glebe. 1.2km/17 min walking to Rozelle Bay
  - 0.5km Rozelle Hospital. 1.6km/5 min drive to Leichhardt Park
  - 0.9km / 11 min walking to Sydney Bus Museum
  - 0.8km / 10 min walking to Sydney Secondary School
  - 0.4km / 4 min walking to Bowling & recreation park
- The proposed development will have views of the Harbour bridge and Iron Cove.

#### STREET ACTIVATION

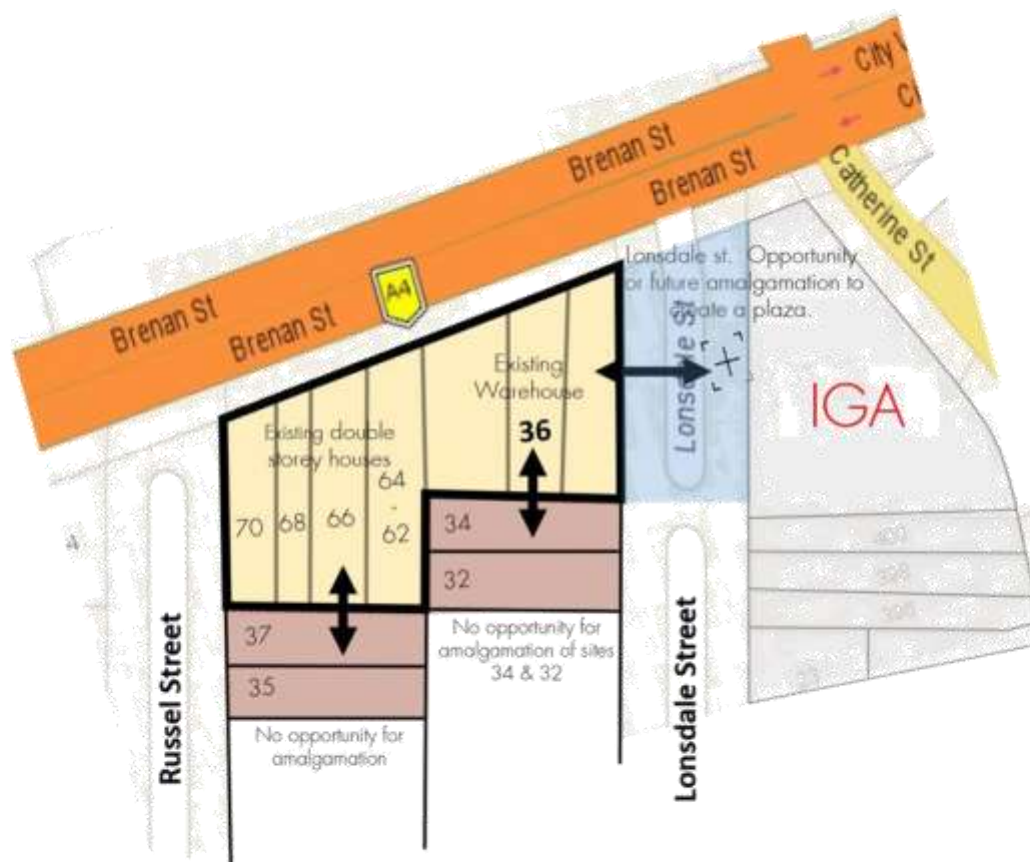
The new development will significantly increase the amount of active street frontage, not only to Brennan St but also to Russell St & Lonsdale St. As outlined in the Urban Study the lane way is undesirable and in need of gentrification. The activation of the laneway along with new cross site link are ingredients for an improved laneway environment.

#### CROSS SITE LINK

A new cross site link joins Brennan St to Lonsdale Street. This allows for easy pedestrian travel in any direction.

## Context

## Site and Design Opportunities



## FACILITY INTEGRATION


The existing site currently uses the entire rear of the property for landscaping. The proposal amalgamates lots 36, and lots 62/70. The existing exterior brick façade of the warehouse on Lot 36 is retained and extended to the amalgamated lots 62/70 to maintain the visual characteristics of the area.

## OPPORTUNITY OF AMALGAMATION

It is important to note that the site as a development has no opportunity to amalgamate with the neighbouring sites in the south to achieve a more desirable development.

With the intention to amalgamate the developer has approached both neighbours to the south with no success. But the no-through street, Lonsdale Street, between the proposed development and the IGA can be amalgamated to create a plaza which can serve as a community space.

legend

-  Amalgamated lots  
36, 64-70  
 Existing double  
storey houses, lots:  
32, 34, 35 & 37  
 Opportunity for future  
amalgamation





## Context

### Height of Buildings



359-365 Catherine St, Lilyfield.  
Source: Google Street View



402 Catherine St, Lilyfield.  
Source: Google Street View



13-29 Russel St, Lilyfield.  
Source: Google Street View



72 Brennan St, Lilyfield.  
Source: Google Street View



In this analysis we describe the height of the surrounding buildings within the are.

#### Legend

- Subject Site
- 1 Store
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- Green areas
- InnerCity Steel Pty

Height of buildings map

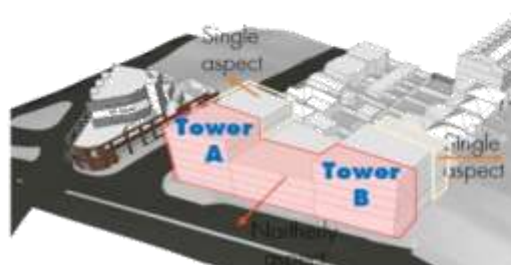
\*Excerpt of Leichhardt Development Control Plan 2013 (Amendment No. 5)



## Proposal Feasibility / Massing



1. Site context

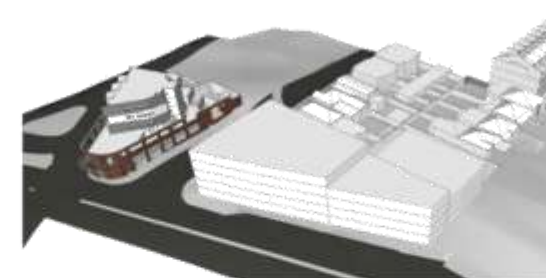


2. Building Orientation



3. Two separate towers for better architectural articulation

Initially we came up with the design concept to integrate two towers and podium massing on site for the continuity of building typology inspired from adjacent site. However there are a few limitations with this scheme. Firstly significant overshadowing impact will be imposed to the adjoining southern and eastern properties to the rear; Secondly, the density of the proposal limits the adjoining residents' amenity, i.e. solar access, visual privacy and overlooking.

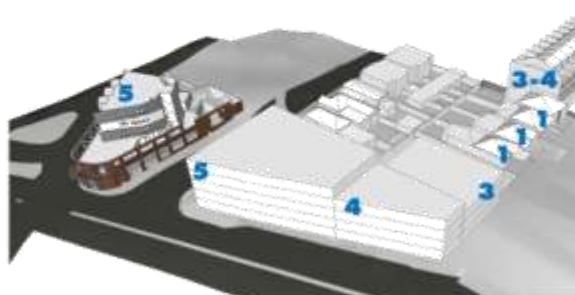


Current Scheme

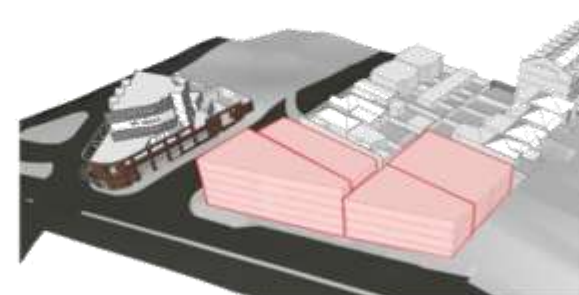
## Proposal Refine Building Envelope



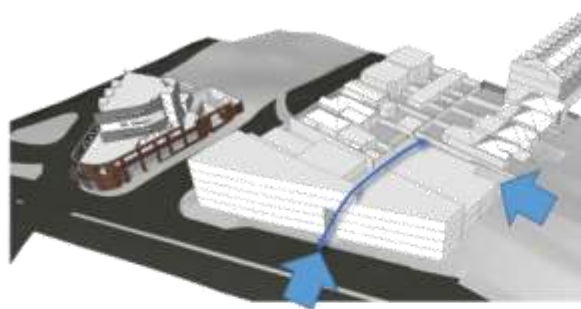
1. RETENTION OF TREES AND LANDSCAPE BUFFER ZONE



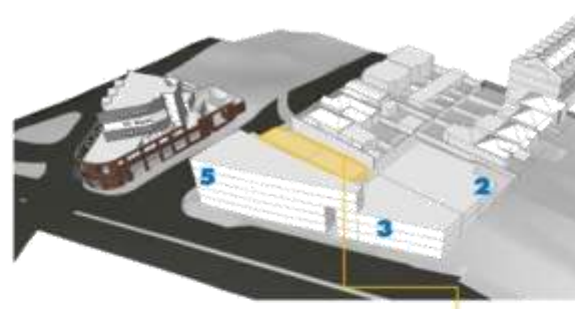
2. HEIGHT OF BUILDING TRANSITION



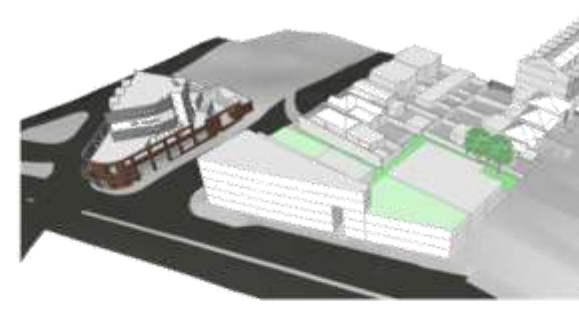
3. BREAK- UP THE MASSING



4. CUT- OUT MASSING FOR CIRCULATION AND CROSS VENTILATION



5. ADG BUILDING SEPERATION



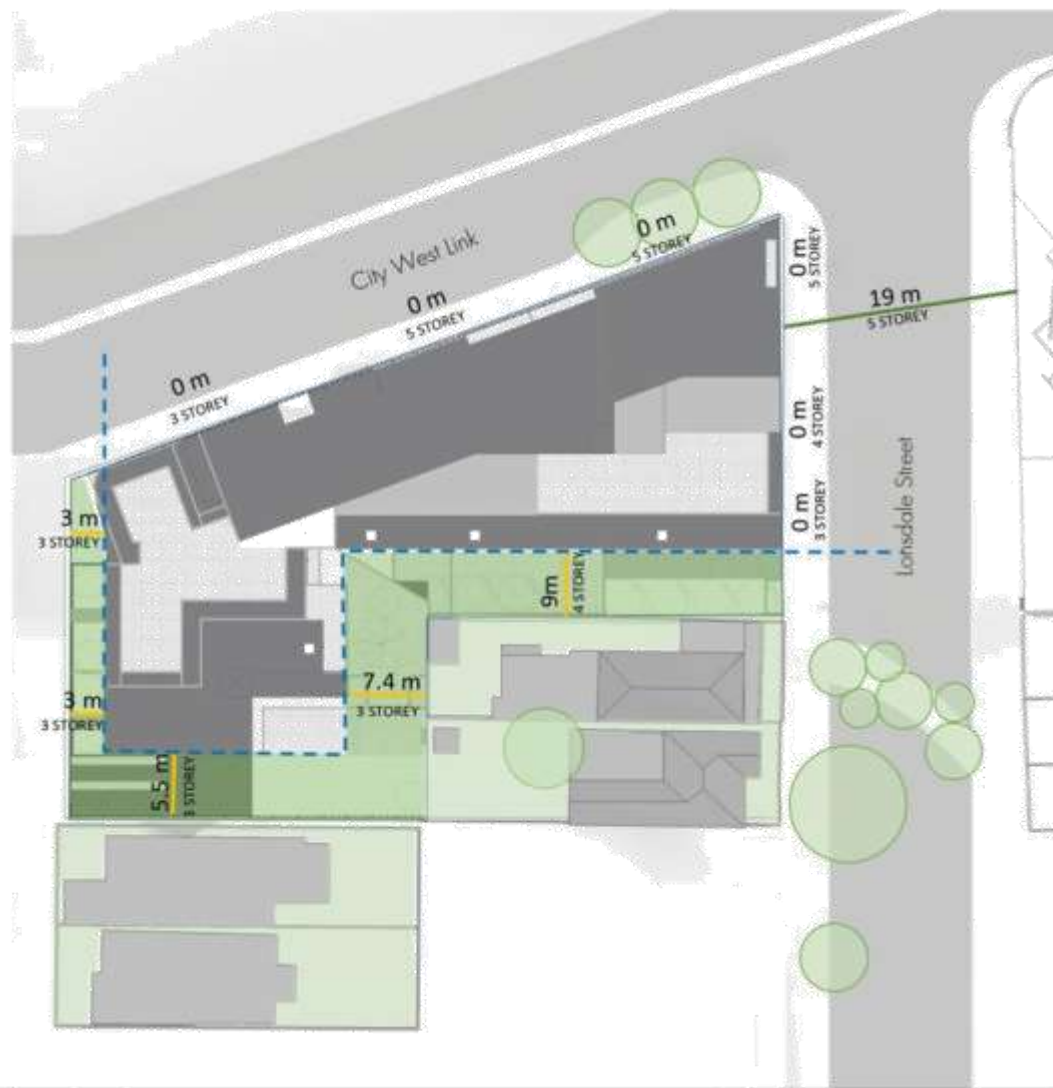
6. RESERVE COMMUNAL OPEN SPACE

\* FURTHER SETBACK ON 4<sup>TH</sup> STOREY WHILE REDUCING OVERSHADOWING TO ADJACENT HOUSE



## Proposal

### Building Separation (SEPP 65)



\*ALL SITES PRESENTED IN THIS DIAGRAM ARE IN THE SAME ZONE

#### Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

#### Design criteria

- Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 20m (5-6 storeys)	9m	4.5m
over 20m (7+ storeys)	12m	6m

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

#### Design guidance

Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'staggered' appearance

For residential buildings next to commercial buildings, separation distances should be measured as follows:

- for retail, office spaces and commercial balconies use the habitable room distances
- for service and plant areas use the non-habitable room distances

New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:

- site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)
- on-sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)

Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)

Direct lines of sight should be avoided for windows and balconies across corners

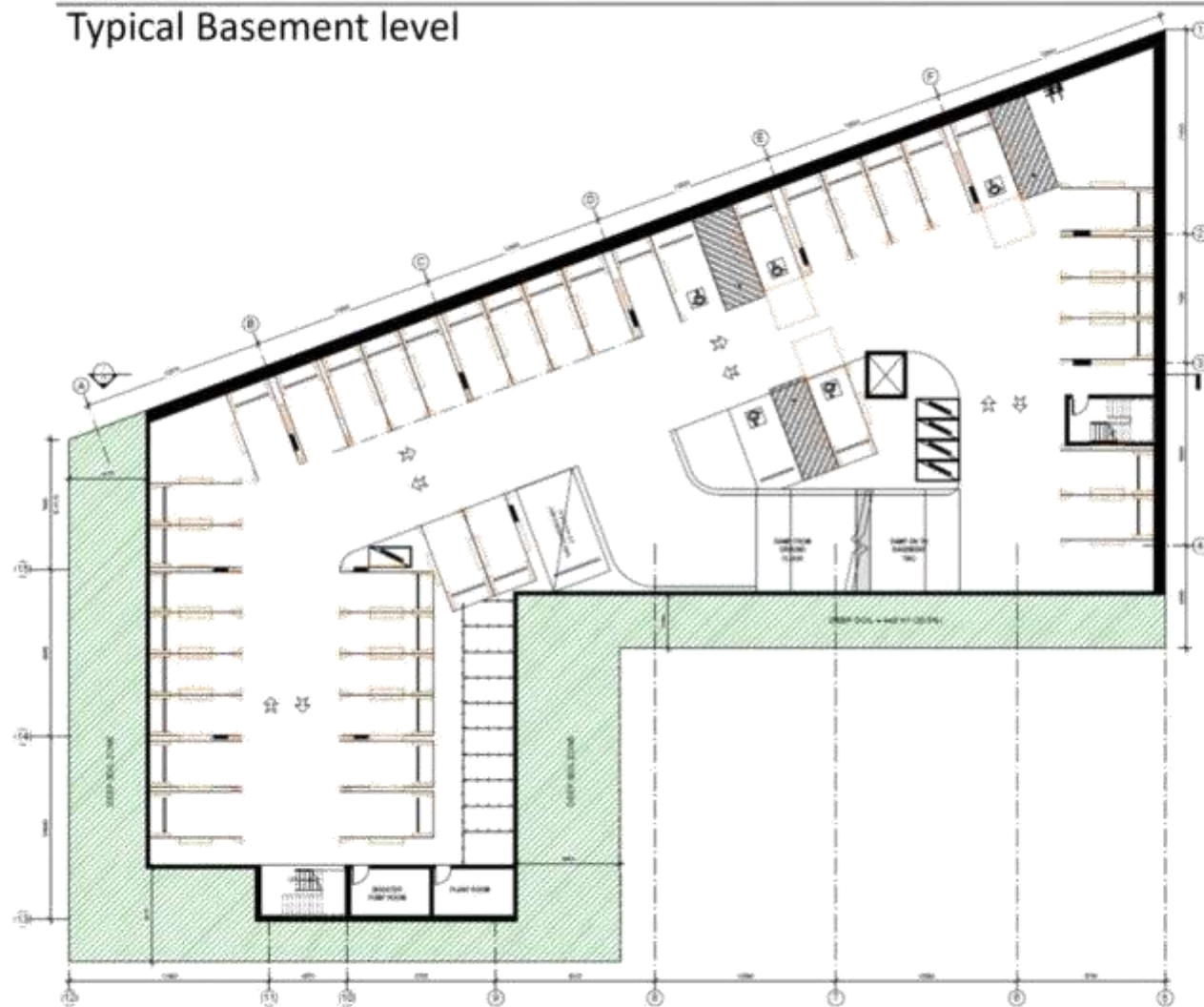
No separation is required between blank walls

## Proposal Building Heights Transition



Proposal

Typical Basement level



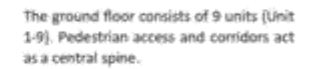
Basement Level

The proposal includes a 2 level basement with provision for:

- Plant & services
- Residential parking on the remain two levels
- Storage
- Lift & egress/fire stairs
- Disable, Motorcycle and Bicycle parking
- Stormwater detention
- Shared zones



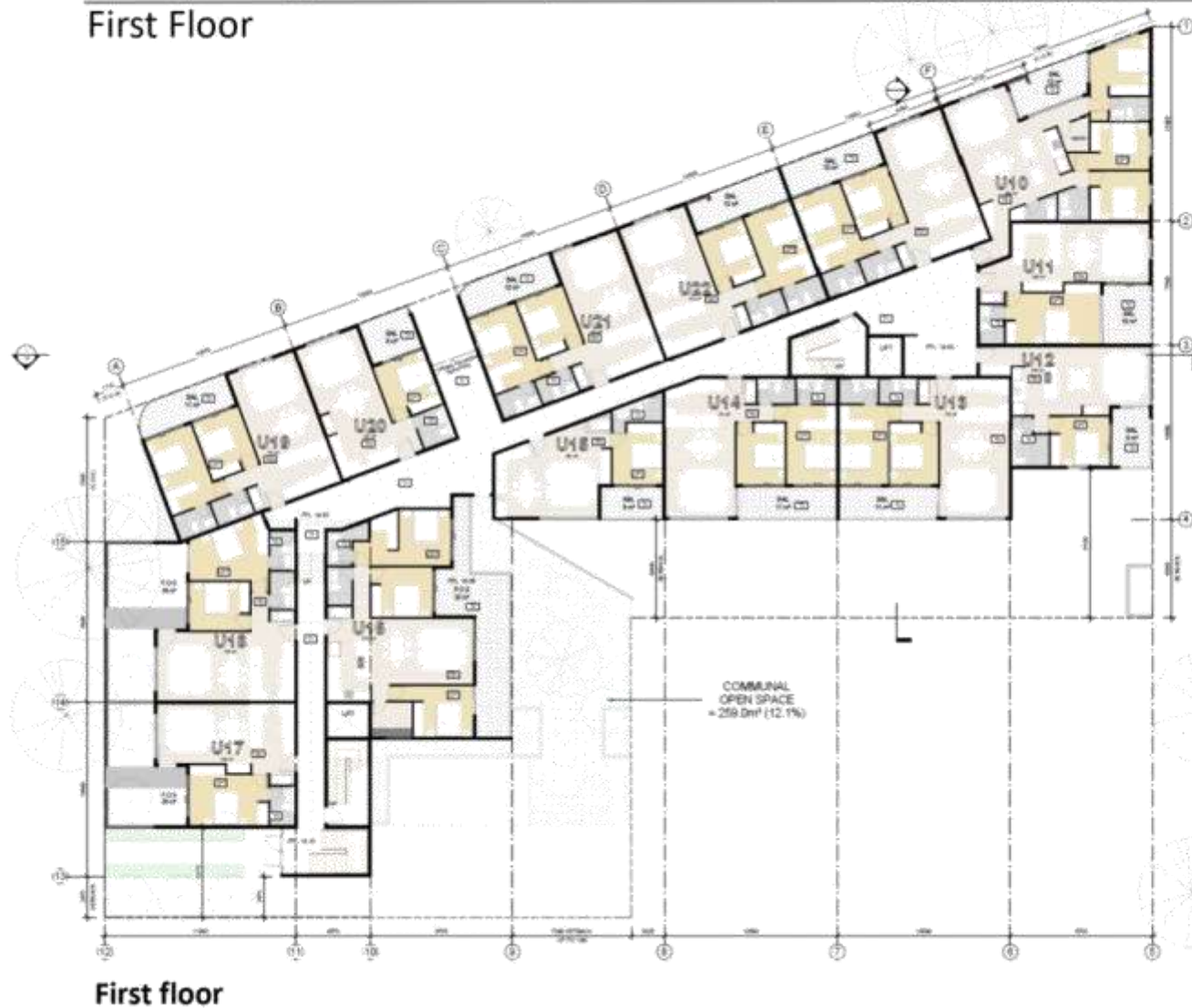
WEST



### Ground floor



## Proposal First Floor



The first floor consists of 14 units (Unit 10-23). Pedestrian access and corridors act as a central spine.





## Proposal Second Floor



The second floor consists of 14 units (Unit 24-37). Pedestrian access and corridors act as a central spine.

Second floor



## Proposal Third Floor



The third floor consists of 7 units (Unit 38-44). Pedestrian access and corridors act as a central spine.

Third floor



## Proposal Fourth Floor



The fourth floor consists of 5 units (Unit 45-49).



\*Excerpt from Apartment Design Guide

Proposal

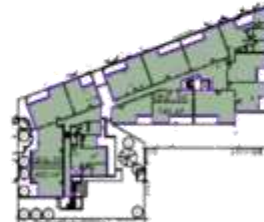
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Gross Floor Area

The gross floor area totals to 4,208m<sup>2</sup> over a site area of 2,145m<sup>2</sup>, equalling a FSR of 1.96:1



GFA Diagram - Ground Floor Plan  
1: 300



GFA Diagram - First Floor Plan  
1:400



GFA Diagram - Second Floor Plan  
1:100



GFA Diagram - Third Floor Plan  
1-500



GFA Diagram - Fourth Floor Plan  
1:500

AREA CALCULATION - GROSS FLOOR AREA			
SITE AREA	TOTAL AREA	FUR	PROPOSED FUR
2,148 sq'	4,058 sq'	1.96	2.1

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means the sum of the floor areas of each floor of a building measured from the interior face of exterior walls, or from the exterior face of walls separating the building from any other building, measured at a height of 1.4 meters above the floor, and includes—

- [illegible]

## CALCULATIONS

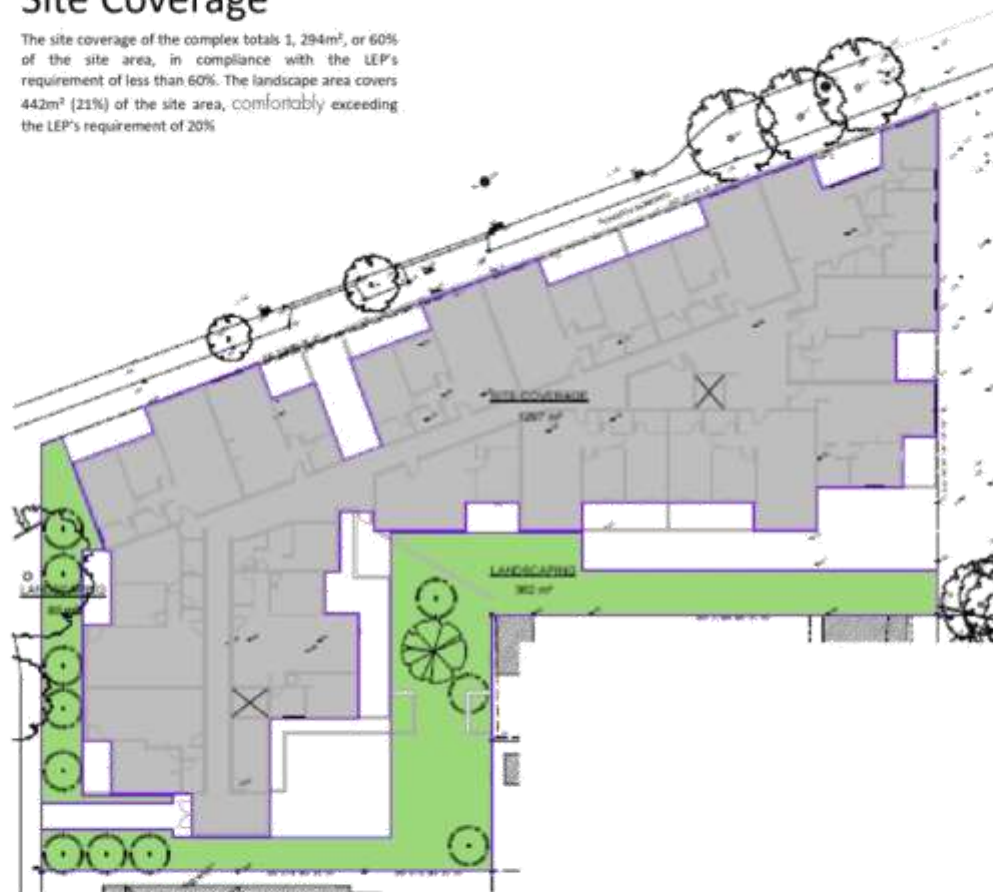
- GROUND FLOOR = 795 m<sup>2</sup>
- FIRST FLOOR = 1172 m<sup>2</sup>
- SECOND FLOOR = 1177 m<sup>2</sup>
- THIRD FLOOR = 611 m<sup>2</sup>
- FOURTH FLOOR = 448 m<sup>2</sup>

TOTAL = 4208 m<sup>2</sup>

SITE = 2145 m<sup>2</sup>
$$\text{FSR} = 1.96:1$$


## Proposal Site Coverage

The site coverage of the complex totals 1,294m<sup>2</sup>, or 60% of the site area, in compliance with the LEP's requirement of less than 60%. The landscape area covers 442m<sup>2</sup> (21%) of the site area, comfortably exceeding the LEP's requirement of 20%.



### LEICHHARDT LOCAL ENVIRONMENT PLAN 2013:

- 4.5A Landscaped areas for residential accommodation in Zone R1
- (1) The objectives of this clause are as follows:
- (a) to provide landscaped areas that are suitable for suburban tree planting and for the use and enjoyment of residents;
  - (b) to maintain and encourage a landscaped corridor between adjoining properties;
  - (c) to ensure that development provides the desired future character of the neighbourhood;
  - (d) to encourage ecologically sustainable development by maintaining the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water;
  - (e) to control site density;
  - (f) to limit building footprints to ensure that adequate provision is made for landscaped areas and private open space.
- (2) This clause applies to development for the purpose of residential accommodation on land in Zone R1 (General Residential).
- (3) Development consent must not be granted to development to which this clause applies unless:
- (a) the development includes landscaped areas that comprise at least:
    - (i) where the lot size is equal to or less than 235 square metres—15% of the site area; or
    - (ii) where the lot size is greater than 235 square metres—20% of the site area; and
    - (b) the site coverage does not exceed 60% of the site area.
- (4) For the purposes of subclause (3):
- (a) the site area is to be calculated under clause 4.5 (1); and
  - (b) any area that:
    - (i) has a length or a width of less than 1 metre; or
    - (ii) is greater than 100mm above ground level (existing);
 is not to be included in calculating the proportion of landscaped area; and
  - (c) any deck or balcony or the like (whether enclosed or unenclosed) is not to be included in calculating the site coverage if:
    - (i) it is 2.4 metres or more above ground level (existing); or
    - (ii) measured from the underside of the structure and the area below the structure is able to be landscaped or used for recreational purposes; or
    - (iii) the finished floor level is 100mm or less above ground level (existing).

Site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- (a) any basement;
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary;
- (c) any screen;
- (d) unenclosed balconies, decks, pergolas and the like.

Landscape area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

SITE AREA= 2145 m<sup>2</sup>  
SITE COVERAGE = 1297 m<sup>2</sup> or 60%  
LANDSCAPE AREA = 442 m<sup>2</sup> or 21%

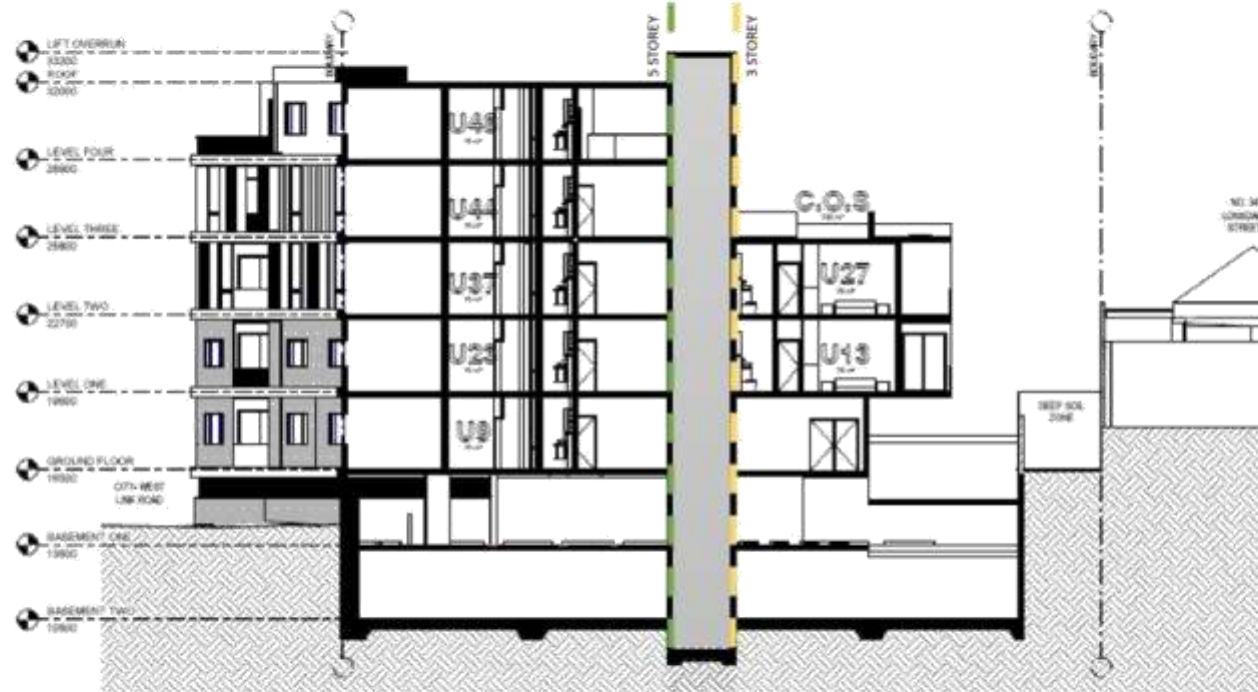
### Legend

- Proposed site coverage
- Green Areas





## Proposal Building Separation Cross Sections



### Legend



Min Building separation

up to 4 storey -

habitable separation  
from 5 to 8 storey -  
habitable



Figure 2C.4 On steep slopes across sites, a varied height control can be applied that slope down towards the lower level of the site and helps create useful residential floor plates (13-15m) addressing the street

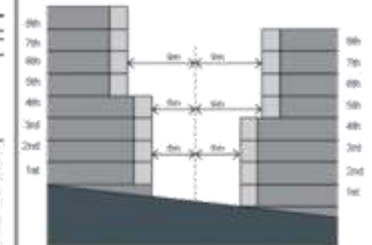
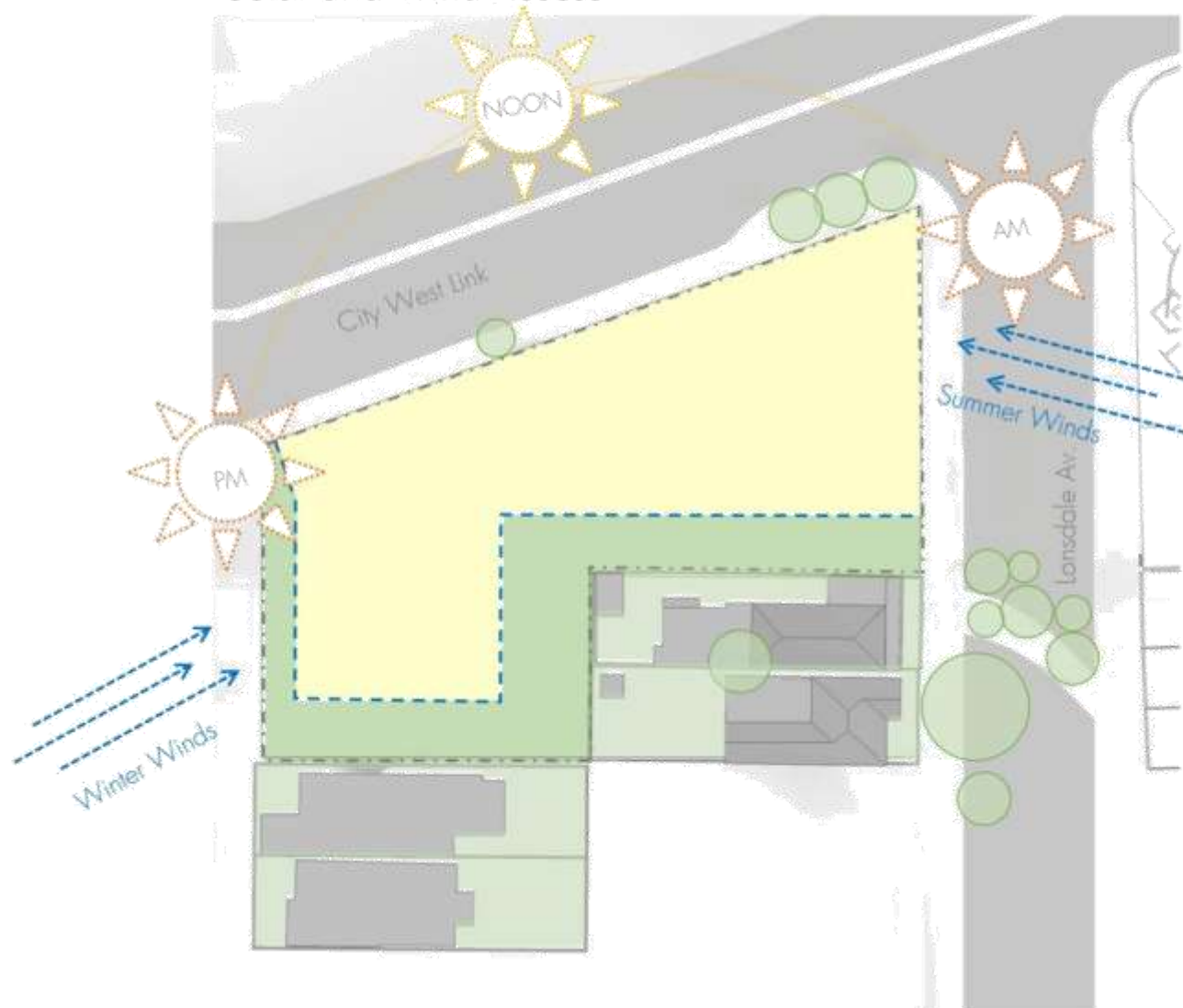
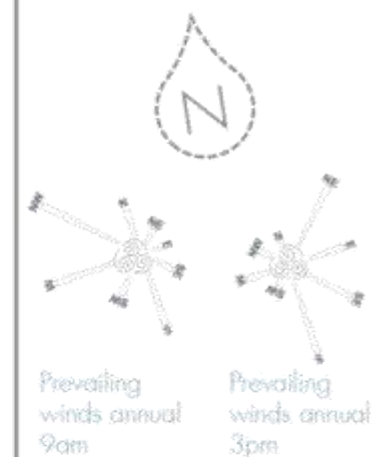


Figure 3F.4 Within the same site, minimum separation should be shared equally between buildings. On sloping sites, appropriate separation distances ensure visual privacy for apartments on different levels

## Proposal Solar and Wind Access



"Solar and daylight access are important for apartment buildings, reducing the reliance on artificial lighting and heating, improving energy efficiency and residential amenity through pleasant conditions to live and work."\*



### Legend

- Adjoining Buildings
- Proposed footprint
- Green Areas



\*Excerpt from Apartment Design Guide

## Proposal Natural Ventilation



Ground Floor Cross Ventilation  
1:400



Level 1 Cross Ventilation  
1:400



Level 2 Cross Ventilation  
1:400



Level 3 Cross Ventilation  
1:400



Level 4 Cross Ventilation  
1:400

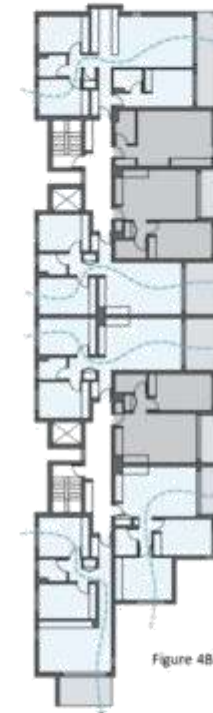


Figure 4B.8

"Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment.

Natural cross ventilation is achieved by apartments having more than one aspect with direct exposure to the prevailing winds or windows located in significantly different pressure regions, rather than relying on purely wind driven air."

<p><b>Objective 4B-3</b></p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.</p>
<p><b>Design criteria</b></p> <ol style="list-style-type: none"> <li>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</li> <li>Overall depth of a cross-over or cross-through apartment does not exceed 10m, measured glass line to glass line.</li> </ol>
<p><b>Design guidance</b></p> <p>The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depth.</p> <p>In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4).</p> <p>Apartment depth, combined with appropriate ceiling heights, maximise cross ventilation and airflow.</p>

ADG CROSS VENTILATION REQUIREMENTS  
32 OUT OF 49 UNITS = 65% COMPLIANCE



## Proposal Solar & Daylight Access

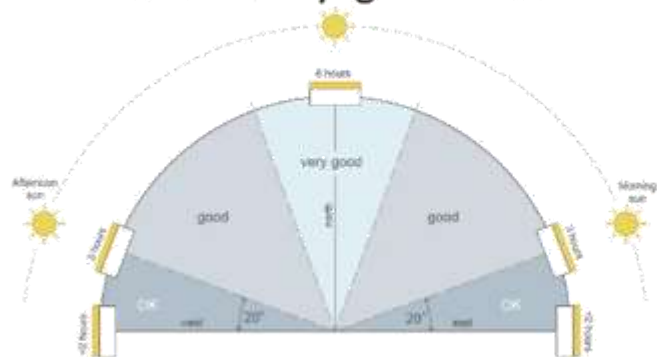
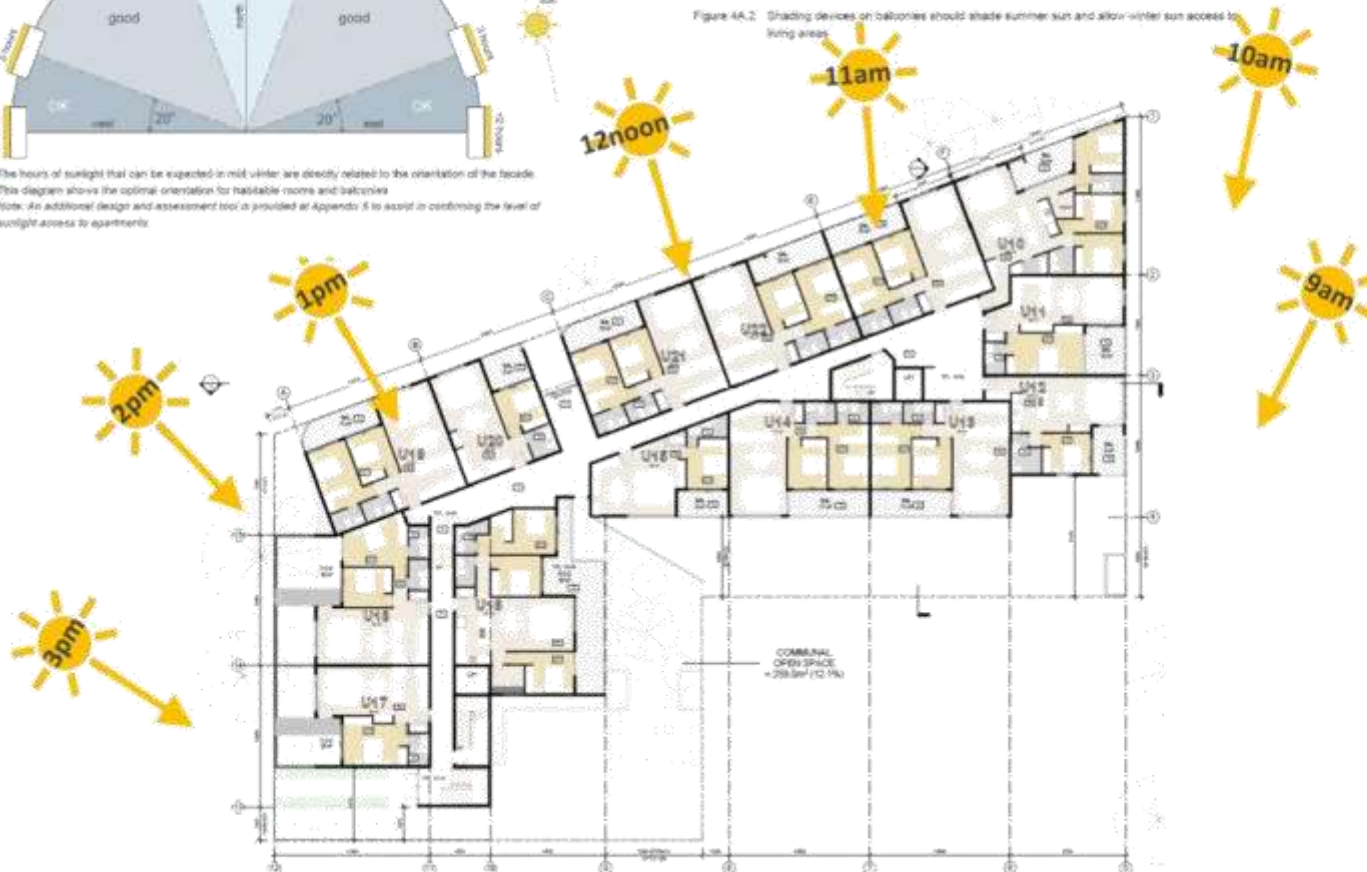


Figure 4A.1 The hours of sunlight that can be expected in mid winter are directly related to the orientation of the facade. This diagram shows the optimal orientation for habitable rooms and balconies. Note: An additional design and assessment tool is provided at Appendix 5 to assist in confirming the level of sunlight access to apartments.



Figure 4A.2 Shading devices on balconies should shade summer sun and allow winter sun access to living areas.



### Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

### Design criteria

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A minimum of 10% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

### Design guidance

The design maximises north aspect and the number of single aspect south facing apartments is minimised

Single aspect, single storey apartments should have a northerly or easterly aspect

Living areas are best located to the north and service areas to the south and west of apartments

To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:

- dual aspect apartments
- shallow apartment layouts
- two storey and mezzanine level apartments
- bulky windows

To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes

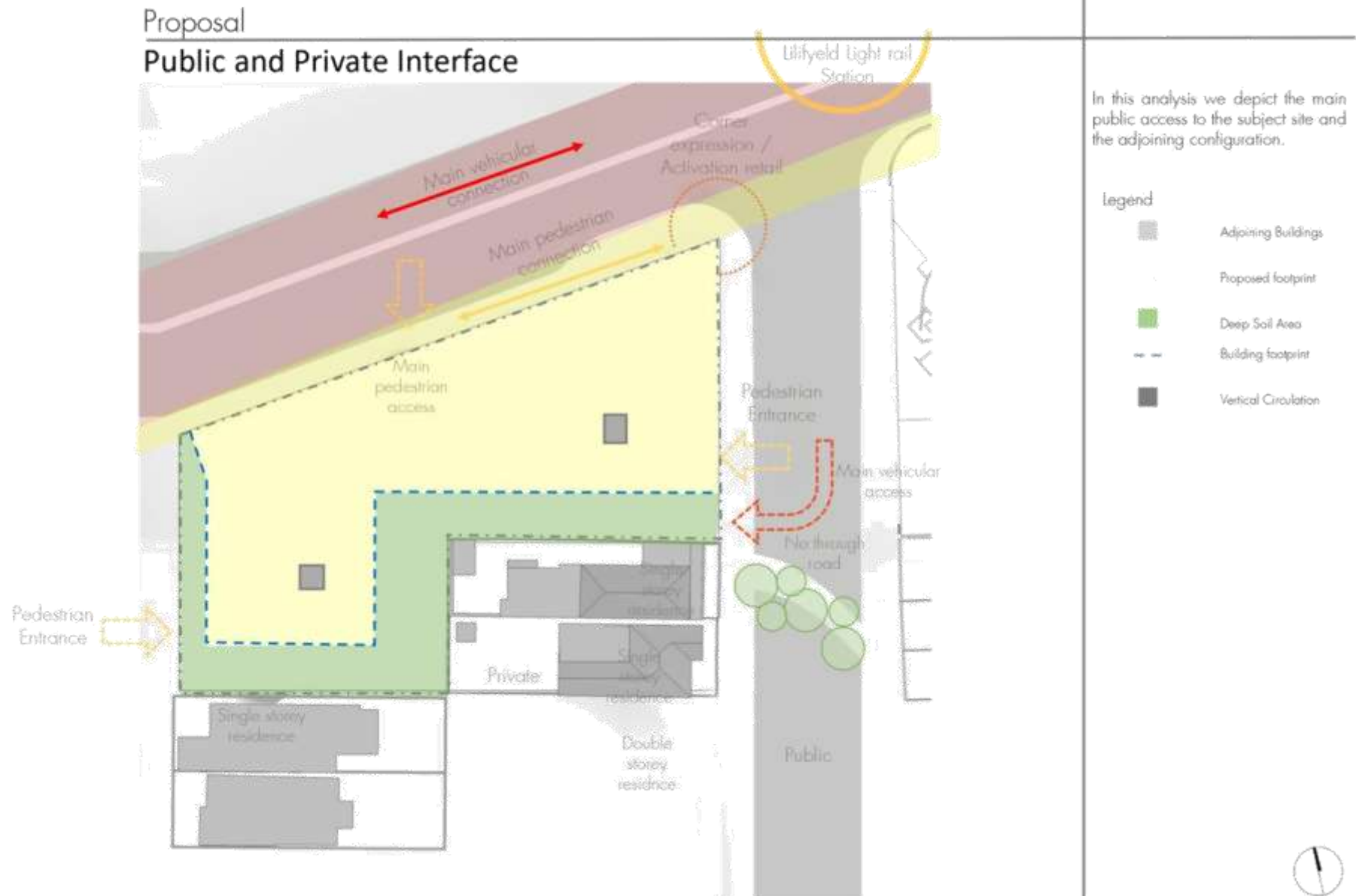
Achieving the design criteria may not be possible on some sites. This includes:

- where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source
- on south facing sloping sites
- where significant views are oriented away from the desired aspect for direct sunlight

Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective

### Typical Level

A minimum of at least 70% of apartments in the building will receive at least 2 hours of direct sunlight between 9am and 3pm at mid winter



## Proposal

### Communal Open Space



**First floor**

C.O.S Calculation - Level 1  
1:200



**Third floor**

C.O.S Calculation - Level 3  
1:200

DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID WINTER)

#### Legend

Proposed communal open space

SITE AREA= 2145 m<sup>2</sup>

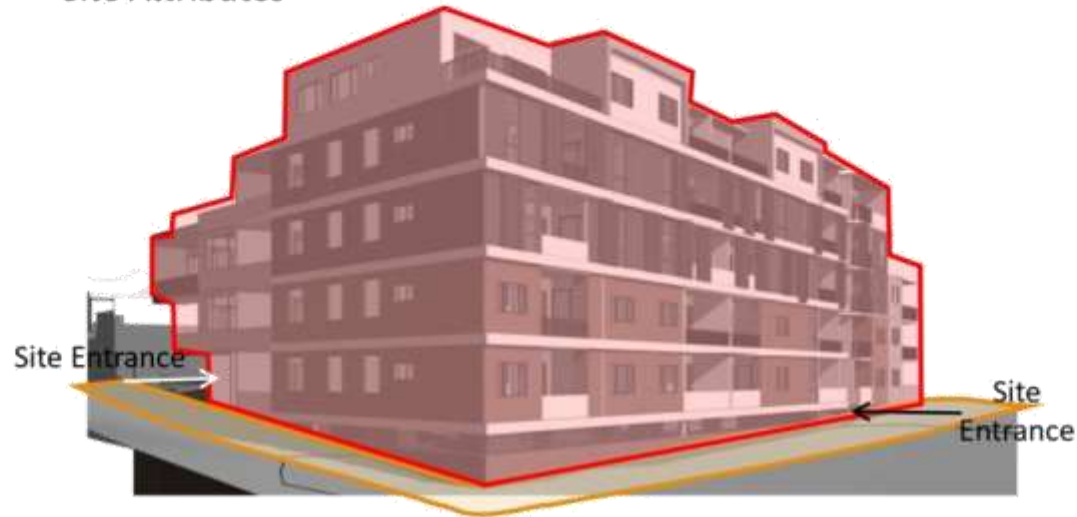
APARTMENT DESIGN GUIDE

DESIGN CRITERIA = 25% OF SITE AREA = 536.25 m<sup>2</sup>

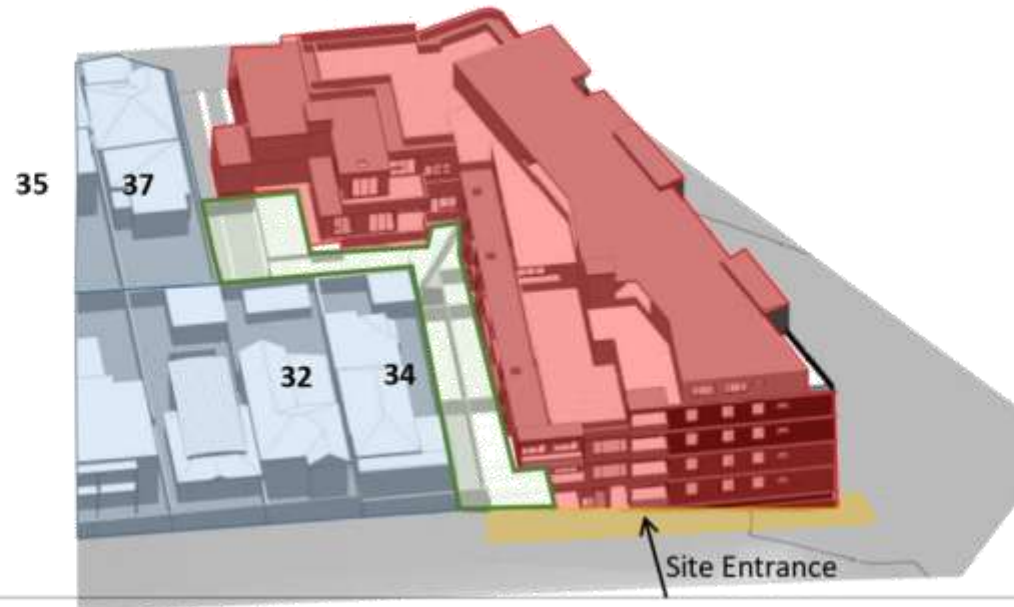
PROPOSED COMMUNAL OPEN SPACE = 577.1 m<sup>2</sup>  
or 27%



## Proposal Site Attributes



- Green Space
- Site
- Street Activation
- Residential
- Existing adjoining houses





## Proposal Bulk and Form

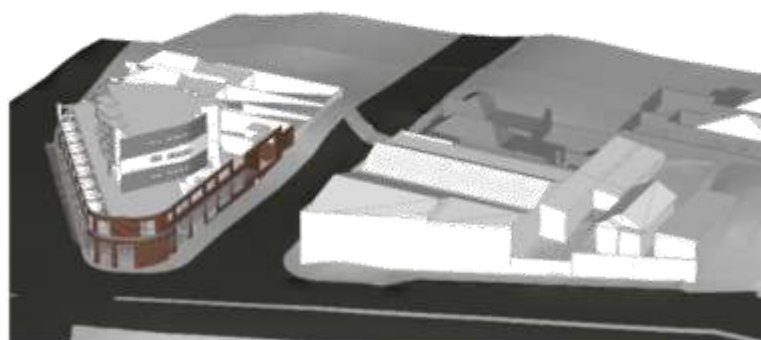


Diagram n.01  
**Existing building**

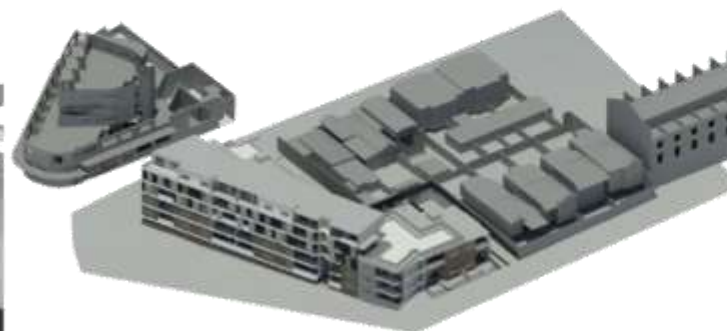


Diagram n.02  
**Envelope Study**

In this analysis we depict a building envelope of three and five storeys for the subject site in comparison to the existing warehouse.



Diagram n.01  
**Existing building**



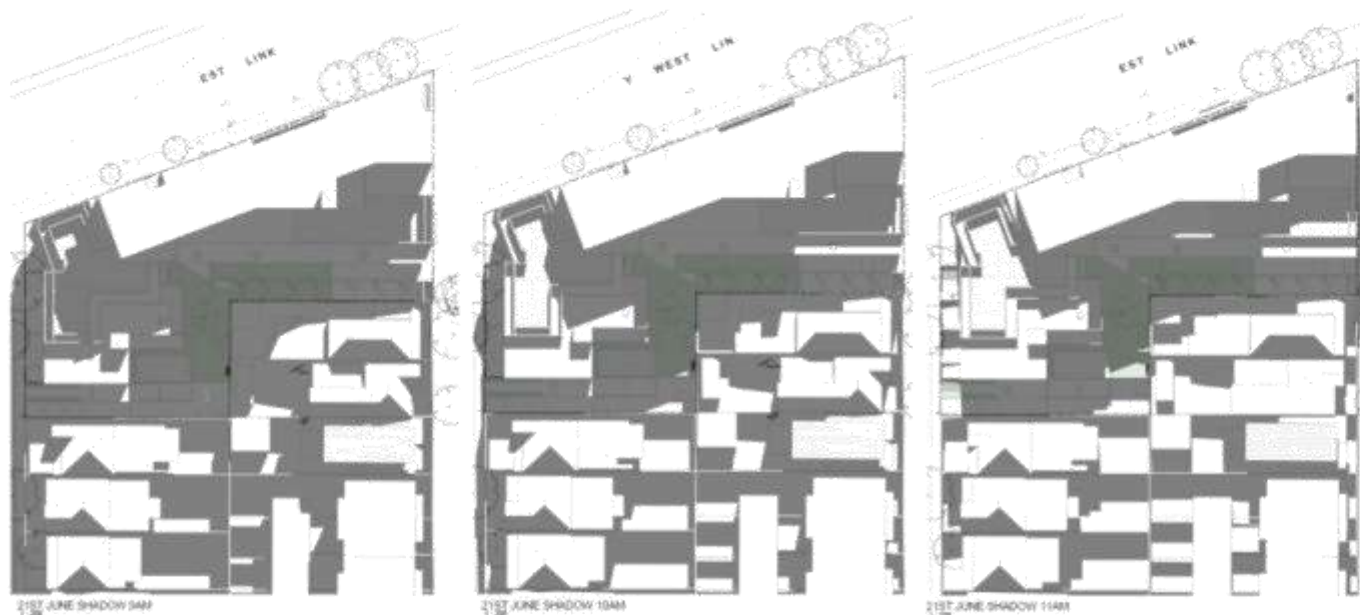
Diagram n.02  
**Envelope Study**

## Proposal Perspective



In this analysis we depict a building envelope of three to five storeys for the subject site viewed from City West Link Road.

## Proposal Shadow Analysis



In this analysis we depict the shadow diagrams of a building envelope of three and five storeys for the subject site in comparison to the existing warehouse in different hours on 21st June.

\* No additional shadow cast

## Proposal Shadow Analysis





## Proposal View Analysis – VIEW 01



## Proposal

### View Analysis – VIEW 02



## Proposal View Analysis – VIEW 02

EXISTING



PROPOSED

