

2.3 Site Isolation

Overview

This section addresses site isolation to ensure that development in the Inner West is coordinated and orderly. Site isolation occurs when a property is left in a position where it cannot be independently developed to its full potential because of the redevelopment of surrounding land. Council's priority is to prevent "orphan" sites that suffer from restricted development capacity or poor amenity.

Objectives

- O1. **Equitable Development:** To ensure redevelopment does not unfairly prejudice the potential or future amenity of adjoining land.
- O2. **Orderly Land Use:** To encourage the consolidation of lots where it results in superior urban design and shared infrastructure.
- O3. **Procedural Transparency:** To provide a clear framework for applicants to demonstrate that reasonable efforts have been made to prevent site isolation.

Controls

- C1. Development applications are to demonstrate that the proposed *building* form does not prejudice the equitable development of adjoining sites.
- C2. For development applications in zones E1, E2, MUI, R3, and R4, a Concept Plan is to be submitted showing how any remaining sites can be developed under current planning controls.
 - a) The Concept Plan is to address *Building Height*, *Floor Space Ratio (FSR)*, *setbacks*, and compliance with the *Apartment Design Guide*
 - b) A Concept Plan may be required for the entire street block (upon request)
- C3. Where a proposal results in an isolated site, the applicant is to provide documentary evidence of a genuine attempt to purchase the adjoining site. Consistent with *Karavelas v Sutherland Shire Council (2004)*, this evidence is to demonstrate:
 - a) **Fairness:** The offer made was reasonable and based on independent data
 - b) **Reasonable Timeframes:** The neighbour was given sufficient time to respond to the offer
 - c) **Genuine Intent:** A documented willingness to negotiate in good faith
- C4. Independent Valuation:
 - a) **Submission:** Applicants are to submit at least one recent independent valuation
 - b) **Expense Coverage:** The valuation is to account for reasonable expenses the owner of the isolated site would likely incur during a sale.