

14 Renwick Street

Marrickville NSW 2204

Lot 1 DP105334 · 327 m² · Inner West Council

DEVELOPMENT POTENTIAL SCORE

66 /100

◆ CONDITIONAL

ZONING & YIELD

10.8 /25

CONSTRAINTS

21 /25

APPROVAL

20.4 /25

LOCATION

16.3 /25

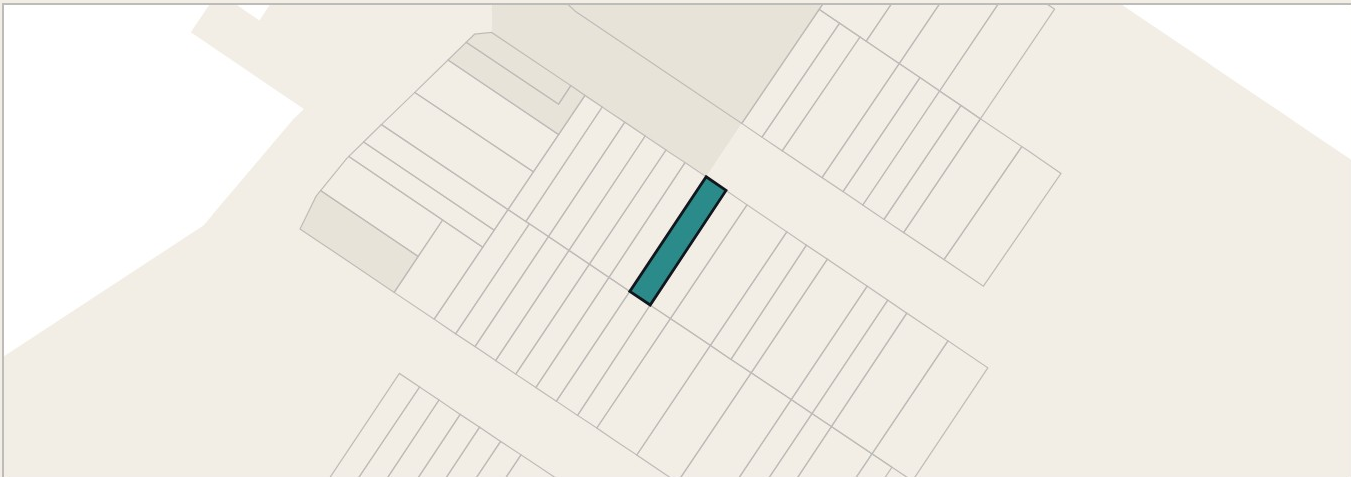


FIG. 1 · LOCATION Lot 1 DP105334 in teal, the R2 zone in cream, north up.

CivicPilot outputs are indicative planning intelligence, derived from published instruments and cited to clause. They are not certified planning advice, they do not constitute development consent, and they are not a guarantee of approval.

02 Summary and verdict

66/100

◆ CONDITIONAL

14 Renwick Street scores 66 out of 100, and the verdict is **CONDITIONAL**. The site has potential, but active constraints need resolution first.

The binding constraint is minimum lot size. At 327 m², it's under the 450 m² a dual occupancy needs, so it caps at one house.

Biodiversity values are mapped over the parcel under the BC Act 2016, which takes 4 points off the constraint burden and makes a biodiversity study likely at DA stage.

HOW THE SCORE IS MADE	WHAT MOVED IT	POINTS
Zoning & yield	R2 · 9.5 m, cl 4.3 · 0.60:1, cl 4.4	10.8 / 25
Constraint burden	Biodiversity values -4 · BC Act 2016	21 / 25
Approval pathway	Local DA -2.2 · study -2 · sensitivity -0.4	20.4 / 25
Location & viability	Market 5.2 of 6 · three inputs estimated	16.3 / 25
Base	Sum of the four dimensions	68.5
Feasibility modifier	Weighted for low data confidence	-2.4
DP Score	◆ CONDITIONAL	66/100

THE PARCEL

Lot	Lot 1 DP105334	Lot area	327 m ²
Frontage × depth	7.7 m × 43.0 m	Zone	R2 Low Density
Height of buildings	9.5 m · cl 4.3	Floor space ratio	0.60:1 · cl 4.4

03 Planning controls

The parcel is zoned R2 Low Density Residential under Inner West LEP 2022. Height of buildings is capped at 9.5 m under cl 4.3, and floor space ratio at 0.60:1 under cl 4.4.

At 327 m², the lot is under the 450 m² a dual occupancy needs, so the controls allow one dwelling house. This is the single control driving the CONDITIONAL verdict.

CONTROL	VALUE	CLAUSE	STATUS
Land zoning	R2 Low Density Residential	Inner West LEP 2022 · Land Zoning Map	Current to 21 Aug 2026
Height of buildings	9.5 m	cl 4.3 · Height of Buildings Map	Current to 17 Jul 2026
Floor space ratio	0.60:1	cl 4.4 · also cl 4.4(2C) and (2D) areas	Current to 17 Jul 2026
Minimum lot size, dual occupancy	450 m²	cl 4.1 · Inner West LEP 2022	Binding
Lot area	327 m²	NSW cadastre	Read 24 Aug 2026
Permitted use	Dwelling house	Land Use Table, zone R2	Permitted with consent

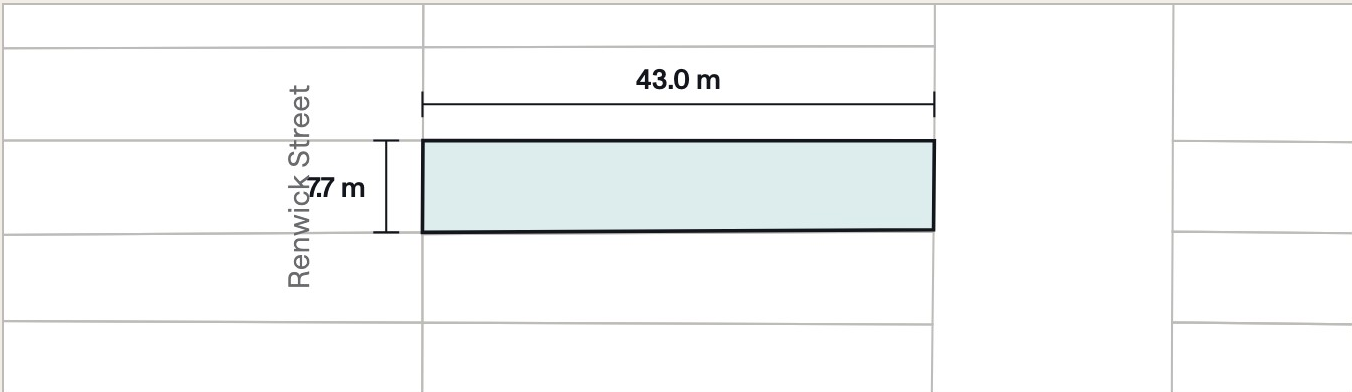


FIG. 3.1 · PLAN CUT Lot 1 DP105334, 327 m². Frontage and depth from the NSW cadastre.

04

Overlays, constraints and yield

No heritage, flood or bush fire layer applies to the parcel. Biodiversity values are mapped, and they are the one overlay that costs the site points.

OVERLAY	READING	SOURCE	POINTS
Biodiversity values	Mapped over the parcel	BC Act 2016 · Biodiversity Values Map	-4
Heritage	Not listed	cl 5.10 · nearest item about 45 m south	0
Flood	Not mapped	NSW Planning Portal hazard layers	0
Bush fire prone land	Not mapped	NSW RFS bush fire prone land map	0

RISK TO RESOLVE FIRST

MODERATE

Biodiversity values

A Biodiversity Development Assessment Report may be required, and offset obligations may apply. Next step: engage an ecologist for a preliminary assessment.

INDICATIVE YIELD		FEASIBILITY, MODELLED	
Gross floor area	196 m²	What it sells for	\$950k
Footprint	195 m²	What it costs, all in	\$2 . 60M
Storeys	2	Modelled margin	-173%
Yield	1 dwelling house	Score modifier	-2.4 · LOW confidence

Yield and feasibility are modelled from the controls above and published cost indices at the dates in section 05. They are not a quantity surveyor’s estimate or a valuation.

05 Method, data currency and sources

The score has four dimensions of equal weight, each out of 25. The verdict comes from the band the score falls in. When a control does not resolve to a clause, the report shows PENDING for it and never uses a guessed value.

▲ CLEARED	75 to 100
◆ CONDITIONAL	40 to 74
▼ BLOCKED	0 to 39
■ PENDING	Not scored

LAYER	SOURCE AND AMENDMENT	CURRENT TO
Land zoning	Inner West LEP 2022 · Amendment No 13, commenced 24 Apr 2025	21 Aug 2026
Height of buildings	Height of Buildings Map · Map Amendment No 2, commenced 22 Nov 2024	17 Jul 2026
Floor space ratio	Floor Space Ratio Map · Map Amendment No 2	17 Jul 2026
Cadastre	NSW Spatial Services · Lot 1 DP105334	24 Aug 2026
All layers read	NSW Planning Portal · EPI Primary Planning Layers	24 Aug 2026

SOURCES, CLAUSE BY CLAUSE

cl 2.3	Zone objectives and Land Use Table, zone R2
cl 4.1	Minimum subdivision lot size
cl 4.3	Height of buildings
cl 4.4	Floor space ratio
cl 5.10	Heritage conservation
BC Act 2016	Biodiversity Conservation Act 2016, Biodiversity Values Map

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CP·AU·2026·RPT·1198 CIVICPILOT 3.0.0 METHOD CP·AU·2026·SCORE·V1.1
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