								Environmental						Date DA
			Apartment/Unit						Zoning of	F		Extent of		determined
Council DA reference number	Lot number	DP number	number Street number	Street name	Suburb/Town	Postcode	Category of development	instrument	land	Development standard to be varied	Justification of variation	variation	Concurring authority	dd/mm/yyyy
DA/2020/1032 0)	42098	23	May Street	ST PETERS	2044	7: Tourist	Marrickville LEP	IWDB5	Clause 4.4 Floor Space Ratio	The proposal complies with the maximum height of building stands	5.18% or 118sqr	Delegation to Staff	13/07/2021
DA/2020/1120 52	2	4705	63	Northumberland Aven	STANMORE	2048	4: Residential - New multi unit	Marrickville LEP	IWDB1	Clause 4.4 - Floor Space Ratio	Compliance with the floor space ratio standard is unreasonable/ur	64.83sqm or 34.	Local Planning Panel	27/07/2021
DA/2020/1154 25	9	1576	21	Windsor Road	DULWICH HILL	2203	1: Residential - Alterations & additions	Marrickville LEP	IWDR2	Clause 4.4 - Floor Space Ratio	Not supported - recommended for refusal	9.8% or 18.43sq	Delegation to Staff	01/07/2021
DA/2020/1184 10	01	777246	220	Young Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	cl.4.3A(3)(b)	The landscaped areas are suitable for substantial tree planting an	13.44% 12.9m2	Local Planning Panel	10/08/2021
DA/2020/1188 32	2	1865	301	Nelson Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	4.3A(3)(b) – Site Coverage	•Beritage constraints in regards to the existing cottage limited the	18.66% = 20.6sc	Delegation to Staff	03/09/2021
MOD/2020/0484 29	9	2063	38	Breillat Street	ANNANDALE	2038	2: Residential - Single new dwelling	Leichhardt LEP	IWDR1	Floor Space Ratio	The additional GFA is located on the lower ground floor and will no	8.18% (13.62 sq	Delegation to Staff	05/07/2021
DA/2021/0026 D)	348085	35	Taylor Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	Soft landscaping	No change to existing which is still contributory within the setting.	5.53%	Delegation to Staff	05/07/2021
DA/2021/0038 1		61420	5	Bungay Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	Clause 4.3A - Landscaped areas	•The proposal significantly enhances occupant amenity and make	51.85% / 34sqm	Local Planning Panel	27/07/2021
DA/2021/0068 70	0	662136	7	Northwood Street	CAMPERDOWN	2050	2: Residential - Single new dwelling	Marrickville LEP	IWDR4	FSR	Existing variation, minimal impact, environmental planning ground	8.5%	Delegation to Staff	30/07/2021
DA/2021/0109 1		1261618	538	Darling Street	ROZELLE	2039	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	FSR - Clause 4.4	The proposal will result in minimal adverse amenity impacts to adj	2.26% or 2.81	Delegation to Staff	22/07/2021
DA/2021/0154 1		437265	79	Catherine Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	Clause 4.4 - Floor Space Ratio	The proposed development will be compatible with the desired fut	4.20% or 4.032s	Delegation to Staff	20/07/2021
MOD/2021/0078 7	,	20459	11	Dibble Avenue	MARRICKVILLE	2204	4: Residential - New multi unit	Marrickville LEP	IWDR1	FSR	Additional FSR provided within building envelope.Additional FSR	7.18% or 82.49s	Delegation to Staff	12/08/2021
DA/2021/0216 4		2637	252	Catherine Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	soft landscaping	The site currently has no landscaping and limited opportunities to	71.76%	Delegation to Staff	22/07/2021
DA/2021/0221 1		111603	29	Percy Street		2039	1: Residential - Alterations & additions	Leichhardt LEP		Site Coverage	•The proposal will improve the existing site coverage non-complia		Delegation to Staff	06/09/2021
DA/2021/0234	1	192318	132	Salisbury Road		2050	1: Residential - Alterations & additions	Marrickville LEP		Clause 4.3 - height of building	The extend of variation applies to the addition of skylights to an ex		v	09/07/2021
DA/2021/0240 4		979145	6	Norman Street		2039	1: Residential - Alterations & additions	Leichhardt LEP		Clause 4.3A (3)(b) – Site Coverage	The design complies with landscaped area and FSR development		0	23/09/2021
MOD/2021/0120 B	3	359491	16	Louisa Road		2041	1: Residential - Alterations & additions	Leichhardt LEP		4.3A (3)(a) – Landscaped Area	The variation is existing and no changes are proposed to the soft			08/07/2021
DA/2021/0291	2	746846	9	Collins Street		2038	1: Residential - Alterations & additions	Leichhardt LEP		C4.4 Floor Space Ratio	· The proposal seeks to add minimal GFA and FSR to the site, cor			11/08/2021
DA/2021/0346 1		938239	219	Trafalgar Street		2038	1: Residential - Alterations & additions	Leichhardt LEP		4.4 – Floor Space Ratio	•The proposal is compatible with the desired future character of th		-	30/07/2021
DA/2021/0368 2)	217135	24	Mary Street		2040	1: Residential - Alterations & additions	Leichhardt LEP		cl.4.3A(3)(b)	Adequate Landscaped Area is proposed on site	9.13%	Delegation to Staff	19/07/2021
	0	99302 12	2 45	Nelson Street		2038	8: Commercial / retail / office	Leichhardt LEP		Clause 4.4 – Floor Space Ratio	•The proposed development does not result in any additional bulk		Local Planning Panel	14/09/2021
DA/2021/0389 A	\ <u>\</u>	444944	235	Annandale Street		2038	1: Residential - Alterations & additions	Leichhardt LEP		Cl.4.3A(3)(a)	The proposal results in an increase in Landscaped Area on the sit		Delegation to Staff	20/07/2021
DA/2021/0402	`	1250712	18	Theodore Street		2000	1: Residential - Alterations & additions	Leichhardt LEP		Landscaped area	The proposed works are compatible with the desired future characteristics and the state of the s		5	14/07/2021
DA/2021/0432		1226393		Carrington Street		2040	1: Residential - Alterations & additions	Leichhardt LEP		Landscaped Area	The proposed works are comparable with the desired rulate orange. The proposal is not reducing the landscaped area on the site;The			29/07/2021
DA/2021/0446 Y	/	442969		Weynton Street		2038	1: Residential - Alterations & additions		IWDR1	C4.3A(3)(a) - Landscaped Area	The existing landscaped area is below the minimum of 20%, and t		Delegation to Staff	28/07/2021
DA/2021/0471	0	837984		Donnelly Street		2030	1: Residential - Alterations & additions	Leichhardt LEP		cl.4.3(a)(i) - Landscaped Area	The landscaped areas are suitable for substantial tree planting an		Delegation to Staff	30/07/2021
DA/2021/0472 B	2	508664		King Street		2041	8: Commercial / retail / office	Marrickville LEP		Clause 4.4 - Floor Space Ratio	Compliance with the floor space ratio standard is unreasonable/ur		Local Planning Panel	14/09/2021
DA/2021/0474 D)	107484		Trafalgar Street		2038	1: Residential - Alterations & additions	Leichhardt LEP		Site Coverage	The proposal maintains compliance with the prescribed level of lar			27/08/2021
MOD/2021/0234 A		363900	5	Reynolds Avenue		2038	1: Residential - Alterations & additions	Leichhardt LEP		Floor Space Ratio	The additional GFA is namely the result of converting part of the a		· · ·	31/08/2021
MOD/2021/0234 A MOD/2021/0242 1	N	511078	15	View Street		2039	1: Residential - Alterations & additions	Leichhardt LEP		Clause 4.4 Floor Space Ratio	•The proposal complies with the landscaped area development sta			12/08/2021
DA/2021/0517 1		935599	0	Deakin Avenue		2035	1: Residential - Alterations & additions	Ashfield LEP 20		6.5(3)(d)	No reduction in landscaping	2204	Delegation to Staff	18/08/2021
DA/2021/0536 B)	101247					1: Residential - Alterations & additions	Leichhardt LEP		Landscaped Area	The proposal does not seek to further reduce the existing provisio	5270	5	15/09/2021
	122	878812		Norton Street		2038	8: Commercial / retail / office	Leichhardt LEP		Floor Space Ratio	•The proposed indoor recreational facility complies with the object		Delegation to Staff	26/08/2021
								Leichhardt LEP						
Bit202 1100 11	0 05	14057 10 1232769		Glassop Street		2041 2039	1: Residential - Alterations & additions 1: Residential - Alterations & additions	Leichhardt LEP		C4.3A - Landscaped Area Site Coverage	No change to existing non-compliant landscaped area The proposal provides ample landscaped area that is suitable for 	No change	Delegation to Staff	27/07/2021 17/09/2021
DA/2021/0556 B	2	34136		Prosper Street Nelson Street		2039	1: Residential - Alterations & additions	Leichhardt LEP		4.3A(3)(a)	 The proposal provides ample landscaped area that is suitable to No change to existing non-compliance 	8.2% (11.49sqm 5.28%	Delegation to Staff	04/08/2021
DA/2021/0556 B DA/2021/0553 C	>	440713		Carlisle Street		2038	1: Residential - Alterations & additions	Leichhardt LEP		4.3A(3)(a) Landscape Area	•The proposal's compliance with the standard is unreasonable be		° ·	25/08/2021
DA/2021/0553 C DA/2021/0560 B	, ,	439960					1: Residential - Alterations & additions 1: Residential - Alterations & additions	Leichhardt LEP		Landscape Area cl.4.3A(3)(a) - Landscaped Area	 Ine proposal s compliance with the standard is unreasonable be The landscaped area is increased and suitable for the enjoyment 		Delegation to Staff	25/08/2021
MOD/2021/0272 0				Darling Street		2041 2130	1: Residential - Alterations & additions 4: Residential - New multi unit	Ashfield LEP 20		cl.4.3A(3)(a) - Landscaped Area	 The landscaped area is increased and suitable for the enjoyment The additional GFA and FSR non-compliance does not increase for the suitable for the enjoyment 			24/09/2021
	,	103134 1		Gower Street			4: Residential - New multi unit 1: Residential - Alterations & additions	Leichhardt LEP 20						_
DA/2021/0605 4	•	812688		Beattie Street		2041				4.3A(3)(b) - Site Coverage	•The proposed variation is minor;•The proposal provides Landsca			08/09/2021
DA/2021/0677 7		814	137	Nelson Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP	IWDR1	4.3A(3)(b)	The proposal is compatible in building form, bulk and scale with th	1% or 2.3sqm	Delegation to Staff	10/09/2021
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Council DA reference number	Lot number	DP number		Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning o land	of Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
								1				 The proposed development increases the landscaped area by 8.30sqm to 11.30sqm or 5% of the site. Exocating the additions within the existing footprint has reduced the bulk and scale of the proposal. Existing Open Private Space areas remain unchanged due to the proposed development. The proposal will comply with the FSR and Sit coverage development standards. Building orientation and separation remains "as is" and building presentation will be enhanced through incorporation of contemporary design, materials and finishes. 			
DA/2020/1130 REV/2020/0035	37 6	9116 131508			Glover Street LILYFIELD NSW 2040 Milton Street ASHFIELD NSW 2131	LILYFIELD	2040 2131	4	Leichhardt LEP 2013 Ashfield LEP 2013	IWDR1	Clause 4.3A(3)(a) – Landscaped Area Clause 4.3 Height of buildings	•The development proposal will provide a diverse and additional housing choice with superior amenity. Development satisfies objectives of development standard and zone	63.55% or 20sqm 42.4%	Delegation to Staff Local Planning Panel	20/10/2021 12/10/2021
DA/2021/0094	1	220829			Beattie Street BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013		Clause 4.4 Floor Space Ratio	Satisfies objectives of the zone and development standard	34.8sqm or 28%	Local Planning Panel	09/11/2021
								1				The proposed development will be compatible with the desired future character of the area in relation to building bulk, form and scale. The proposal will provide a suitable balance between landscaped areas and the built form as the proposal complies with the			
DA/2021/0140 DA/2021/0175	51	1272033 1119812			Terry Street ROZELLE NSW 2039 Percy Street ROZELLE NSW 2039		2039 2039	13	Leichhardt LEP 2013 Leichhardt LEP 2013	IWDR1	Clause 4.4 – Floor space ratio Site Coverage	Iandscaping and site coverage development standards as per the Leichhardt LEP 2013 Existing variation to site coverage	7.86% or14.64sqm 3.4sgm or 4.23%	Delegation to Staff Local Planning Panel	05/10/2021 09/11/2021
								1				 •The development provides for the housing needs of the community; •The development, as proposed and conditioned, provides housing that is compatible with the character, style, orientation and pattern of (existing and approved) surrounding buildings, streetscapes, works and Landscaped Areas; and •The development provides Landscaped Areas for the use and enjoyment of existing and future residents and does not result in an undue adverse amenity impacts. •The proposed non-compliances will not result in any undue adverse amenity impacts on adjoining sites and improved on-site amenity outcomes. •The proposal provides Landscaped Areas that are suitable for substantial tree planting and for the use and enjoyment of residents •The proposal maintains and encourages a landscaped corridor between adjoining properties and is compatible with the desired future character; •The proposal provides adequate retention and absorption of surface drainage water 			
DA/2021/0257	12	50		42	Mullens Street BALMAIN NSW 2041	BALMAIN	2041		Leichhardt LEP 2013	IWDR1	4.3A3(a) - Landscaped Area	 •on the site; •The proposal is of an acceptable density by way of complying with the Floor Space Ratio development standard, achieving compliant Landscaped Area if areas greater than 500mm above existing ground level could be included in the calculations, and a Site Coverage that is not out of character with the pattern of development in the street; and •The proposal provides a suitable balance between private open space and built form. 	100%	Local Planning Panel	12/10/2021
DA/2021/0305	1	127422		70	Trafalgar Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A - Landscaped area	 a)The proposal provides residential accommodation which is compatible with the character, pattern of development and streetscape of the neighbourhood. b)The relationship between the landscaped areas on the site and the built form will not change dramatically, and it is noted that the site coverage for the site remains unchanged and the soft landscaping at the front and middle of the site will not be reduced. c)The proposed development will maintain the existing permeable area of the site will not affect the underground flow of water. d)The proposed development will not affect the existing building footprint and complies with Council's controls for site coverage an the provision of private open space. 	d 33.80sqm or 46%	Local Planning Panel	12/10/2021
DA/2021/0304	в	23369		187	Young Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a) - Landscaped Area	Non-compliance is existing Non-compliance will not result in any undue adverse amenity impacts to neighbours. Development is consistent with similar developments	74.44% or 14.94sgm	Delegation to Staff	22/10/2021
B/1202 1/000 1	5	20000		101		744104127422	2000					The minor nature of the variation is acceptable as there are no detrimental environmental or amenity impacts. If the site was 1sqm		Bologation to otan	22/10/2021
DA/2021/0342	В	928973	;		Enmore Road MARRICKVILLE NSW 2204	MARRICKVILLE			Marrickville LEP 2011	IWDR2		larger the FSR would be compliant. The 2.07sqm variation is negligible.	2.07sqm or 1.1%	Delegation to Staff	12/11/2021
DA/2021/0358	7	5908		17	Crescent Street HABERFIELD NSW 2045	HABERFIELD	2045	1	Ashfield LEP 2013	IWDR2	clause 6.6(3)(a)(ii) of ALEP 2013	House maintains single storey appearance from the street	144.6%	Local Planning Panel	09/11/2021
DA/2021/0428	15	3341		13	Kalgoorlie Street LEICHHARDT_NSW_2040	LEICHHARDT	2040	2	Leichhardt LEP 2013	IWDR1	c.4.4 FSR	The proposal will provide adequate residential amenity for the occupants of the subject dwelling without any significant adverse impacts to the amenity of surrounding properties. It achieves the objectives of the standard.	11.78%	Local Planning Panel	23/11/2021
DA/2021/0447	2	376394			Terry Street BALMAIN NSW 2041		2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) – Site Coverage	 •The proposal results in a compliant FSR and Landscaped Area. •The proposed site coverage is compatible with the desired future character of the area, •The proposal is consistent in relation to building bulk, form and scale. •The proposed site coverage will result in acceptable amenity impacts to the surrounding properties. 	11.95% or 11.79sqm	Delegation to Staff	05/11/2021
								1				The non-compliance is an existing site condition, equating to 64% of the site area and 5.66sqm over the maximum, and the non-compliance is a minor variance from the existing condition by approximately 4sqm. Proposal does not result in any uncharacteristic scale, bulk or density Compliance with the standard would require removal of existing fabric The proposal mainly sits within the footprint of the existing house and the extent of site coverage remains similar Compliance with the development standard would unnecessarily impact the amenity of residents with no discernible planning			
DA/2021/0451	2	1248925		11	Trafalgar Street ANNANDALE NSW 2038	ANNANDALE	2038		Leichhardt LEP 2013	IWDR1	4.3A(3)(b) – Site Coverage	benefit due to the small and irregular shape of the subject site.	13.62%, or 9.96sqm	Delegation to Staff	11/10/2021
DA/2021/0499	100	1266174		26	Mackenzie Street LEICHHARDT NSW 2040	LEICHHARDT	2040	2	Leichhardt LEP 2013	R1	cl4.3B -Site Coverage	Whilst the proposal does result in a Site Coverage above the maximum standard the proposal is a positive adaptive reuse of a building, with an acceptable level of amenity for the future occupants and without any adverse impacts to the amenity of surrounding properties.	28.65%	Local Planning Panel	12/10/2021
DA/2021/0466	10	1352		22	Fitzrov Avenue BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	The proposal complies with the site coverage development standard and there are sufficient opportunities to improve soft landscaping. The proposal is consistent with the R1 - General Residential zone objectives. The proposal is consistent with the objectives for the Landscaped Area development standard. The deficiency in landscaped area is minor in nature and does not impact on the site's contribution to the well-maintained landscaped setting of the locality. The proposal will not result in any undue adverse amenity impacts to surrounding properties.	8.98% (-5.34sqm)	Delegation to Staff	19/11/2021
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DA/2021/0494	3	518773 155	Ar	nnandale Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a)(i) – Landscaped Area	 •Eandscape Area = 0 m2 as existing but via removal of paving in the rear yard, will be increased to 16.46 m2 or 6.5% landscaping area. •The proposal does not involve removal of any vegetation; •The given the general lack of impact arising from the additions and considerations of the non-compliance against the stated objectives of the R1 General Residential zone and Clause 4.3A objectives, requiring full compliance when there is no alteration to existing levels of amenity and no adverse impacts to the local area, it is considered to be unreasonable in the circumstances. •The development demonstrably improves upon the existing site conditions without detrimental impacts to the significance, established setting of the building and results in acceptable impacts to adjoining properties. •As noted above in the objective analysis, the breach of the standard allows a built form that is consistent with the desired future character of the surrounding area, particularly the buildings that are located on the adjoining properties or recent approvals in the area. 	67.38% or 34sqm	Delegation to Staff	10/12/2021
											The existing lot is relatively small with the existing site coverage already exceeding the site coverage control at 71% (97.67m2),			
							1				above the 60% control; The proposal results in an overall reduction of site coverage to 70.87% (97.24m2). In this instance, it is considered that the improved site coverage, increased and compliant Landscaped Area and compliant level of FSR is a positive outcome for the site. The proposal considered to satisfy the objectives of the R1 – General Residential zone and the Site Coverage development standard, in accordance with Clause 4.6(4)(a)(ii) of the LLEP 2013; and,			
DA/2021/0539	1	198287 37	Gi	ipps Street BIRCHGROVE NSW 2041	BIRCHGROV	'E 2041		Leichhardt LEP 2013	IWDR1	Site Coverage	The proposal does not result in any undue adverse amenity impacts to surrounding properties.	18.12% or 14.92sqm	Delegation to Staff	29/10/2021
MOD/2021/0265	53	499597 39	Sr	mith Street SUMMER HILL NSW 2130	SUMMER HIL	LL 2130	4	Ashfield LEP 2013	R3	Clause 4.4 - FSR	 •The proposal has been amended to be consistent with the building footprint approved building envelope under development consent DA/2020/0981 and the changes do not result in adverse visual bulk impacts when viewed from neighbouring properties. •The height of the development has been amended to be consistent with the maximum height approved under development consent DA/2020/0981. •The additional gross floor area (GFA) being pursued at the upper levels relate to the approved townhouses and do not result in increased density or further intensification of the site beyond the initial consent. Furthermore, the additional GFA being pursued at this level does not result in adverse amenity impacts to neighbouring properties or the adjoining HCA. •The proposal is consistent with the desired future character as a medium density area and remains compatible with the approvals on the surrounding sites at 33 smith Street and 27-29 Smith Street. •The proposed changes improve the level amenity for future occupants. 	15.73% or 100.173 sqm	Delegation to Staff	05/10/2021
DA/2021/0569	1	772320 16		ambridge Street ENMORE NSW 2042	ENMORE	2042	1	Marrickville LEP 2011		Clause 4.4 Floor space ratio	scale.	9.7% (16.6sqm)	Delegation to Staff	07/12/2021
DA/2021/0593 DA/2021/0589	1	80589 21 216857 6		ruce Street ROZELLE_NSW_2039 /oodlark Street ROZELLE_NSW_2039	ROZELLE	2039 2039	1	Leichhardt LEP 2013 Leichhardt LEP 2013	IWDR1	4.3A (3)(a)(i) – Landscaped Area 4.3A Landscaped Area	No change to existing landscaped area No change to existing non-compliant landscaped area	100% 37.45% or 12.6sqm	Delegation to Staff Delegation to Staff	18/11/2021 07/10/2021
DA/2021/0603		708952 39		hort Street BIRCHGROVE NSW 2041	BIRCHGROV		1	Leichhardt LEP 2013		4.3A(3)(a)(i) - Landscaped Area	Not supported - No Clause 4.6 provided	20.74% or 10.60m2	Delegation to Staff	14/10/2021
							11				The proposed increase in GFA is wholly internal to the site and the existing building bulk and envelope will be maintained as a result.			
DA/2021/0610	21	601209 9	Ja	abez Street MARRICKVILLE NSW 2204	MARRICKVIL	LE 2204		Marrickville LEP 2011	IWDIN1	Clause 4.4 - Floor Space Ratio	The non-compliant FSR will not alter the existing building envelope and will maintain the presentation of the building to the public domain and therefore will not directly impact on the amenity of adjoining and neighbouring land.	44.9sqm - 5.59%	Delegation to Staff	28/10/2021
DA/2021/0635	41	1259431 9	Βι	urt Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a)(i) – Landscaped Area	 The proposal will be consistent with the desired future character controls applicable to the site and the pattern of adjoining development. The Landscaped Area provision will not change the retention and absorption of existing surface drainage water on site. The proposal does not alter existing site density or building footprint and is compatible with the desired future character of the area in relation to building bulk, form and scale; 	0.87% or 0.47sqm.	Delegation to Staff	29/11/2021
DA/2021/0643	1	546028 70	Bit	rchgrove Road BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	4.3A(3)(a) - Landscaped Area	o The development proposal provides an increase of 4.86m2 in the level of landscaped area upon the site that meets the provisions of clause 4.3A (4)(b)(ii) of the Leichhardt LEP 2013, however presents a shortfall of 31.61m2, to the development standard, with the total landscape area on the site that meets the provisions of clause 4.3A (4)(b)(ii) of the Leichhardt LEP 2013 being 20.45m2, 7.85% of site area. o The fundamental role of clause 4.6 in any local environmental plan is reflected in the recent decision of Commissioner Clay in SJD DB2 Pty Ltd v Woollahra Municipal Council [2020] NSWLEC 1112. In particular, Commissioner Clay notes at [73] of his decision that: "First, it should be noted cl 4.6 of WLEP is as much a part of WLEP as the clauses with development standards. Planning is not other than orderly simply because there is reliance on cl 4.6 for an appropriate planning outcome." The objectives of clause 4.6 facilitate the flexible application of development standards to particular development in order to achieve an improved environmental planning outcome of the contravention to the landscaped area development standard is acceptable in the circumstances of this case and compliance with the objectives of the development standard, notwithstanding non-compliance with the standard. o The proposed alterations and additions to the dwelling house meet the objectives of the landscaped area at the site from 15.59m2 , 5.9% to 20.45m2 & 7.85% of site area, and increase of 4.86m2 of landscaped area. Furthermore, the additional 21.17m2 of landscaped area provided above the existing garage, although not technically included in landscape area calculations, adds to the function of the private open space as a whole and the landscaped setting	91.05% or -47.4sam	Delegation to Staff	14/12/2021
DA/2021/0643 DA/2021/0646	9	3863 70		bert Street LEICHHARDT NSW 2040	LEICHHARD		1	Leichhardt LEP 2013		4.3A(3)(a) - Landscaped Area cl.4.3A - LA	Existing breach	54.4%	Delegation to Staff	14/12/2021
DA/2021/0655	В	314183 110		rospect Road SUMMER HILL NSW 2130	SUMMER HIL		13	Ashfield LEP 2013		Clause 4.1 - Minimum subdivision lot size	 The proposal seeks to subdivide an existing dual occupancy that visually presents as two dwellings with two street numbers. The proposal maintains the existing subdivision pattern and is consistent with the pattern of development. The proposal results in two equal lots which are compatible in terms of lot sizes and dimensions with the surrounding area. The proposal will not impact the streetscape, HCA or amenity of adjoining properties given minimal building works are proposed to formalise the current dual occupancy on the site. 		Local Planning Panel	14/12/2021
DA/2021/0655 DA/2021/0656				rafalgar Street ANNANDALE NSW 2130			1	Leichhardt LEP 2013		Clause 4.1 - Minimum subdivision lot size Clause 4.3A (3)(b) Site Coverage	The proposal will result in additional landscaping within the front and rear setbacks of the site.	6.75sqm or 8.89%	Delegation to Staff	17/12/2021
							1				The proposal is for ground floor additions to the existing dwelling and does not alter the existing non-compliance with the Landscaped Area development standard.			
DA/2021/0659	1	927332 9	No	orth Avenue LEICHHARDT NSW 2040	LEICHHARD	T 2040		Leichhardt LEP 2000	IWDR1	Landscaped Area	The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the	35.39%	Delegation to Staff	13/10/2021
DA/2021/0660	8A	1935 238	Ar	nnandale Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	C.4.4 - FSR	subject dwelling without significant adverse impacts to the amenity of surrounding properties. It achieves the objectives of the standard.	9.67%	Delegation to Staff	20/12/2021
DA/2021/0663		24967 31	Ca	ollins Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Site Coverage - Clause 4.3A	 The design complies with landscaped area development standards. The proposal enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood. 	10.8sqm or 12.38%.	Delegation to Staff	24/12/2021
DA/2021/0678		1247953 38		bion Street ANNANDALE NSW 2038	ANNANDALE		1	Leichhardt LEP 2013		Landscaped Area	Improving existing variation	17.96% or 15.02sqm	Delegation to Staff	17/12/2021
DA/2021/0709	100	848165 59	Ho	ornsey Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	The non-compliance is existing. The application does not propose any change to landscaped area on site,	74.90%	Delegation to Staff	11/10/2021

									•					
DA/2021/0764	В	107665 29	7 Anna	andale Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage	 Compliance with this standard would be unreasonable given the established pattern of similar additions within the area. 1. The proposed works will not create any significant corresponding negative impacts on any adjoining properties. 2. The non-compliance with the Controls is minor. 3. A reduction in the FSR or site coverage by reducing first floor addition would not increase the landscaped area of the proposal. 4. The proposed scale and bulk of the proposal is generally in keeping with the bulk and scale of the existing adjoining and nearby approved buildings. 5. Compliance with the standard would limit improvement to the dwelling and reduce the ability to make the existing dwelling a functional home. 6. The floor space ratio of 0.61:1 not only complies with the Council Controls but is 43.38m2 under the allowable FSR of 0.8:1 (181.92m2). 7. The landscape area not only complies with the Council Controls but provides for an additional 5.9m2 in additional landscaped area above the minimum landscaped area required. 8. The proposed works do not alter the first-floor windows. 10. The proposed works do not alter the first-floor windows. 10. The proposed works do not alter the first floor windows. 11. The proposed works do not alter the first floor windows. 10. The proposed works do not alter the first floor windows. 11. Due to the small nature of the site it is unreasonable for the site to comply with a control that restricts any possible development to make the house suitable for modern day living requirements. The proposed and liveable space for the oxee suitable for modern day living requirements. The proposed alterations and additions to works are setback for the diveling into during in its down was an excessive or large in size, but they do make the dwelling into a more pleasant and liveable space for the occupants. 	5.46% or 7.45sqm	Delegation to Staff	21/12/2021
											Existing site condition			
							1				No bulk and scale impacts as a result of variation			
DA/2021/0785	20	318 40	North	n Street LEICHHARDT NSW 2040	LEICHHARDT	2040		Leichhardt LEP 2013	IWDR1	4.3A(3)(a) – Landscaped Area	Provision of more landscaped area comes at no planning benefit to residents	7.9%, or 4.94sgm	Delegation to Staff	03/11/2021
							1				 The proposal maintains and does not impact on the existing landscape Area and Open Space. An existing raised garden bed with deep planting at the rear open space measures approximately 2.5sqm and is retained. The proposal is consistent with the objectives of the Landscaped Area standard; The proposal does not involve removal of any vegetation; 			
DA/2021/0792	1	435645 15	Coul	on Street ROZELLE NSW 2039	ROZELLE	2039		Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a)(i) - Landscaped Area	•There will be no adverse amenity outcomes to the site or adjoining sites as a result of the breach.	100.00% or 14.82sqm	Delegation to Staff	14/12/2021
DA/2021/0840 DA/2021/0880	-	1258828 65 1142 38		r Street LILYFIELD NSW 2040 Street MARRICKVILLE NSW 2204	LILYFIELD MARRICKVILLE	2040 2204		Leichhardt LEP 2013 Marrickville LEP 2011	IWDR1 IWDR2	Landscaped Area Clause 4.4 - Floor Space Ratio	The development proposal complies with the site coverage of maximum 60%. ? The proposed pool and spa are hard landscape elements and as such are a positive contributor to rear landscaping of the dwelling. While not permeable or soft landscaped area they do improve the amenity and usability of the private outdoor space making it a use and space suitable for the owners. ? The reduction in landscaped area only replaces existing turf and therefore does not reduce any large items such as trees or high planting and as such will not have adverse visual impact on neighbouring properties. ? The proposed pool is consistent with surrounding development including 9 and 15 Lonsdale Street which all have similar pools in their rear yards. These pools have been added in the last few years and therefore the proposed pool is compatible with the desired future character of the locality. ? The development has no impact on the streetscape as it is located behind existing built fence. The proposal results in only a very minor infringement and still ? The proposal provides reasonable area of privacy planting and deep soil planting consistent with the intent of the LEP. Version: 1, Version Date: 15/12/2021 Document Set ID: 35647707 21 of 22 The applicant's written rational adequately demonstrates compliance with the development standard is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. Minor variation, no amenity impacts, results as margin of error for survey	3% or 2.3sqm 6.5%	Delegation to Staff Delegation to Staff	<u>15/12/2021</u> 23/11/2021
DA/2021/0924	17	1175540 17	Cove	Street BIRCHGROVE NSW 2041	BIRCHGROVE	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A – Landscaped Area	 The existing landscaped area is below the minimum of 20%, and the proposal does not involve any changes to the existing landscaped area. The total landscaped area remains unchanged at 61.1sqm (17.7%). In designing a development that compares to the neighbouring properties, the quality of the site, and the immediate surroundings is considered acceptable to meet the objectives of the LEP. In designing a development that compares to the neighbouring buildings, the quality of the site, and the immediate surroundings is improved. The proposal carefully considers all aspects of the LEP & DCP and the design solution will fit comfortably within its surroundings. The proposal carefully considers all aspects of the LEP & DCP and the design solution will fit comfortably within its surroundings. The proposal dees not involve the removal of trees and is suitable for the use and enjoyment of residents. Site density and building footprint are acceptable. The landscaped area is compatible with the adjoining properties. The proposal has been designed to preserve the character of the surrounding area. Amenity to the site will not be compromised. Compliance with the standard is unreasonable as the existing landscaped area is smaller than the minimum 20%. There is no works to the existing rear of property, of which does not impact on the calculation area of the landscaped area. The proposal is consistent with objectives of Clause 4.3A of LEP 2013 relating to a minimum landscaped area of 20% as the development proposal, with a landscaped area of 17.7%, is sympathetic to the surrounding area as well as addressing the following: (a) to maintain and encourage a landscaped corridor between adjoining properties, (b) to maintain and encourage a landscaped or architectural DA drawings: OSite Area - 345.7sqm OK: Area - 345.7sqm OK: Indees Area - 61.1sqm (17.7%) OProposed Landscaped Area -	25.53%	Delegation to Staff	07/12/2021

DA/2021/1000	2	217948	111	Balmain Road LEICHHARDT NSW 2040	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	4.3A Site Coverage	 It is considered that the proposed non-compliance with the site coverage percentage development control results in a design outcome that better achieved the desired outcome of the LLEP 2013 Cl.1.2 Aims of Plan, including: To ensure that development applies the principles of ecologically sustainable development; To minimise negative impacts of urban development on the natural, social, economic, physical and historical environment; To maintain and enhance the amenity derived from the built and natural environment by promoting a high standard of urban design in the public and private domain; To maintain and enhance Leichhardt's urban environment; To promote accessible and diverse housing types The proposed site coverage exceeded the permissible site coverage by 9.61sqm, however, we believe that non-compliance with the standard in this case should be considered reasonable for the following reasons: The proposed development complies with LEP in FSR, height control and other relevant controls; The proposed development is minor in nature The proposed development is consistent with the objectives of the site coverage controls, and the non-compliance is minor and it is within the delegated authority approval for variations. Considering the proposed development is single storey in nature, the non-compliance is reasonable in the circumstances of the case 	11.02% or 9.61sqm	Delegation to Staff	30/11/2021
DA/2021/1000	2	217948	111	Baimain Road LEICHHARDT NSW 2040	LEICHHARDT	2040		Leichnardt LEP 2013	IWDR1	4.3A Site Coverage		11.02% or 9.61sqm	Delegation to Staff	30/11/2021
							1				 •Ine proposed works are compatible with the surrounding environment in bulk and scale. The proposed rear addition will not extend beyond the rear wall of the existing dwelling •Compliance is unreasonable or unnecessary as building footprint is similar to adjoining buildings to the immediate area. No impacts on adjoining properties •Ine proposed development is consistent with the objectives of the site coverage standard and is typical to other proposals to the immediate area. 			
DA/2021/1003	A	915484	25	Hubert Street LEICHHARDT NSW 2040	LEICHHARDT	2040		Leichhardt LEP 2013	R1	4.3A Site Coverage	•The site coverage breach is only a minor variation of 2.74% and should be supported	2.74% or 2.5sqm	Delegation to Staff	26/11/2021
DA/2021/1005	21	979498	38	Thomas Street BIRCHGROVE NSW 2041	BIRCHGROVE	2041	1	Leichhardt LEP 2013	IWDR1	Site Coverage	•Subject to conditions, the proposal does not result in any adverse unacceptable amenity impacts to the surrounding properties.		Delegation to Staff	20/12/2021
DA/2021/1011 DA/2021/1015	1	919435 176800	9 3	Tilba Avenue BALMAIN NSW 2041 O'connor Street HABERFIELD NSW 2045	BALMAIN HABERFIELD	2041 2045	1	Leichhardt LEP 2013 Ashfield LEP 2013		Clause 4.4 – Floor Space Ratio Landscaped Area Clause 6.5(3)(d)	The proposal does not add additional floorspace as all floorspace is an existing condition Proposal is consistent with the objectives of the desired future character of the area and R1 zone Maintains consistency in the neighbourhood via the continuity of the existing built form and density prevalent in the locality Improvement on existing variation	3.31% or 11.56sqm. 4.5%	Delegation to Staff Delegation to Staff	03/12/2021 08/12/2021
DA/2021/1062	A	439846	60	Reynolds Street BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a)(i) – Landscaped area	 •Landscaped areas are increased from nil to 8sqm. •The proposal complies with the site coverage development standard. •The proposed landscaped areas are suitable for the use and enjoyment of residents. •The proposal provides adequate landscaped areas and areas of private open space. •The proposal provides a suitable balance between landscaped areas and built form. •The proposal is compatible with the character, style, and pattern of surrounding development, streetscapes, works and landscaped areas •The proposal will have no adverse amenity impacts on surrounding properties. •The proposal provides landscaped areas for the use and enjoyment of existing and future residents. •The proposal enhances the amenity of existing and future residents and the neighbourhood. •The proposal provides for the housing needs of the community. 	54.26% (9.49sqm)	Delegation to Staff	29/11/2021
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Council DA reference number DP r	number Apartment/Unit Street n	umber Street name	Street name	Suburb/Town	Postcod e	Category of development	Environmental planning instrument Zoning of land	Development standard to be varied	Justification of variation	Extent of variation Concurring authority	Date DA determined dd/mm/yyyy	Date DA determined dd/mm/yyyy	Environmental planning instrument (Variation 2) Development standard to be varied (Variation 2)		n Environmental planning Development standard to be varied instrument (Variation 3) (Variation 3)	Justification of variation (Variation 3) (Variation 3)	
									 The development has been amended to take into account Councils comments regarding the proposed development with adjustments made to the dwelling and the rear yard area and 								
									parking provision. •Full compliance with the landscaped area provision- noting								
									18.4% vs 15% required. •Full compliance with the FSR provision- noting a 0.7:1 FSR vs								
									0.8:1 permitted. •The LEP prescribes a maximum site coverage of 60% or 115.38m2. The proposal has a site coverage of 64.38% or								
						1			123.82m2 of the site area, which does not comply with the control. In numerical terms the departure is only 8.44m2 or								
									 7.3% of the standard. The extent of departure is minor, but necessary to facilitate an appropriate development outcome on the site- reflected throug 	1h							
									consistency with remaining planning controls and importantly the FSR and landscaped area control.								
									 The proposal enables suitable landscaping between adjoining properties. The development proposal has been designed to retain solar 								
DA/2021/0537 47 1225	5 46		Alfred Street	ANNANDALE	2038		Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(b) Site Coverage	access to living areas on adjoining properties and to align with the provisions the Leichhardt DCP 2013.	12.30% Delegation to Sta	ff 02/02/2022 12:48:44 PM	02/02/2022					Deferred Commencement
DA/2021/0613 1 5057	738 15	2 2038	V Trafalgar Street	ANNANDALE	2038	1	Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(b) Site Coverage	The proposal provides an expanded housing type designed t meet the housing needs of the community.	3.79% Delegation to Sta	ff 18/01/2022 12:57:01 PM	18/01/2022					Approved
														•Minimal difference in the impacts			
														between a compliant and non-compliant proposal in terms of visual and acoustic privacy, visual impacts and solar			
									•The development is compatible with the desired future					impacts on the immediately adjacent and surrounding neighbourhood			
						1			 The development is compatible with the desired tuture character of the area in relation to building bulk, form and scal 	e;				•The contravention will result in sympathetic and discrete second floor			
									 The proposal is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; 					addition to the rear of the principal roof form and avoid adverse impacts upon the amenity of surrounding properties.			
									•The proposal enhances the amenity of existing residents and					 The proposal enhances the amenity of 			
DA/2021/0627 B 4471	193 12	Rowntree Street BIRCHGROVE 6 NSW 2041	Rowntree Street	BIRCHGROVE	2041		Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(b) Site Coverage	does not result in undue adverse impacts on adjoining properties and the neighbourhood. •The proposal is consistent in terms of bulk and scale with the	9.48% or 6.83sqm Delegation to Sta	ff 11/01/2022 3:04:04 PM	11/01/2022	Leichhardt LEP 2013 ratio	existing and future residents and the 8.23% or neighbourhood. 9.89sqm			Approved
									existing building and adjoining development. •The proposal is compatible with the Heritage Conservation								
						1			Area and does not result in any adverse impacts to the streetscape •The proposal does not result in adverse impacts to								
									neighbouring properties or the public domain in terms of amer of visual bulk and scale.								
DA/2021/0653 2 2292	273 96	Elizabeth Street ASHFIELD NSW 2131	Elizabeth Street	ASHFIELD	2131		Ashfield LEP 2013 IWDR2	Clause 4.4 -FSR	 The proposed addition is sensitively designed to complement the existing building and is compatible with the prevailing patter The proposal provides for a form of development which i 	84.99% or Local Planning 196.10sqm Panel	08/02/2022 12:00:00 AM	08/02/2022					Approved
									compatible in relation to the character of the area. The proposal complies with the Landscaped Area and Site								
						1			Coverage development standards and provides a suitable balance between landscaped areas and built form. The proposal will not result in any undue adverse amenity								
		Annesley Street LEICHHARDT NSV	w	LEICHHARDT			Leichhardt LEP 2013 IWDR1		impacts to surrounding properties. The proposal provides a density of residential development	4.02sqm or		0.4/0.4/00.000					
DA/2021/0700 24 9766	636 33	3 2040	Annesley Street	LEICHHARDI	2040		Leichnardt LEP 2013 IWDR1	Floor Space Ratio	which is commensurate with the character of the area. •The proposal provides suitable landscaped areas for substantial tree planting for the use and enjoyment of resident		ff 24/01/2022 9:40:58 AM	24/01/2022					Approved
						1			•The proposal maintains a substantial landscaped area on the subject site and promotes the desired future character of the								
								Landscaped areas of res.	neighbourhood.	5.44 sqm or							
DA/2021/0742 7 50	56	5 Mullens Street BALMAIN NSW 204	41 Mullens Street	BALMAIN	2041		Leichhardt LEP 2013 IWDR1	accommodation in R1	The proposal does not result in any adverse amenity impacts to Proposal does not increase the existing FSI Proposal decreases existing FSR non-compliance	9.15% Delegation to Sta	ff 11/02/2022 8:56:06 AM	11/02/2022					Approved
		Norton Street LEICHHARDT NSW				8			Proposal does not have adverse amenity impacts to surrounding properties								
DA/2021/0748 5 1967 DA/2021/0772 1 7511	7 12	7 2040 2 Darling Street BALMAIN NSW 2041	Norton Street	BALMAIN	2040	8	Leichhardt LEP 2013 IWDB2 Leichhardt LEP 2013 IWDB2	C4.4 FSR cL 4.4 fsr	Proposal is in the public interest and meets the B2 Zone Existing building already exceeds the control. The works w reduce this exceedance.		ff 17/03/2022 2:57:15 PM ff 04/03/2022 5:09:27 PM						Approved
						1			The proposed development will be compatible with the desire future character of the area in relation to building bulk, form ar	d							
DA/2021/0774 8 664	13	Nelson Street ANNANDALE NSW 4 2038	Nelson Street	ANNANDALE	2038		Leichhardt LEP 2013 IWDR1	Clause 4.4 - Floor Space Ratio	scale. The proposal complies with the landscaping and site coverage	16.11sqm or 9.87%. Delegation to Sta	ff 15/02/2022 4:02:32 PM	15/02/2022					Approved
														•The 4.6% variation to the standard			
														does not give rise to a perceptible or unreasonable bulk & scale or impact upon the amenity of the occupants of			
									Existing non compliance which has been improved from 11.39	6				the surrounding properties.			
						1			of the site area to 15.3% •The proposal provides suitable landscaped areas in the form of					 The floor space non-compliance would not be perceived from within the public domain or from the adjoining dwellings 			
						1			private open space for the use and enjoyment of residents. •The proposal maintains a substantial landscaped area on the					and there are no consequent impacts o the residential amenity of the adjoining properties accordingly nothing is gained			
									subject site and promotes the desired future character of the neighbourhood.					by requiring numeric compliance.			
									 The increased landscaped area of the proposal promotes ecologically sustainable development by maximising the 					 The proposal does not give rise to any adverse or unsatisfactory environmental consequences which would warrant an 			
									retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water.					adherence to the FSR control.			
DA/2021/0876 2 2153	387 41	Kegworth Street LEICHHARDT NSV 3 2040	W Kegworth Street		2040		Leichhardt LEP 2013 IWDR1	Landscaped Area		18.04 sqm or 23% Delegation to Sta	ff 28/02/2022 1:47:27 PM	28/02/2022	Leichhardt LEP 2013 Floor Space Ratio	•There is no community benefit in requiring strict adherence to the development standard. 5.8%			Approved
	059 31	Enmore Road NEWTOWN NSW 2042	Enmore Road	NEWTOWN	2042	8	Marrickville LEP 2011 IWDB2		satisfies the objectives of the development standard and zone	6.5%	ff 29/03/2022 10:28:51 AM	29/03/2022					Approved
									 The proposal does not result in a further breach with the FSR development standard; no change in GFA proposed. The proposed development will not alter the existing building 								
									bulk, form and scale. •The proposed development provides and encourages								
									accessible employment opportunities within the area. •The development provides entertainment and emplyment opportunities for local residents in the area with good access the								
						8			Public transport. •The proposed development, subject to recommended								
									conditions, will not result in undue amenity impacts to surrounding sites. •The proposal does not seek a change of use at No. 726								
DA/2021/0897 27 8926	68 72	6 Darling Street ROZELLE NSW 203	39 Darling Street	ROZELLE	2030		Leichhardt LEP 2013 IWDB2	Clause 4.4 Floor Space Potio	Darling Street, and the existing use provides will continue to support the vitality of the area and local centre. •The existing use is compatible within the area.	55.79% or 212sgm Delegation to Sta	ff 15/02/2022 4:03:35 PM	15/02/2022					Approved
577E0E1/0001 2/ 0920	12	OBJOR HOLELLE NOW 203		1. Constanting to the second sec					Looning also to companyle within all died.		10/02/2022 4.03.33 FM	10/02/2022	1 I	ı	- I		r.,

										•Existing non -compliance The proposal provides suitable landscaped areas in the form of									
										private open space for the use and enjoyment of residents. •The proposal maintains a substantial landscaped area on the subject site and promotes the desired future character of the									
							1			neighbourhood. •The increased landscaped area of the proposal promotes									
										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. 9.97sqm or									
DA/2021/089	57 2279	23	Falls Street LEICHHARDT NSW 2040	Falls Street	LEICHHARDT	2040	L	eichhardt LEP 2013 IWDR1	landscaped area	The proposal controls density on the site by providing 35%	Delegation to Stat	f 22/03/2022 2:20:30 PM	22/03/2022		•The proposed variation to the site				Approved
															coverage standard is a result of the existing dwelling house not being compliant				
							1								 The proposed site coverage for the sit as a result of the proposal is not increased. The siting of the dwelling is within the 				
										The proposal will result in improvements to the landscaped areas. The proposed landscaped area is compatible with the desired					building location zones when it can be reasonably assumed development ca occur	n			
DA/2021/091	100 127513	27	Clayton Street BALMAIN NSW 2041	1 Clauton Street	BALMAIN	2041		eichhardt LEP 2013 IWDR1	Clause 4.3A (3)(a) - Landscaped area	future character of the area, including sufficient space for tree planting The proposal enhances the amenity of the site without undue impacts to neighbouring sites. 1.31%	Delegation to Stat	f 27/01/2022 11:20:36 AM	27/01/2022 Leichhardt LEP 20		 The proposal enhances the amenity o existing residents and does not result any undue adverse impacts on adjoin properties and the neighbourhood. 	in n 5.26sqm or			Approved
DA/2021/092		14	White Street BALMAIN NSW 2041		BALMAIN	2041	1 L	eichhardt LEP 2013 IWDR1	cl.4.4 - FSR	The minor breach will not result in any environmental impact 1.25% The proposal will achieve a high quality built form and will		f 19/01/2022 4:11:08 PM	19/01/2022	Goverage	properties and the neighbourhood.	0.0478			Approved
							1			maintain satisfactory levels of solar access to the existing buildings. -The proposal will adequately maintain sky exposure and daylight to the subject site and surrounds. 0.44m or									
DA/2021/093	1 963074	39	O'connor Street HABERFIELD NSW 2045	O'connor Street	HABERFIELD	2045	A	Ashfield LEP 2013 R2	Clause 4.3 Height of Buildings	The proposal will provide for the housing needs of the 6.29% The main purpose of the minimum landscaped area is to provid enjoyment of residents, maintain the amenities for adjoining	Delegation to Stat	f 23/03/2022 8:26:36 AM	23/03/2022						Approved
							1			properties and ensure the desired future character of the neighbourhood. The proposal will enhance the living quality of residents by enlarging the landscaped area and improving private open space whilst preserving the landscaped corridor to									
DA/2021/094	13 977924	12	Ballast Point Road BIRCHGROVE NSW 2041	Ballast Point	BIRCHGROVE	2041	L	eichhardt LEP 2013 IWDR1	Clause 4.3A (3)(a) - Landscaped Area	the adjacent neighbours. The future desired character of the 30.89% or Birchgrove Distinctive Neighbourhood is achieved by preservin 10.10sqm •The proposal, as amended, complies with the FSR development	Delegation to Stat	f 07/02/2022 3:17:13 PM	07/02/2022						Approved
										standard. •The proposal complies with the landscaped area development standard.									
										 Site Coverage is reduced. The site coverage non-compliance is exsting and no further breach is proposed. The proposal, as amended, will not result in undue amenity 									
							1			impacts to surrouning sites otr the neighbourhood. •The proposal, as amended, is consitent with the pattern of development and desired future character of the area. •The proposed editions or compended the constraints and									
										 The proposed additions, as amended, are subordinate and sympathetic with the existing building and other development in the area. The landscaped areas are consolodiated and are suitable for 									
										substantial tree planting and for the use and enjoyment of residents. •The landscaped areas allow for, and maximise, the retention									
DA/2021/095	2 219409	62	Hill Street LEICHHARDT NSW 2040	0 Hill Street	LEICHHARDT	2040	L	eichhardt LEP 2013 IWDR1	4.3A(3)(b) - Site Coverage	and absorption of surface drainage water on site. •The proposal will not alter the underground flow of water. •The proposal does not alter the building footprint. 6.23%	Delegation to Stat	f 07/02/2022 10:13:36 AM	07/02/2022					compatible with the desired future	Deferred Commencement
																		character of the area in relation to building bulk, form and scale. The additional GFA is located to the rear of the site and is not likely to detract from	
																		the Goodsir Street streetscape. The proposed development will result	
																		in acceptable impacts on the Heritage Conservation Area.	
																		The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal	
							1											amenity, POS area and landscaped area on smaller lot – a typical characteristic within the immediate	
																		context of the area. The proposed development is of a bulk and scale that will not result in any	
																		undue adverse visual amenity impacts on neighbouring properties.	
																		The proposed development does not result in an undue adverse amenity impacts to the surrounding properties.	
DA/2021/097	3 204208	6	Goodsir Street ROZELLE NSW 2039	Goodsir Street	ROZELLE	2039	L	eichhardt LEP 2013 IWDR1	Landscaped Area	The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. 2.345sqm	Delegation to Stat	f 22/03/2022 2:25:36 PM	22/03/2022 Leichhardt LEP 20	13 Site Coverage	The proposal does not seek to increase the existing non-compliant site coverabreach for the subject site.	ge7.78% or	Leichhardt LEP 2013 Floor Space Ratio	The proposal raises no issues that are contrary to the zone and FSR 9.73% or objectives. 7.73sqm	Approved
										-The proposal significantly increases the landscaped aea from Nil to 12.8sqm. -The proposed landscaped area is suitable for substantial tree planting and provides for the use and enjoyment of residents.									
										 to maintain and encourage a landscaped corridor between adjoining properties, The proposal promotes the desired future character of the 									
										neighbourhood. •The proposal maximises the retention and absorption of surface drainage water on site and increases underground flow of water.									
							1			•The proposal complies with the FSR and site coverage developmet standard. •The proposal does not increase the building footprint and									
										adequate landscaped areas and private open space is provided. •The dwelling house continues to provide for the housing needs of the community. •To proposal improves opportunities to work from home.									
									Clause 4 34(3)(a) Londs	The proposed development, subject to recommended conditions, provides housing that is compatible with the character, style, and pattern of surrounding buildings, streetscapes, works and landscaped areas. 42.15% or									Deferred
DA/2021/097	2 440670	53	Catherine Street LEICHHARDT NSV 2040	V Catherine Street	LEICHHARDT	2040	L	eichhardt LEP 2013 IWDR1	Clause 4.3A(3)(a) - Landscape Area	The proposal provides landscaped areas for the use and 9.33sqm The proposal provides suitable landscaped areas in the form of private open space and front yard landscaping for the use and	Delegation to Stat	f 03/02/2022 11:57:23 AM	03/02/2022						Deferred Commencement
										enjoyment of residents. •The proposal will provide a substantial landscaped area on the subject site and promotes the desired future character of the									
							1			neighbourhood. •The increased landscaped area of the proposal promotes									
										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.									
DA/2021/0974	1 792147	125	Evans Street ROZELLE NSW 2039	Evans Street	ROZELLE	2039	L	eichhardt LEP 2013 IWDR1	landscaped area	•The proposal controls density on the site by providing 23%	Delegation to Stat	f 29/03/2022 9:29:54 AM	29/03/2022						Approved

												The proposed works are compatible v the desired future character of the are				
												in relation to building bulk, form and	a			
												scale and does not detract nor cause any adverse impacts to adjoining				
												properties.				
									The proposed works are compatible with the desired future			The breach to the Site Coverage				
									character of the area in relation to building bulk, form and scale			development standard is the result of	an			
									and does not detract nor cause any adverse impacts to adjoining properties.			existing on-site circumstance. The proposal does not seek further				
						1						departure from this development				
									The breach to the Landscaped Area development standard is the result of an existing on-site circumstance. The proposal			standard.				
									does not seek further departure from this development			The proposed variation does not				
									standard.			diminish the attributes of the Heritage Conservation Area.				
									The proposed variation does not diminish the attributes of the							
									Heritage Conservation Area.			The proposal has been designed to meet the day-to-day needs of the				
									The proposal has been designed to meet the day-to-day needs			residents, while ensuring a variety of				
DA/2021/1026 45	4340		Trafalgar Street ANNANDALE NSW 298 2038 Trafalgar Street	ANNANDALE	2038	Leichhardt LEP 201	13 IWDR1	Landscaped Area	of the residents, while ensuring a variety of housing types within 17.3sqm or the General Residential zone. 76.89%	Delegation to Staff 21/02/2022 11:38:16 AM	21/02/2022 Leichhardt LEP 201	13 Site Coverage Residential zone.	4.8sqm or 5.33%			Approved
									Whilst the landscaping does not technically comply with the							
						1		Clause 4.3A (3)(a) -	standard, due to the minimum 1m dimension required, this proposal drastically increases the planted area, quality and 31.34sqm or			Clause 4.3A (3)(b) – Site The proposal provides additional priva	te8 69sam or			
DA/2021/1021 c	438190		15 Valley Street BALMAIN NSW 2041 Valley Street	BALMAIN	2041	Leichhardt LEP 201	13 IWDR1	Landscaped Area	quantity of planting to create a dense green space 100%	Delegation to Staff 21/02/2022 5:25:52 PM	21/02/2022 Leichhardt LEP 201	13 Coverage open space amenity for the dwelling	6.93%			Approved
									A written request under clause 4.6 of the LLEP2013 has beer submitted by the applicant raising the following key issues							
									seeking to justify the contravention of this standard:							
									* The non-compliance is minor exceeding the maximum site coverage by only 5.54m2/m or 3.78%.							
						1			* Proposal does not result in any uncharacteristic scale, bulk or density as the proposed rear additions are stepped down							
									following the contour of the land which is able to maintain the							
									height and density of the existing dwelling. * Compliance with the development standard would							
			Albion Street ANNANDALE NSW					Clause 4.3A (3)(b) Site	unnecessarily impact the amenity of residents with no 5.54m2/m or							
DA/2021/1046 1	207901	+	76 2038 Albion Street Railway Avenue STANMORE NSW	ANNANDALE	2038	Leichhardt LEP 201		Coverage for Zone R1	No change to maximum building height. Proposal satisfie	Delegation to Staff 11/01/2022 9:34:04 AM	11/01/2022		+			Approved
DA/2021/1059 6	1933		64 2048 Railway Avenue	STANMORE	2048	1 Marrickville LEP 20	11 IWDR2	Clause 4.3 Height of building	s relevant objectives of development standard and zone. 7% (700mm)	Delegation to Staff 28/02/2022 10:00:30 PM	28/02/2022					Approved
									A written request was not submitted under clause 4.6 of th LLEP2013 but as discussed in the report, in this instance is							
									acceptable due to the non-compliance is existing, it is not exacerbated, intensified, expanded or enlarged.							
									Further, the contravention of this standard is largely acceptable because:							
						1										
									* The non-compliance is an existing site condition and the proposal does not seek any additional changes to the current							
									condition							
								Clause 4.3A (3)(b) Site	* Proposal does not result in any uncharacteristic scale, bulk or 8.19% or							
DA/2021/1063 1	207869		9 Church Street BALMAIN NSW 2041 Church Street	BALMAIN	2041	Leichhardt LEP 201	13 IWDR1	Coverage		Delegation to Staff 28/03/2022 4:43:50 PM	28/03/2022					Approved
									submitted by the applicant raising the following key issues							
									seeking to justify the contravention of this standard. This is summarised below:							
						3			* The non-compliance is minor, and the development meets the							
									overall merit assessment of the LEP.							
			Gamet Avenue LILYFIELD NSW					Clause 4.1 – Minimum	* The proposal provides attractive inner-city accommodation which does not adversely impact on adjoining properties. 9.1sqm or							
DA/2021/1089 6			Gamel Avenue LIL TPIELD INSW													
DF42021/1003	35024		13 2040 Garnet Avenue	LILYFIELD	2040	Leichhardt LEP 201	13 IWDR1	Subdivision Lot Size	*The proposed lots can accommodate dwellings compatible will .55%	Delegation to Staff 17/01/2022 12:11:27 PM	17/01/2022					Approved
DA/2021/1087 A	35024 444865		13 2040 Garnet Avenue Salisbury Road CAMPERDOWN 98 NSW 2050 Salisbury Road	LILYFIELD	2040 VN 2050	Leichhardt LEP 201		Subdivision Lot Size	*The proposed lots can accommodate dwellings compatible wit4.55% Acceptable amenity impacts. Satisfies the objectives of the zor		17/01/2022 29/03/2022					Approved
DA/2021/1087 A	35024 444865		Salisbury Road CAMPERDOWN 98 NSW 2050 Salisbury Road Walker Avenue HABERFIELD NSW	CAMPERDOW		1 Marrickville LEP 20	111 R2	Subdivision Lot Size Clause 4.4 - Floor Space Rai	*The proposed lots can accommodate dwellings compatible with 55% Acceptable amenity impacts. Satisfies the objectives of the zor to and development standard 0.9% (2sqm) 20%	Delegation to Staff 29/03/2022 7:33:22 PM	29/03/2022					Approved
	35024 444865 1221052		Salisbury Road CAMPERDOWN 98 NSW 2050 Salisbury Road			1 Marrickville LEP 20	111 R2	Subdivision Lot Size	"The proposed lots can accommodate dwellings compatible wilk 55%. Acceptable amenity impacts. Satisfies the objectives of the zor o and development standard 0.9% (2.eqm) existing variation (95.9sgm) The proposab have specifically sough to ensure that there i							
DA/2021/1087 A	35024 444865 1221052		Salisbury Road CAMPERDOWN Salisbury Road NSW 2050 Salisbury Road 3 2045	CAMPERDOW		1 Marrickville LEP 20	111 R2	Subdivision Lot Size Clause 4.4 - Floor Space Ra Cl 6.5(3)(d)	The proposed lots can accommodate dwellings compatible with 55%. Acceptable amenity impacts. Satisfies the objectives of the zor o and development standard 0.9% (2sqm) existing variation 20% The proposals have specifically sought to ensure that there i 0.65.9 sqm) The proposals have specifically sought to ensure that seek approval 1	Delegation to Staff 29/03/2022 7:33:22 PM	29/03/2022					Approved
DA/2021/1087 A	35024 444865 1221052 421456		Salabury Road CAMPERDOWN NSW 2050 Walker Avenue HABERFIELD NSW 2045 Rowntree Street BIRCHGROVE 48 NSW 2041 Rowntree Street	CAMPERDOW	2045	1 Marrickville LEP 20	R2	Subdivision Lot Size Clause 4.4 - Floor Space Ra Cl 6.5(3)(d) Clause 4.3A (3)(a) Landscap Area	The proposed lots can accommodate dwellings compatible wilk 55% Acceptable amenity impacts. Satisfies the objectives of the zor o and development standard 0.9% (2sqm) existing variation (0.95 segm) The proposals have specifically sought to ensure that there i no reduction in landscaped area on the site and seek approval segmeant the remain and associated soft planting, to [15.56% or - have a more significant and improved impact on the home. 28/28.gm 28.28.gm	Delegation to Staff 29/03/2022 7:33:22 PM Delegation to Staff 17/03/2022 12:25:34 PM	29/03/2022					Approved
DA/2021/1087 A DA/2021/1094 19	35024 444865 1221052 421456 3457		Salabury Road CAMPERDOWN Salabury Road NSW 2050 Valker Avenue HABERFIELD NSW 2045 Rowntee Street BIRCHGROVE	CAMPERDOW HABERFIELD	2045	Marrickville LEP 20 Ashfield LEP 2013	111 R2 R2 13 IWDR1	Subdivision Lot Size Clause 4.4 - Floor Space Ra Cl 6.5(3)(d) Clause 4.3A (3)(a) Landscap Area Clause 4.3A (3)(a) - Landscaped Area	The proposed lots can accommodate dwellings compatible wilk 55% Acceptable amenity impacts. Satisfies the objectives of the zor o and development standard 0.9% (2sqm) withing variation (95 9sqm) The proposals have specifically sought to ensure that there i no reduction in landscaped area on the site and seek approval deformed in the required significant and improved impact on the home. 2.8% (28 gm) The existing landscaped area for the site and seek approval 15.56% or - Inava a more significant and improved impact on the home. 2.82 gm The reguired landscaped area for the site a part Clause 4.3 of 15.13 gm 15.13 gm	Delegation to Staff 29/03/2022 7:33:22 PM Delegation to Staff 17/03/2022 12:25:34 PM	29/03/2022 17/03/2022					Approved Approved
DA/2021/1087 A DA/2021/1094 19 DA/2021/1115 1 DA/2021/1115 27	35024 444865 1221052 421456 3457 4729		Salabury Road CAMPERDOWN 98 NSW 2050 Salabury Road Walker Avenue HABERPIELD NSW 2045 Rowntree Street BIRCHGROVE 48 NSW 2041 Albero Street LIYFIELD NSW	CAMPERDOW HABERFIELD BIRCHGROVE LILYFIELD	E 2045	Marrickville LEP 20 Ashfield LEP 2013 Leichhardt LEP 201	111 R2 R2 13 IWDR1 13 IWDR1	Subdivision Lot Size Clause 4.4 - Floor Space Rat Cl 6.5(3)(d) Clause 4.3A (3)(a) Landscap Area Clause 4.3A (3)(a) - Landscaped Area Haberfiel Landscaped Area	The proposed lots can accommodate dwellings compatible wilk 55%. Acceptable amenity impacts. Satisfies the objectives of the zor o and development standard 20% existing variation (55.9sgm) The proposals have specifically sought to ensure that there i no reduction in landscaped area on the site and seek approval a for econfigure the rear garden and associated soft planting, to 15.56% or have a more significant and improved impact on the home. 2.82sgm The existing diacscaped area is presently non-compliant wit. 60.33% or the required landscaped area for the site as per Clause 4.3 of 15.13sgm	Delegation to Staff 29/03/2022 7:33:22 PM Delegation to Staff 17/03/2022 12:25:34 PM Delegation to Staff 02/03/2022 10:00:55 AM Delegation to Staff 15/02/2022 5:12:06 PM	29/03/2022 17/03/2022 02/03/2022 15/02/2022					Approved Approved Approved Approved
DA/2021/1087 A DA/2021/1094 19 DA/2021/1115 1 DA/2021/1155 27 DA/2021/1178 118	35024 444865 1221052 421456 3457 4729		Salabury Road CAMFERDOWN Salabury Road 96 NSW 2050 Salabury Road 3 Walker Avenue HABERPIELD INSW 2045 Walker Avenue 48 Rowntree Street BIRCHOROVE NSW 2041 Rowntree Street Abbro Street LLYFIELD NSW 5 2040 Rowntree Street 5 Connor Street HABERPIELD NSW 2045 Abbro Street Connor Street HABERPIELD NSW 2045 Oconnor Street Day Street LEICHARDT NSW	CAMPERDOW HABERFIELD BIRCHGROVE LILYFIELD HABERFIELD	E 2045	1 Marrickville LEP 20 1 Ashfield LEP 2013 1 Leichhardt LEP 2013 1 Leichhardt LEP 2013 1 Leichhardt LEP 2013 1 Ashfield LEP 2013	111 R2 R2 13 IWDR1 13 IWDR1 13 IWDR1	Subdivision Lot Size Clause 4.4 - Floor Space Ra Cl 6.5(3)(d) Clause 4.3A (3)(a) Landscap Area Clause 4.3A (3)(a) - Landscaped Area Haberfield Landscaped Area clause 6.5	The proposed lots can accommodate dwellings compatible wilk 55%. Acceptable amenity impacts. Satisfies the objectives of the zor 0 and development standard 0.9% (2sqm) existing variation (95,9sqm) The proposals have specifically sought to ensure that there i no reduction in landscaped area on the site and seek approval do treconfigure the rear garden and associated solt planting, to 15,56% or - have a more significant and improved impact on the home. 2.82sqm The required landscaped area for the site as per Clause 4.3 of improvement on existing 6.6% 6.6% 5.3% or	Delegation to Staff 29/03/2022 7:33:22 PM Delegation to Staff 17/03/2022 12:25:34 PM Delegation to Staff 02/03/2022 10:00:55 AM Delegation to Staff 15/02/2022 5:12:06 PM Delegation to Staff 08/03/2022 2:26:15 PM	29/03/2022 17/03/2022 02/03/2022 15/02/2022 08/03/2022					Approved Approved Approved Approved Approved
DA/2021/1087 A DA/2021/1094 19 DA/2021/1115 1 DA/2021/1115 27	35024 444865 1221052 421456 3457 4729 974161		Salabury Road Salabury Road 98 NSW 2050 Salabury Road 3 Z045 Walker Avenue 2045 Rowntree Street BIRCHOROVE Walker Avenue 48 NSW 2041 Rowntree Street 5 2040 Alberto Street LLYFIELD NSW 5 2040 Alberto Street 5 2040 Street Street 5 2040 Street JACH Street LLYFIELD NSW 5 2040 Street Street	CAMPERDOW HABERFIELD BIRCHGROVE LILYFIELD	E 2045	Marrickville LEP 20 Ashfield LEP 2013 Leichhardt LEP 201	111 R2 R2 13 IWDR1 13 IWDR1 13 IWDR1	Subdivision Lot Size Clause 4.4 - Floor Space Ra Cl 6.5(3)(d) Clause 4.3A (3)(a) Landscap Area Clause 4.3A (3)(a) - Landscaped Area clause 6.5 Clause 4.4	"The proposed lots can accommodate dwellings compatible wilk 55% Acceptable amenity impacts. Satisfies the objectives of the zor 0 and development standard 0.9% (2sqm) existing variation (95, 9sqm) The proposals have specifically sought to ensure that there i no reduction in landscaped area on the site and seek approval ado treconfigure the rear garden and associated solt planting, to 15.56% or - have a more significant and improved impact on the home. 2.82sqm The required landscaped area for the site as per Clause 4.3 of improvement on existing 6.6% 3.3% or Minor variation 3.3% or 4.4sqm 4.4sqm	Delegation to Staff 29/03/2022 7:33:22 PM Delegation to Staff 17/03/2022 12:25:34 PM Delegation to Staff 02/03/2022 10:00:55 AM Delegation to Staff 15/02/2022 5:12:06 PM	29/03/2022 17/03/2022 02/03/2022 15/02/2022					Approved Approved Approved Approved
DA2021/1087 A DA2021/1094 19 DA2021/1115 1 DA2021/1155 27 DA2021/1178 118 DA2021/1210 1	35024 444865 1221052 421456 3457 4729 974161 1157590		Salabury Road CAMFERDOWN Salabury Road 96 NSW 2050 Salabury Road 3 Walker Avenue HABERPIELD INSW 2045 Walker Avenue 48 Rowntree Street BIRCHOROVE NSW 2041 Rowntree Street Abbro Street LLYFIELD NSW 5 2040 Rowntree Street 5 Connor Street HABERPIELD NSW 2045 Abbro Street Connor Street HABERPIELD NSW 2045 Oconnor Street Day Street LEICHARDT NSW	CAMPERDOW HABERFIELD BIRCHGROVE LILYFIELD HABERFIELD	E 2045 E 2041 2040 D 2045 F 2040	1 Marrickville LEP 201 1 Ashfield LEP 2013 1 Leichhardt LEP 201 1 Leichhardt LEP 201 1 Leichhardt LEP 2013 1 Leichhardt LEP 2013 1 Leichhardt LEP 2013 1 Leichhardt LEP 2013	111 R2 R2 13 IWDR1 13 IWDR1 13 IWDR2 13 IWDR2	Subdivision Lot Size Clause 4.4 - Floor Space Ra Cl 6.5(3)(d) Clause 4.3A (3)(a) Landscap Area Clause 4.3A (3)(a) - Landscaped Area clause 6.5 Clause 4.4	"The proposed lots can accommodate dwellings compatible with 55% Acceptable amenity impacts. 0.9% (2sqm) o and development standard 0.9% (2sqm) ingreent of the control of	Delegation to Staff 29/03/2022 7.33:22 PM Delegation to Staff 17/03/2022 12:25:34 PM Delegation to Staff 02/03/2022 10:00:55 AM Delegation to Staff 15/02/2022 5:12:06 PM Delegation to Staff 08/03/2022 2:26:15 PM Delegation to Staff 31/01/2022 3:39:12 PM	29/03/2022 17/03/2022 02/03/2022 15/02/2022 08/03/2022 31/01/2022			Image: Constraint of the sector of the se		Approved Approved Approved Approved Approved
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Council DA referen number	Ce Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring author	ority Date DA determined dd/mm/yyyy
DA/2021/0765	2	205362		36	Hartley Street	ROZELLE	2039	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) – Site Coverage	Clause 4.3A(3)(a) sets out minimum landscaped area requirements for residential development in Zone R1. At least 15% of the site area is to include landscaped area where the lot size is less than 235sqm. The site has an area of 114.5sqm. Despite minor site coverage breach, the proposed development provides for a compliant landscaped area of 18.5sqm which equates to 16.2% of the site area.	10.57% or 7.22sqm	Council	22/04/2022
DA/2021/0791	1	71409		117	Addison Road	MARRICKVILLE	2204	6: Residential - Other	Marrickville LEP 2011	IWDB1	Floor Space Ratio	satisfies objectives of standard and zone	356.6sqm or 35%	Council	24/05/2022
								1: Residential - Alterations & additions				The 9.3% variation to the standard does not give rise to a perceptible or unreasonable bulk & scale or impact upon the amenity of the occupants of the surrounding properties. The floor space non-compliance will not be perceived from within the public domain or from the adjoining dwellings and there are no consequent impacts on the residential amenity of the adjoining properties accordingly nothing is gained by requiring numeric compliance. The proposal does not give rise to any adverse or unsatisfactory environmental consequences which would warrant an adherence to the FSR control.			
DA/2021/0916	502	786185		187	Lilyfield Road	LILYFIELD	2040		Leichhardt LEP 2013	IWDR1	Floor Space Ratio	There is no community benefit in requiring strict adherence to the development standard.	13.64sqm or 9.3%	Council	29/06/2022
								1: Residential - Alterations & additions				 The proposal seeks to continue the existing height of the rear roof form and boundary wall to provide the proposed addition and does not seek to increase the proposed height from the nominated and existing AHD 26.610 height. The proposed rear lane garage element complies with requested council maximum height requirements relating to rear lane developments. Additional deep soil landscaping will be introduced along the perimeter fencing to the north and south to minimise any potential run off and maximise on site retention and privacy to adjoining properties. The development will greatly improve the amenities to 127 Edwin Street North, Croydon without adversely impacting the neighbouring properties. Due to its low impact and positioning to the rear of the site, we ask Council to overlook the low level of non- 			
DA/2021/0964	2	560682		127	Edwin Street	CROYDON	2132		Ashfield LEP 2013	IWDR2	building	compliance.	460mm or 5.4%	Council	6/02/2022
DA/2021/0978	U	3094		22	Rofe Street	LEICHHARDT	2040	1: Residential - Alterations & additions 1: Residential -	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage for Zone R1	 The proposed development has minimal impact on neighbouring properties. The proposal maintains the original streetscape and roof form of the original dwelling, and the new addition cannot be viewed from the main street frontage. The Site Coverage control is impractical for sites of this size and proportion. Neighbouring developments have similar site coverage, therefore the proposed development is consistent with the general surrounds. Note that the proposed development is compliant with the private open space, landscape, and building height controls. 	8.84% or 5.32sqm	Council	29/06/2022
DA/2021/0998	4	108425		44	Mackenzie Street	LEICHHARDT	2040	Alterations & additions	Leichhardt LEP 2013		FSR	MINOR WORKS OF NO CONSEQUENCE ON CONSTRAINED SITE	25%	Council	24/05/2022
DA/2021/1008	7	1474		13	I amb Street		2040	1: Residential - Alterations & additions	I ejchhardt I EP 2013	IWDR1	Site Coverage	 The proposal, as amended, complies with the landscaped area development standard. The proposal complies with the FSR development standard. The proposal complies with the FSR development standard. The proposed additions, as amended, are subordinate and sympathetic to the existing building other development in the area. The proposed additions, as amended, are subordinate and sympathetic to the existing building other development in the area. The proposed additions, as amended, are subordinate and sympathetic to the existing building other development in the area. The proposed variation is not considered to give rise to or unreasonably detract from the amenity of neighbouring properties. Landscaped areas are largely consolidated and are suitable for substantial tree planting and for the use and enjoyment of residents. The landscaped areas allow for, and maximise, the retention and absorption of surface drainage water on site. The proposal will not alter the underground flow of water. The dwelling house provides for the housing needs of the community. The proposal improves opportunities to work from home. The proposal improves opportanities to work from home. 	13 68som or 15 33%	Council	26/04/2022
DA/2021/1008	/	1474		13	Lamb Street	LILYFIELD	2040	1: Residential -	Leichhardt LEP 2013	IWUR1	Site Coverage Clause 4.3A(3)(b) -	11. The proposal provides landscaped areas for the use and enjoyment of existing and future residents.	13.68sqm or 15.33%	Council	26/04/2022
DA/2021/1010	1	921567		18	Llewellyn Street	BALMAIN	2041	Alterations & additions	Leichhardt LEP 2013	IWDR1	Site Coverage for residential	Existing - no change made by the proposed development.	17%	Council	5/10/2022
DA/2021/1033	204	4354		76	O'connor Street	HABERFIELD	2045	1: Residential - Alterations & additions 1: Residential -	Ashfield LEP 2013	IWDR2	Landscaped area (Haberfield)	Proposal is an increase in total landscaped area Proposal will provide improved amenity for the residents of the property the proposal does not result in any unreasonable impacts to neighbouring properties or the wider area	17.8%	Council	28/04/2022
DA/2021/1052	5	238905		78	Stanmore Road	STANMORE	2048	Alterations & additions 2: Residential -	Marrickville LEP 2011 Marrickville LEP	IWDR2	Clause 4.4 - FSR	Floor area within existing footprint, and includes garage extension, no amenity impacts and period dwelling conserved	34.1sqm or 15.38%		24/05/2022
DA/2021/1073	1	974299		11	Cambridge Street	ENMORE	2042	Single new dwelling	2011	IWDR2	Clause 4.4 - FSR Clause 4.3A(3)(a) -	Floor area within existing footprint, and includes garage extension, no amenity impacts and period dwelling conserved	41.9sqm or 18%	Council	24/05/2022
DA/2021/1061	11	1211684		42	Hay Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Landscaped area for residenti		8.5sqm or 36%	Council	29/04/2022

DA/2021/1088	7	15329 7	236	Johnston Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1			27.322sqm or 13.11%(No change to existing)	Council	4/12/2022
DA/2021/1070	в	106453	23	Ramsay Street	HABERFIELD	2045	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Clause 4.4 - FSR	The bulk and scale of the proposed development is considered to achieve an acceptable degree of consistency with existing development in the immediate locality. The proposal involves a low-scale, rear ground floor addition that does alter the existing site coverage. Further, it is noted that the bulk and scale of the existing dwelling as viewed from the streetscape/public domain will not be altered as a result of the proposed development.	1.7sqm or 2%	Council	4/05/2022
DA/2021/1104	74	2279	277	Lilyfield Road	LILYFIELD	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Landscape area		11.995sqm (41.3%) existing non compliance	- Council	5/11/2022
DA/2021/1131	23	5908	44	Dudley Street	HABERFIELD	2045	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Landscaped area - Cl 6.5(3)(d)		47.8sqm - 14%	Council	6/09/2022
DA/2021/1153	328	5849	73	Ramsay Street	HABERFIELD	2045	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Landscaped Area (Haberfield)	 The non-compliant landscape area is existing, with the development seeing an improvement in the non-compliance being proposed The proposed development will significantly improve the amenity of the site and dwelling for the occupants and will improve the site in heritage terms; and The proposal is consistent with the objectives of the development standard. 		Council	5/04/2022
DA/2021/1184	1	514625	6	Trouton Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	4.3A(3) (a) Landscaped area	Existing situation remains unchanged by proposed works	100%	Council	5/11/2022
DA/2021/1192	В	364256	24	Westbourne Street	STANMORE	2048	1: Residential - Alterations & additions	Marrickville LEP 2011	IWDR2	Clause 4.4 - Floor Space Ratio	Additional FSR is a minor variation and does not result in adverse streetscape or amenity impacts and the bulk and scale of the	3.9% or 7.1sqm	Council	27/04/2022
DA/2021/1188	0	17149	2	Gladstone Street	NEWTOWN	2042	9: Mixed	Marrickville LEP 2011	IWDB7	Clause 4.3 - Height of Buildings	Minor variation	1.8%	Council	14/06/2022
MOD/2021/0524	1	982143	79	Mansfield Street	ROZELLE	2039	3: Residential - New second occupancy 1: Residential -	Leichhardt LEP 2013	IWDR1	4.4 Floor Space Ratio 4.3A – Landscaped		4.6% or 6.95m	Council	17/05/2022
DA/2021/1240	6	8247	25	Campbell Street	BALMAIN	2041	Alterations & additions	Leichhardt LEP 2013	IWDR1	Area for residential development		15.9sqm or 48.3%	Council	30/05/2022
DA/2021/1259	1	69925	22	Thames Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.4 – Floor Space Ratio	The window replaces an existing window and does not alter the existing approved GFA and therefore their is no change to the existing FSR	18.9sqm or 14.73%	Council	5/04/2022
DA/2021/1371	1	535807	1	Hanover Street	ROZELLE	2039	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1		The existing landscaped area is presently non-compliant with the required landscaped area for the site as per Clause 4.3 of the LLEP 2013. The proposal does not seek to alter the existing landscaped area of the site.	-25.15sqm or 76.79%.	Council	4/06/2022

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								1: Residential - Alterations & additions				 The landscaped area is below the minimum of 20%, and the proposal is comparable to the neighbouring sites. In designing a development that compares to the neighbouring properties, the quality of the site, and the immediate surroundings is considered acceptable to meet the objectives of the LEP. The existing landscaped area of surrounding buildings is below the allowable 20% & the proposal is in keeping with the area. In designing a development that compares to the neighbouring buildings, the quality of the site, and the immediate surroundings is improved. The proposal carefully considers all aspects of the LEP & DCP, and the design solution will fit comfortably within its surroundings. The proposal is suitable for the use and enjoyment of residents. Site density and building footprint are acceptable. The proposal has been designed to preserve the character of the surrounding area. Amenity to the site will not be compromised. Compliance with the standard is unreasonable as the surrounding area. It is unreasonable to comply with the standard as this would require increasing the proposal to a landscaped area greater than the average in the area. 	
DA/2022/0022	1	904010		9	Mullens Street	BALMAIN	2041		Leichhardt LEP 2013	IWDR1	- Landscaped Area	13. The proposed landscaped area is greater than the existing landscaped area on the site.	29.6
DA/2022/0102	29	796		114	Young Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	4.3B – Site Coverage for residential development i	No change to existing	34%
MOD/2022/0062	1	555150		57	Phillip Street	BIRCHGROVE	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.4 Floor Space Ratio	 The proposed contravention of the maximum FSR is <10%, which is not a matter of State nor regional significance. (8.9m² contravention of the allowable FSR for the site). The proposed modification to approved alterations and additions pose no reduction to the public benefit. The proposed modifications to GFA (sic) has no visibility from the public domain or neighbouring properties. The proposed development is consistent (sic) with other developments in the street, and in the HCA (Please reference the Statement of Environmental Effect submitted as part of this Modification S4.56). The environmental planning grounds which support the proposal are the absence of any unreasonable amenity impacts on the site and locality (no externalities) as the additional floor area is situated below existing Ground Floor Level site coverage. As the modifications to DA/2020/0947 proposed as part of this submission do not generate any additional impacts beyond what is already approved, it can be concluded that development will have a positive impact on the public and the development will not have any unreasonable adverse effects. 	6.9
								1: Residential - Alterations &					
DA/2022/0201	1	174516		49	Catherine Street	LEICHHARDT	2040	additions	Leichhardt LEP 2013	IWDR1	Site Coverage	The proposal provides Landscaped Areas that are suitable for substantial tree planting and for the use and enjoyment of residents;	5.8
DA/2022/0210	1	1280928		38	Reuss Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Landscaped area	Not viable due to small size of site. Would reduce resident amenity to enforce standard. Non-compliance is being reduced from what is existing on site	50%
DA/2022/0219	В	366391		17	Hornsey Street	ROZELLE	2039	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a) Landscaped Area	With a minimum required landscaped area of 20%, the proposal has a non-compliance of 0.36%, however, this is considered satisfactory as the built form is sympathetic to the surrounding area, FSR is compatible with the adjoining properties and has minimal impact on the amenity of neighbouring properties, including privacy and solar access	1.7
DA/2022/0225	1	437822		25	Emily Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a) Landscaped Area		70. 11.
DA/2022/0279	11	2279		44	Charles Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a) Landscaped Area	 The proposal meets the objectives of both the R1 General Residential zone and Clause 4.3A Landscaped areas for residential accommodation in Zone R1 The proposal increases the overall landscaped area on the site from the existing provision (from 7sqm to 14sqm) The proposed provision of landscaping is consistent with other properties along Charles Street 	13.
DA/2022/0295	1	1112913		22	Trafalgar Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.4 Floor space ratio	 The proposed development ensures consistency with the desired future character of the neighbourhood. The proposal makes no increase to the building footprint ensuring that adequate provision is made for landscaped area and private open space. The proposal meets the relevant objectives of both the FSR development standard and the R1 General Residential zone. 	1%

proposal is comparable to the neighbouring sites. g properties, the quality of the site, and the immediate surroundings is w the allowable 20% & the proposal is in keeping with the area. g buildings, the quality of the site, and the immediate surroundings is P, and the design solution will fit comfortably within its surroundings. s. Site density and building footprint are acceptable. es. the surrounding area. nding area has landscaped areas smaller than the minimum 20%.			
nding area. require increasing the proposal to a landscaped area greater than the			
andscaped area on the site.	29.68% (16.14sqm)	Council	6/03/2022
	34%	Council	30/06/2022
hich is not a matter of State nor regional significance. (8.9m ² 2. The proposed modification to approved alterations and n the public domain or neighbouring properties. lopments in the street, and in the HCA (Please reference the ification S4.56). sal are the absence of any unreasonable amenity impacts on the site ed below existing Ground Floor Level site coverage. s submission do not generate any additional impacts beyond what is re a positive impact on the public and the development will not have	6.95% (8.7sqm)	Council	19/05/2022
ubstantial tree planting and for the use and enjoyment of residents;	5.8%	Council	22/06/2022
ity to enforce standard. Non-compliance is being reduced from what	50% or 10sqm	Council	30/06/2022
has a non-compliance of 0.36%, however, this is considered rea, FSR is compatible with the adjoining properties and has minimal acy and solar access	1.79% or -0.86sqm	Council	5/12/2022
site, which as existing is non-compliant.	70.16% or - 11.05sqm.	Council	16/05/2022
sidential zone and Clause 4.3A Landscaped areas for residential te from the existing provision (from 7sqm to 14sqm) r properties along Charles Street	13.77sqm or 49.41%	Council	22/06/2022
ired future character of the neighbourhood. ring that adequate provision is made for landscaped area and private			
evelopment standard and the R1 General Residential zone.	1% or 2.28sqm	Council	6/02/2022