

Council DA reference number	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 authority	Date DA determined dd/mm/yyyy
DA200700547	4/5, B	16303 & 109585		555,565-567	New Canterbury Road	Dulwich Hill	2203	5. Residential - New multi unit >20 dwellings	Marrickville LEP 2001	Residential 2C	Clause 33 FSR	Bulk associated with additional FSR does not give rise to any adverse impacts and is compatible with scale of surrounding development	13%	Council under assumed concurrence of the Director General of the Department of Planning	3/04/2008
DA200800008	40	700060		57	Carrington Road	Marrickville	2204	12. Industrial	Marrickville LEP 2001	Special Use 5A and Light Industrial 4B	Clause 40 Office	Office component similar to current approved area	11.80%	Council under assumed concurrence of the Director General of the Department of Planning	29/05/2008
DA200800145	100	1114161	Shop 1	20-22	Station Street	Marrickville	2204	12. Industrial	Marrickville LEP 2001	General Business 3A	Clause 39 Area of Light Industry	Clause is drafted incorrectly, Proposal complies with zone objectives	Clause states minimum lot size eligible for a light industrial use is 1000sq m, subject site is 345 sqm	Council under assumed concurrence of the Director General of the Department of Planning	28/05/2008
DA200700516	1	519485		119-125	Parramatta Road	Camperdown	2050	10. Mixed	Marrickville LEP 2001	General Business 3A	Clause 33 FSR	The proposed GFA and resultant FSR are significantly less than that of the existing building the proposed massing is largely similar to the existing building and the form fits well into the streetscape.	14.50%	Council under assumed concurrence of the Director General of the Department of Planning	2/07/2008
DA200800142	1 and 2	597796		5-7	Liberty Street	Stannmore	2042	7. Residential - Other	Marrickville LEP 2001	Residential B	Clause 33 FSR	The increase in GFA is relatively minor (35m <sup>2</sup> ) and is predominantly within the existing roof space of the premises.	32% & 30%	Council under assumed concurrence of the Director General of the Department of Planning	24/07/2008
DA200800190	1	600089		29	Princes Highway	St Peters	2044	12. Industrial	Marrickville LEP 2001	Light Industrial	Clause 40 Office	The increase in office/showroom component is relatively minor (34m <sup>2</sup> ). The development complies with the required 1:1 floor space ratio development standard and the office/showroom area remains ancillary to the existing use as the warehousing.	8%	Council under assumed concurrence of the Director General of the Department of Planning	16/09/2008
DA200800472	1	306031		13	Railway Street	Petersham	2049	1. Residential - Alterations & additions	Marrickville LEP 2001	Residential A	Clause 35(1)(a)(ii) minimum site area detached dual occupancy	Detached dual occupancy on property since 1928	6.30%	Council under assumed concurrence of the Director General of the Department of Planning	11/12/2008
DA200800567	33	1142		46	Thomley Street	Marrickville	2204	3 Residential - new second occ	Marrickville LEP 2001	Residential A	Clause 35 Dual Occupancy - minimum lot size	The departure is relatively minor and the proposed development does not involve any changes to the building height, setback, or any changes that would adversely affect the existing privacy of the surrounding neighbours.	7.40%	Council under assumed concurrence of the Director General of the Department of Planning	19/03/2009
DA200800312	1	788087		6-10	Rich Street	Marrickville	2204	12. Industrial	Marrickville LEP 2001	General Industrial	(i) Clause 33 FSR, (ii) Clause 40 - % of office area.	Minor variations proposed (14sqm GFA), no additional floor area being created.	(i) 2% and (ii) 4%	Council under assumed concurrence of the Director General of the Department of Planning	19/03/2009
DA200800533	200	1105767		451-457	New Canterbury Road	Dulwich Hill	2203	10. Mixed	Marrickville LEP 2001	General Business	Clause 33 - maximum floor space ratio for development on lan zoned General Business	i) The proposed building is consistent with the height of the building on the opposite corner of Marrickville Road and New Canterbury Road. ii) The proposed setback will mitigate visual impact from the street. iii) The site for all intents and purposes is a corner block and a gateway site that has a scale that is appropriate to new Canterbury Road and Dulwich Street. iv) There is minimal visual overshadowing and acoustic privacy impacts on the surrounding residential area. v) The development provides residential accommodation within the shipping centre and is on a public transport hub; and vi) The development has support from the local business community	65%	Council under assumed concurrence of the Director General of the Department of Planning	6/05/2009
DA200800533	200	1105767		43	Dulwich Street	Dulwich Hill	2203	10. Mixed	Marrickville LEP 2001	Residential C	Clause 33 - maximum floor space ratio for development on lan zoned General Business	i) The proposed building is consistent with the height of the building on the opposite corner of Marrickville Road and New Canterbury Road. ii) The proposed setback will mitigate visual impact from the street. iii) The site for all intents and purposes is a corner block and a gateway site that has a scale that is appropriate to new Canterbury Road and Dulwich Street. iv) There is minimal visual overshadowing and acoustic privacy impacts on the surrounding residential area. v) The development provides residential accommodation within the shipping centre and is on a public transport hub; and vi) The development has support from the local business community	65%	Council under assumed concurrence of the Director General of the Department of Planning	6/05/2009
DA200800525	Lots 4, 5, 6 and 7	642		18	Shaw Street	Petersham	2049	4. Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2001	Residential A	Clause 35 - Dual Occupancy Development Standards (i) 0.6:1 maximum floor space ratio (ii) 3.6m height of second dwelling	(i) the variation is relatively minor (ii) the proposal replaces a building of similar height and does not result in any additional impact on the adjoining properties	(i) 1.5% (ii) 56%	Council under assumed concurrence of the Director General of the Department of Planning	5/08/2009
DA200800363	Lot A Lot 15, Section 3 Lot 1 Lot 102 Lot 1	320726 676 694278 635676 575287		362-372 & 3-5	New Canterbury Road & Herbert Street	Dulwich Hill	2203	9 - Mixed	Marrickville Local Environmental Plan 2001	Part General Business and part Residential A	Clause 33 - Maximum Floor Space Ratio for development on land zoned General Business	The departure is relatively minor, and the height, bulk, scale and intensity of the proposed development are considered acceptable for the site, located on a prominent corner, which forms the gateway to the Dulwich Hill Business Centre.	3.50%	Council under assumed concurrence of the Director General of the Department of Planning	2/09/2009
DA200900134.01	1	1027948		94	Meeks Road	Marrickville	2204	12. Industrial	Marrickville Local Environmental Plan 2001	Light Industrial	Clause 33 - maximum floor space ratio for development on land zoned Light Industrial	a) Passive use, b) small scale; c) car park is small, but not impossible, there to service smaller vehicles, and d) will not be used as an industrial site.	0.01%	Council under assumed concurrence of the Director General of the Department of Planning	9/10/2009
DA200900171	1 & 3	309951 & 1112499		21-27	Garner Avenue	Marrickville	2204	4. Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2001	Part Residential A and part unzoned land	(i) Clause 36 (b) - maximum floor space ratio (ii) Clause 36 (c) - maximum height	(i) the additional gross floor area would not impact on the amenity of adjoining residences. (ii) the height of the proposed development is consistent with existing development in the immediate locality. (iii) the proposed development's non-compliance with both the subject development standards relates to the proposed attics which are located entirely within the roof form.	(i) - 21.4% (ii) - 15.3%	Council under assumed concurrence of the Director General of the Department of Planning	4/11/2009
DA200900335	1 & 1	782128 & 649993		102-106	New Canterbury Road	Petersham	2049	10. Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - maximum floor space ratio for development on land zoned General Business	The departure is relatively minor, the proposed development provides dwellings with good amenity and does not adversely impact on the amenity of the surrounding neighbourhood.	4%	Council under assumed concurrence of the Director General of the Department of Planning	2/12/2009
DA200900453	7	365016		34	Denison Street	Camperdown	2050	12. Industrial	Marrickville Local Environmental Plan 2001	Light Industrial	Clause 33 - maximum floor space ratio for development on land zoned Light Industrial	The variation does not impact on the height, bulk, scale and/or intensity of the subject industrial tenancy.	3.85% (148sqm additional gross floor area)	Council under assumed concurrence of the Director General of the Department of Planning	1/02/2010
DA200900321	1	960297		187-191	Parramatta Road	Camperdown	2050	10. Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - Maximum Floor Space Ratio for development on land zoned General Business	The departure is generated as the proposal involves the adaptive re-use of the existing warehouse building. As the existing building is five storeys in height and has been constructed on a zero lot line to all boundaries the existing building has a FSR well in excess of 2:1. The proposed development is contained wholly within the building envelope of the existing warehouse building. The proposed development will not result in unacceptable impacts on the amenity enjoyed by residents of adjoining or surrounding dwelling houses. The adaptive re-use of the existing building is considered to improve the general appearance of the warehouse building.	80%	Council under assumed concurrence of the Director General of the Department of Planning	2/02/2010
DA200900438	1	1083914		10	Wardell Road	Petersham	2049	7. Residential - Other	State Environmental Planning Policy (Affordable Rental Housing) 2009	Residential C	(i) Clause 30 (1) (e) - requirement for boarding house manager for boarding houses with a capacity to accommodate 20 or more lodgers (ii) Clause 30 (1) (h) - requirement for a motor cycle parking space	(i) Whilst the boarding house has a capacity to accommodate 20 or more lodgers based on the accommodation size provisions under Clause 29 (2) (f) of the Affordable Rental Housing SEPP, the boarding house is proposed to accommodate a maximum of 19 lodgers. (ii) The subject site is well serviced by public transport and the proposed development provides bicycle parking in excess of the amount required under Clause 30 (1) (h) of the Affordable Rental Housing SEPP.	(i) 100% (ii) 100%	Council under assumed concurrence of the Director General of the Department of Planning	3/02/2010
DA200900485	1 2	122396 336672		23	West Street	Petersham	2049	4. Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2001	Residential A	(i) Clause 36 (a) minimum site area (ii) Clause 36 (c) maximum height	(i) The shortfall of 2sqm in site area would not impact on the amenity of adjoining residences. (ii) The height of the proposed development is consistent with existing development in the immediate locality.	(i) 1% (ii) 1.06%	Council under assumed concurrence of the Director General of the Department of Planning	3/03/2010

DA200900413	1 1	308197 308198		107-109	New Canterbury Road	Petersham	2049	10: Mixed	Marrickville Local Environmental Plan 2001	General Business and Local Road & Local Road Widening Reservation	Clause 33 - maximum floor space ratio for development on land zoned General Business	Part of the site is zoned Local Road Widening Reservation and is to be dedicated to Council for lane widening purposes. If this portion of the site is included in site area calculations the floor space ratio of the proposed development satisfies the maximum prescribed under Clause 33 of Marrickville Local Environmental Plan 2001.	10.50%	Council under assumed concurrence of the Director General of the Department of Planning	3/03/2010
DA200900410	A 1	333296 784868		52-60	Enmore Road	Newtown	2042	10: Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - maximum floor space ratio for development on land zoned General Business	1. In the Panel's opinion, neither the council planner nor the objectors have attached sufficient weight to the fact that the existing building on the site is both large and ugly and does not comply with the planning controls. While the FSR control applying to this site is 2:1, the existing building has a FSR of 2.83:1. The Panel understand that this does not entitle the applicant to a similar FSR; however, it is usual planning practice to allow a replacement building at least the density of the existing development on the site. The proposal's FSR of 3.21:1 is higher than the existing; however, much of the floor space consists of areas that have an open appearance and are included in the floor space only because they are enclosed by glass over a balcony for acoustic reasons. 2. The height of the proposal is marginally higher in places, and lower in others, than the existing building. At the same time, the traditional scale of the streetscape has been severely disrupted, not only by the existing building on the site but also by other buildings. The apartment building to the south is eight storeys. The building now under construction on the other side of Enmore Road is also inconsistent with the traditional character of the street, though more because of its length than its height. 3. The Panel does not agree that the proposal causes additional overshadowing of the residential building to the south. The applicant has demonstrated to the Panel's satisfaction that overshadowing is not increased. 4. The proposal is more attractive and better designed than the existing building. While it is larger than the traditional buildings in Enmore Road, it reproduces the rhythm of the traditional elements of the streetscape.	60.50%	Sydney East Regional Joint Regional Planning Panel under assumed concurrence of the Director General of the Department of Planning	24/03/2010
DA200900171	1 3	309951 1112499		21 - 27	Garners Avenue	Marrickville	2204	4: Residential - New multi unit <20 dwellings	Marrickville Local Environmental Plan 2001	Part Residential A and part unzoned land	Clause 36 (b) - maximum floor space ratio	1. The additional gross floor area would not impact on the amenity of adjoining residences. 2. The proposed development's additional non-compliance with both the development standards relates to the proposed additional parking spaces which are located entirely within the existing basement.	23%	Council under assumed concurrence of the Director General of the Department of Planning	7/04/2010
DA200900171	1 3	309951 1112499		21 - 27	Garners Avenue	Marrickville	2204	4: Residential - New multi unit <20 dwellings	Marrickville Local Environmental Plan 2001	Part Residential A and part unzoned land	Clause 36 (c) - maximum height	1. The height of the proposed development is consistent with existing development in the immediate locality. 2. The additional non-compliance in height relates to increasing the ceiling height to comply with BCA requirements.	16%	Council under assumed concurrence of the Director General of the Department of Planning	8/04/2010
DA201000013	1	972250		30	Yule Street	Dulwich Hill	2203	3 - Residential - new second occupancy	Marrickville Local Environmental Plan 2001	Residential A	Clause 35 (1)(a)(i) - minimum site area attached dual occupancy	The application seeks approval to continue the use of the premises as an attached dual occupancy which according to the applicant the existing building has been used as two dwellings for at least 37 years. The development complies with the maximum floor space ratio permitted for such development and both dwellings have reasonable amenity.	38%	Council under assumed concurrence of the Director General of the Department of Planning	7/04/2010
DA200900518	4	547320		206	Edgeware Road	Newtown	2042	10: Mixed	Marrickville Local Environmental Plan 2001	Neighbourhood Business	Clause 33 - maximum floor space ratio for development on land zoned Neighbourhood Business	The existing development on the site has a FSR of 1.08:1 which already exceeds the maximum FSR development standard of 1:1 for the site and the additional FSR of 0.11:1 is not considered excessive as it represents a 11% increase on the existing non-compliance. Whilst it is acknowledged that the additional FSR variation would increase the overall FSR departure for the site from 8% to 19%, the increase is minor and does not hinder the proposed development's ability to satisfy the objectives of the Neighbourhood Business zone.	19%	Council under assumed concurrence of the Director General of the Department of Planning	7/04/2010
201000039	1	630174		20	Swain Street	Sydenham	2044	8: Commercial/Retail/Office	Marrickville Local Environmental Plan 2001	Neighbourhood Business	Clause 33 (1) - maximum floor space ratio	The proposed development includes no additional gross floor area or floor space ratio. The proposed development would result in a marginal decrease in the gross floor area by 9sqm however the reduced gross floor area would not change the overall floor space ratio of this development and would maintain the existing buildings departure from the FSR development standard of 29%. The proposal does not hinder the ability of the proposed development to satisfy the objectives of the Neighbourhood Business zone.	29%	Marrickville Council under assumed concurrence of the Director General of the Department of Planning	7/07/2010
201000042	1	650434		49	New Canterbury Road	Petersham	2049	10: Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - maximum floor space ratio for development on land zoned General Business	The departure is generated as the proposal involves the adaptive re-use of the existing theatre building. The proposed development is contained wholly within the building envelope of the existing theatre building. The proposed development will not result in unacceptable impacts on the amenity enjoyed by residents of adjoining or surrounding dwelling houses. The adaptive re-use of the existing building is considered to improve the general appearance of the building and will add positively to the Petersham Business Centre.	21.50%	Council under assumed concurrence of the Director General of the Department of Planning	9/07/2010
200900534	C	346792		153	Old Canterbury Road	Dulwich Hill	2203	7: Residential - Other	State Environmental Planning Policy (Affordable Rental Housing) 2009	Residential A	Clause 29(1)(a) - maximum floor space ratio	No additional FSR is proposed as part of the development and as such the proposal would not change the built form of the existing building on the site. The proposal also complies with all other development controls for boarding houses contained in the Affordable Rental Housing SEPP.	20%	Marrickville Council under assumed concurrence of the Director General of the Department of Planning	9/07/2010
201000185	2	73093		50	Lewisham Street	Dulwich Hill	2203	10: Mixed	Marrickville Local Environmental Plan 2001	Residential B	Clause 33 - Floor Space Ratio	The minor variation of 11sqm in gross floor area would not impact on the amenity of adjoining residences.	7.10%	Council under assumed concurrence of the Director General of the Department of Planning	29/07/2010
DA200800531	A, B, C 1 1 3	308880 165806 971516 444675 167529		58-76 2 & 20 3-9	Stammore Road Tipper Street Alma Avenue	Stammore	2048	14: Other	Marrickville Local Environmental Plan 2001	Residential 2(A) and Special Uses 5(A)	(i) Clause 33 of Marrickville Local Environmental Plan 2001 - maximum floor space ratio development standard for development on the parcel of land known as 58-76 Stammore Road, Stammore; and (ii) Clauses 40(4) (a), (b) and (c) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 - height development standards on the parcel of land known as 5-9 Alma Avenue, Stammore.	(i) (a) The proposal is compatible with the surrounding urban context in regards to height, bulk and relationship of built form; (b) The building height and mass is consistent with the height and bulk of the existing building on the site; (c) The proposal does not raise any adverse impacts upon adjoining properties with the building mass configured to avoid privacy and solar access impacts on adjoining properties; (d) The additional FSR is supported by the provision of additional on-site car parking; and (e) The proposed development is able to achieve compliance with the objectives of the Residential 2(A) zone. (i) (a) The proposal is compatible with the surrounding urban context in regards to height, bulk and relationship of built form; (b) The building height and mass is consistent with the height and bulk of the existing building on the site and on surrounding sites; (c) The proposal does not raise any adverse impacts upon adjoining properties with the building mass configured to avoid privacy and solar access impacts on adjoining properties; and (d) Imposition of this height control on a small section of the site would be unreasonable and result in an unacceptable urban form.	129%, 15%, 50% & 200% respectively	Council under assumed concurrence of the Director General of the Department of Planning	4/08/2010
DA201000115	Part Lot 101	842284		359	Illawarra Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2001	General Business and Special Uses - Railway	Clause 33 - maximum floor space ratio for development on land zoned General Business	(i) The proposed redevelopment provides a built form that is considered appropriate for the urban context, strategic location and desired future character envisaged by Preliminary Draft Marrickville Local Environmental Plan 2010. (ii) Council has approved other developments within the Marrickville Town Centre at a floor space ratio up to 2.5:1.	14.50%	Sydney East Joint Regional Planning Panel under assumed concurrence of the Director General of the Department of Planning	12/08/2010
DA201000277	10	736909		1-3	Rowley Street	Camperdown	2050	3: Residential - New second occupancy	Marrickville Local Environmental Plan 2001	Residential 'B'	(1) Clause 35 (a) minimum site area (ii) Clause 35 (b) maximum floor space ratio	(i) The shortfall of 36.8sqm in site area would not impact on the amenity of adjoining residences. (ii) The floor space does not add to the bulk of the building as the proposal is for a conversion of an industrial building to a residence.	(i) 9% (ii) 28%	Council under assumed concurrence of the Director General of the Department of Planning	8/09/2010

DA201000326	B	917991	159	Enmore Road	Enmore	2042	10: Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - maximum floor space ratio for development on land zoned General Business	The proposed height of the building and the building's bulk and massing are consistent with the two adjoining contributory buildings. Although the proposed development has a FSR greater than that permitted under Clause 33 of Marrickville Local Environmental Plan 2001, the proposed development would result in a more cohesive streetscape currently missing which is contributed to by the existing building on this site. The proposed building height, bulk form and scale are considered appropriate in the streetscape context. The proposed development is considered to be within the acceptable bulk and scale parameters for Enmore Road as prescribed by Marrickville Development Control Plan No. 34 - King Street and Enmore Road Heritage and Urban Design.	27%	Council under assumed concurrence of the Director General of the Department of Planning	4/11/2010	
DA201000326	Lot 13, 14, 15 and 16	455755	13,14,15,16	57	Station Street	Petersham	2049	3: Residential - new second occupancy	Marrickville Local Environmental Plan 2001	Residential 'A'	Clause 35 (1) (a) (i)	The subject property has a site area of 370.4sqm, which amounts to a departure of 29.6sqm or 7.4% from the minimum site area development standard. The non compliance of the minimum site area development standard is considered to be minor and does not result in significant amenity impacts for adjoining residents given that the existing building is to remain and the development is generally consistent with the development controls, aims and objectives of Marrickville Development Control Plan No. 35 - Urban Housing (Vol.1).	7.40%	Council under assumed concurrence of the Director General of the Department of Planning	12/11/2010
DA201000484	1	921768	8	Wells Street	Newtown	2042	Residential - Other	State Environmental Planning Policy (Affordable Rental Housing) 2009	Residential 'B'	Clause 30 (1) (h) - Motorcycle parking requirements	The non-compliance of one (1) motor cycle parking space is considered to be a very minor variation and would not warrant refusal of the application on this basis alone. The proposed variation is not considered to result in any significant increased demand for on-street parking as a result of a single motorcycle parking space not being provided. Furthermore, the close proximity of the site to St Peters and Newtown Railway Stations and buses along King Street provide alternate forms of public transport for the occupants of the proposed boarding house.	100%	Council under assumed concurrence of the Director General of the Department of Planning	8/12/2010	
DA201000397	28 & 29	34204	29-31	Buckley Street	Marrickville	2204	12: Industrial	Marrickville Local Environmental Plan 2001	General Industrial	Clause 33 - floor space ratio	The floor space does not add to the bulk of the building. The additional floor area is a result of the loss of internal car parking spaces as internal parking is not permitted for a premises manufacturing for products.	13%	Council under assumed concurrence of the Director General of the Department of Planning	8/12/2010	
DA201000276	A	372159	84-88	Princes Highway	St Peters	2044	10: Mixed	Marrickville Local Environmental Plan 2001	Residential 'C'	Floor Space Ratio (CI 45 Amendment 14)	(i) The additional gross floor area would not impact on the amenity of adjoining residences. (ii) The extent of variation proposed is largely contained within the underground basement as a result of providing parking in excess of what is required however this does not add to the bulk of the proposed building.	13%	Council under assumed concurrence of the Director General of the Department of Planning	9/12/2010	
DA201000142.01	A	375622	18	Harney Street	Marrickville	2204	3: Residential - New second occupancy	Marrickville Local Environmental Plan 2001	Residential A	Clause 35 - Maximum height for detached secondary dwelling in a dual occupancy	Compliance could be achieved with the subject development standard if a ceiling were to be provided for the living room and kitchen areas of the proposed second dwelling. However in doing so, no physical change would result to the built envelope with the bulk and scale of the building remaining the same as proposed in the amended proposal.	66.6%	Council under assumed concurrence of the Director General of the Department of Planning	9/12/2010	
DA201000398	1	89497	7-9	Silver Street	St Peters	2044	Residential - New second occupancy	Marrickville Local Environmental Plan 2001	Residential 'A'	Clause 35 - maximum floor space ratio for dual occupancy developments	The proposed floor space ratio non-compliance is relatively minor and the proposed development will not result in any significant impacts on the streetscape or amenity of adjoining premises.	8.3% (Proposed Lot 2) 5% (Proposed Lot 3)	Council under assumed concurrence of the Director General of the Department of Planning	9/12/2010	
DA201000288	2 1	582556	80 12	Victoria Road Leicester Street	Marrickville	2204	5: Residential - New multi unit 20+ dwellings	Marrickville Local Environmental Plan 2001	Residential A	i) Clause 33 maximum floor space ratio	1. The proposed development will result in the conservation of two heritage building items (Stead House and Bethesda House) and their adaptive reuse for medium density residential purposes will ensure their longevity into the future. 2. The additional floor space which results in the exceedance of the maximum floor space ratio for the Residential A zone is required to ensure that there is enough development yield on the site to make it financially viable to undertake the conservation works which exceed \$2,000,000. 3. The adaptive reuse of these existing heritage listed buildings and the new buildings proposed on the site is considered to be an orderly and economic use and development on the land that will affectively provide a viable ongoing use of the two heritage buildings and restore a residential use to the land that has been previously been used for non residential purposes.	19.63%	Joint Regional Planning Panel under assumed concurrence of the Director General of the Department of Planning	9/12/2010	
DA201000430	1	929387	96	Audley Street	Petersham	2049	10: Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - maximum floor space ratio for development on land zoned General Business	The additional gross floor area contributing to the proposal exceeding the floor space ratio development standard is attributed to by the provision of storage rooms within the basement level of the building which are not included in the calculation of gross floor area and floor space ratio under the current provisions of Marrickville Local Environmental Plan 2001. It is noted that if the storage rooms within the basement level were to be excluded from the gross floor area calculation, the proposed development would have a floor space ratio of 1.05:1 which would comply with the subject development standard. The proposed storage rooms are located within the basement level of the building and so would not contribute to, or exacerbate, the bulk and scale of the development. Furthermore, the storage rooms do not contribute to an excessive sized basement with the development still able to achieve compliance with other controls prescribed by Marrickville Development Control Plan No. 28 - Urban Design Guidelines for Business Centres. Although the proposed development has a floor space ratio greater than that permitted under Clause 33 of Marrickville Local Environmental Plan 2001, the proposed development would maintain a consistent streetscape with adjoining developments by retaining the existing facade and constructing the in-fill development behind the facade. The proposed development is considered to adequately satisfy the floor space ratio objectives contained in Marrickville Development Control Plan No. 28 - Urban Design Guidelines for Business Centres.	9%	Council under assumed concurrence of the Director General of the Department of Planning	7/01/2011	
DA201000338	Part Lot 1	927671	80-84	Illawarra Road	Marrickville	2204	4: Residential - New multi unit ≤20 dwellings	Marrickville Local Environmental Plan 2001	Residential 'A'	Clause 33 - maximum floor space ratio for development on land zoned Residential 'A'	The additional gross floor area (GFA) is attributed by the provision of storage rooms within the basement level of the building as well as one (1) additional visitor parking space which are not included in the calculation of GFA and floor space ratio (FSR) under the current provisions of Marrickville Local Environmental Plan 2001 (MLER 2001). It is noted that if the storage rooms and the additional visitor parking space within the basement level were to be excluded from the GFA calculation, the proposed development would have an FSR of 0.71 which would comply with the subject development standard. The storage rooms would not contribute to or exacerbate the bulk and scale of the development and would not contribute to an excessive sized basement with the development still able to achieve compliance with the minimum landscaped area and deep soil area controls prescribed by Marrickville Development Control Plan No. 35 - Urban Housing (Volume 2).	15.70%	Council under assumed concurrence of the Director General of the Department of Planning	2/02/2011	
DA201000058	1	900779	92	Meeks Road	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2001	Light Industrial	Clause 33 - maximum floor space ratio	The proposed additional floor space is relatively minor being approximately 4sqm.	28.00%	Council under assumed concurrence of the Director General of the Department of Planning	4/05/2011	
DA201000038	100	825604	30-32	Buckley Street	Marrickville	2204	12: Industrial	Marrickville Local Environmental Plan 2001	General Industrial	Clause 33 - maximum floor space ratio	The non-compliance of the maximum floor space ratio development standard is considered to be minor and does not result in significant amenity impacts for adjoining properties given that the area is industrial in nature and the development is generally consistent with the development controls, aims and objectives of Marrickville Code for Industrial Development.	9%	Marrickville Council	18/05/2011	
DA201000192	Lot B	333317	368	Illawarra Road	Marrickville	2204	4: Residential - New multi unit ≤20 dwellings	State Environmental Planning Policy (Affordable Rental Housing) 2009	Residential 'A'	Clause 14 (1) (a) (i) - maximum floor space ratio	1 The increase in FSR is minor. 2 To reduce the size of the units would have an adverse impact for the residents. 3 The increase in FSR has no material effect on the impact or appearance of the building to the surrounding area.	4%	Council under assumed concurrence of the Director General of the Department of Planning	9/06/2011	
DA201000051	Lots 1, 2, 3, 4 and 5 Lot 2	17066 229191	826-836	Princes Highway	Tempe	2044	12: Industrial	Marrickville Local Environmental Plan 2001	Light Industrial	Clause 33 - maximum floor space ratio	The additional floor space is located in the basement and would not be visible from street level and there would be no adverse visual impacts on the streetscape resulting from the increased floor space.	9%	Council under assumed concurrence of the Director General of the Department of Planning	8/07/2011	
DA20100215	Lot 101	1160682	7	Applebee Street	St Peters	2044	12: Industrial	Marrickville Local Environmental Plan 2001	General Industrial	Clause 33 - maximum floor space ratio for development on land zoned General Industrial	Existing non-compliance.	53.7 sqm (30%)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	7/09/2011	

DA201100253	Lot 1	512242	81	Silver Street	St Peters	2044	3: Residential - New second occupancy	Marrickville Local Environmental Plan 2001	Residential A	(i) Clause 35 (1) (a) (ii) Clause 35 (1) (c)	(i) The variation from the minimum site area is very minor being 5.5sqm. (ii) The variation to the building height is minor, being one part to the second dwelling (located at the rear) as a result of the proposed raked roof form; eh proposed dwelling is single storey and excludes the highest point of the raked roof form complies with the 3.6 metre height control.	(i) 0.9% (ii) 28%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	7/09/2011
DA201000589.01	Lot 1	90492	42-46	Hutchinson Street	St Peters	2044	12: Industrial	Marrickville Local Environmental Plan 2001	General Industrial	Clause 33 - Floor Space Ratio	The additional floor space area is internal to the building and does not alter appearance of the building	7%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	19/09/2011
DA201100306	Lot 36	4705	15	Clarendon Road	Stannmore	2048	3: Residential - New second occupancy	Marrickville Local Environmental Plan 2001	Residential A	Clause 35 - Dual occupancy development standards.	The non-compliance of the minimum floor space ratio development standard is considered to be minor and does not result in significant amenity impacts for adjoining properties given that the proposal for the attached dual occupancy reduces the density of the site from three dwellings to two dwellings and that the development is generally consistent with the development controls, aims and objectives of Marrickville Development Control Plan No. 35 - Urban Housing (Volume 1).	9.80%	Council under assumed concurrence from the Director General of the Department of Planning.	28/09/2011
DA201100317	Lot 1	776050	27-39	Cadogan Street	Marrickville	2204	12: Industrial	Marrickville Local Environmental Plan 2001	General Industrial	Clause 33 - Floor Space Ratio	Previous use required provision of internal parking, proposed use as food does not permit internal parking and the area previously allocated to parking now constitutes GFA.	3%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	28/09/2011
DA201100321	Lot 1	586519	546-548	Paramatta Road	Petersham	2049	10: Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - Floor Space Ratio	Additional floor area not visible from street frontage.	7.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	25/10/2011
DA201100378	Lot 36	Section 1 DP 1465	58	Meeks Road	Marrickville	2204	12: Industrial	Marrickville Local Environmental Plan 2001	Light Industrial	Clause 33 - Maximum Floor Space Ratio for development on land zoned General Industrial	Minimal impacts on streetscape and amenity of surrounding residential properties	43.5sqm (9%)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	14/12/2011
DA201100466	Lot 2	DP972103	514	Paramatta Road	Petersham	2049	10: Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - Floor Space Ratio	Additional floor area not visible from street frontage; the proposal is in keeping with the scale of surrounding development, and the proposal will not result in any amenity impacts for residents of adjoining properties.	9%	Council under assumed concurrence of the Director General of the Department of Planning.	21/12/2011
DA201100196	Lot B	DP321581	29	Station Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2001	Residential C	Floor Space Ratio - Clause 33	Minor variation which does not impact on streetscape adjoining development.	6%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	9/01/2012
DA201100499	Lot 101	DP 591405	13	Barclay Street	Marrickville	2204	12: Industrial	Marrickville Local Environmental Plan 2001	General Industrial	Clause 33 - Floor Space Ratio	The non-compliance of the minimum floor space ratio development standard is considered to be minor and does not result in significant amenity impacts for adjoining properties given that the area is industrial in nature and the development is generally consistent with the development controls, aims and objectives of Marrickville Code for Industrial Development	8sqm (0.04%)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	13/01/2012
DA201100477	184	750	286	Uhwins Bridge Road	Sydenham	2044	10: Mixed	Marrickville Local Environmental Plan 2001	General Business	Clause 33 - Floor Space Ratio	The subject application is considered to be consistent with the desired future character of the streetscape with the proposed height of the building and the building's bulk and massing being consistent with the recently approved nearby development and existing two storey buildings within the block. Although the proposed development has a FSR greater than that permitted under Clause 33 of MLEP 2001, the proposed development would result in a more cohesive streetscape currently missing which is contributed to by the existing building on this site. The proposed building height and setbacks, bulk form and building elements are considered appropriate in the streetscape context. The proposed development is considered to be within the acceptable bulk and scale parameters for the business centre as prescribed by Marrickville DCP No 28 - Urban Design Guidelines for Business Centres. Consequently, the proposed development is considered to adequately satisfy the FSR objectives contained in Marrickville DP No. 28 - Urban Business Centres. Although the proposed dev	6.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	10/02/2012
DA201100549	100	1106082	7A	Applebee Street	St Peters	2044	10: Mixed	Marrickville Local Environmental Plan 2001	General Industrial	Clause 33 - maximum floor space ratio for development on land zoned General Industrial	Existing non-compliance.	49.1sqm (21.6%)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	15/02/2012
DA201100563	16 & 17	3594	18-20	Terrace Road	Dulwich Hill	2203	4: Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2001	Residential 'B'	Clause 33 (Floor Space Ratio) Clause 34 (Height)	Clause 33 (Floor Space Ratio) - The non-compliance of the minimum floor space ratio development standard does not result in significant amenity impacts for adjoining properties given that the area has been rezoned R4 High Density Residential and the development is generally consistent with the development controls, aims and objectives of Marrickville DCP No. 35 - Urban Housing (Volume 2). It is further noted that the proposed development complies with the floor space ratio development standard under Marrickville LEP 2011. Clause 34 (Height) - The non-compliance of the maximum height development standard does not result in significant amenity impacts for adjoining properties given that the area has been rezoned R4 High Density Residential and the development is generally consistent with the development controls, aims and objectives of Marrickville DCP No. 35 - Urban Housing (Volume 2). It is further noted that the proposed development complies with the height development standard under Marrickville LEP 2Bus1	Clause 33 (Floor Space Ratio) - 31% Clause 34 (Height) - 18%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	15/02/2012
DA201100404	4	5253	275	Addison Road	Marrickville	2204	9: Commercial / retail / office	Marrickville Local Environmental Plan 2001	Residential 'A'	Clause 33 - Maximum floor space ratio	The floor space ratio of the existing hospital is well in excess of the prescribed standard and the proposed alterations and additions are in keeping with the existing site context, and subject to the deletion of Room 8 and associated bathroom, would not adversely impact on the amenity of the surrounding neighbourhood.	72%	Council under assumed concurrence of the Director General of the Department of Planning.	16/02/2012
DA201100623	1	600183 & 771688	2-12 56	Sydney Street and Sydenham Road	Marrickville	2204	11: Infrastructure	Marrickville Local Environmental Plan 2001	General Industrial	Clause 4.4 Floor space ratio	to carry out alterations and additions to the existing building comprising additional roof height to the rear of the building to increase the mezzanine floor to ceiling height and to use the mezzanine level for the roasting of nuts in association with the warehouse and distribution centre at 2-12 Sydney Street and 54-56 Sydenham Road, Marrickville.	10.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	30/03/2012
DA201200049	B	103359	27	Dickson Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	It is evident that several surrounding sites contain development which also exceeds the maximum FSR. The proposal does not seek to increase site coverage and is below the height of several nearby dwelling houses, including 23 and 33 Dickson Street. The proposal minimises adverse environmental impacts on adjoining properties and the public domain. Privacy is assessed as being satisfactory subject to the conditions of consent and overshadowing complies with Council's solar access controls. The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	11.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	18/04/2012
DA201200046	1	909859	36	Bishopgate Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment and building character within area	15% increase in floor area above 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	1/05/2012

DA201200011	26	Section C DP 726	43-45	Frederick Street	St Peters	2044	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 Floor space ratio	The proposed development is considered acceptable having regard to objectives (b) and (c) of Clause 4.4 in that the development appropriately responds to the existing streetscape and would result in a building that is considered to be consistent with the desired future character of this particular area. The proposal would have an acceptable impact on both the environment and amenity of adjoining properties.	15.30%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	8/05/2012
DA201200020	1	818033	43-45	Australia Street	Camperdown	2050	14: Other	Marrickville Local Environmental Plan 2011	IN2 - Light Industrial	Clause 4.4 Floor space ratio	The application proposes to adaptively reuse the existing heritage item and does not propose any additions to the existing building that would be noticeable from the building's surrounds. The proposed development maintains the building's existing non-compliant floor space ratio and redistributes the gross floor area throughout the building to create the proposed internal layout.	136%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	9/05/2012
DA201200033	2	206912	99	Station Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Externely small site and building character within immediate locality	48% over 0.85:1 FSR (actual 18% increase on existing floor area)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	16/05/2012
DA201200075	1	1051	69	Palace Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio.	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties. The proposed alterations and additions increase the gross floor area of the dwelling house to approximately 180 sq.m. The extent of the variation from the FSR control is as a consequence of the relatively small size of the property which has a site area of 172sq.m.	24%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	18/06/2012
DA201200087	1	199347	205	Denison Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Small site and increased benefit to building and occupants.	6% over 0.85:1 FSR	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	21/06/2012
DA201200156	A	435646	12	Cannon Street	Stammore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio.	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	3.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	29/06/2012
DA201200128	B	107213	156	Denison Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment and building character within area	12% increase in floor area above 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	29/06/2012
DA201200194	6	104528	75	Edgeware Road	Enmore	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Extremely small site and improved amenity of occupants.	2% over the 0.85:1 FSR standard.	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	4/07/2012
DA201200133	201	628321	94-96	Chapel Street	Marrickville	2204	12: Industrial	Marrickville Local Environmental Plan 2011	IN1 - General Industrial	Clause 4.4 - Floor Space Ratio	The proposed additions are internal and would not increase the building envelop of the existing building. The proposed additions would not adversely affect the amenity of the surrounding neighbourhood	14.70%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	11/07/2012
DA201200026	1 A, 20	223531 156795 1139378	53 1 17	Barrow Park Road Campbell Street	St Peters	2044	5: Residential - New multi unit 20+ dwellings	Marrickville Local Environmental Plan 2011	R1 General Residential	Clause 4.4 - Floor Space Ratio	The proposal is considered to result in a density and bulk that is consistent with the desired future character of the area and does not create any adverse environmental impacts on adjoining properties and the public domain. The proposed development is considered acceptable having regard to the objectives of the development standard. It is considered that maintaining the development standard and requiring strict compliance with the numerical component of the standard would likely result in a building that would be inconsistent with the desired future character of the area.	14.60%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	11/07/2012
DA201200202	B	103980	98	Metropolitan Road	Enmore	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Small site and similar adjacent development.	10% of the 0.85:1 FSR	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	20/07/2012
DA201200150	6	241701	54	Reby Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Extremely small site and consistency with adjacent development.	14% over 0.85:1 FSR	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	26/07/2012
DA201200250	Part Land	65340	19	Fotheringham Street	Enmore	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio.	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	5.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	1/08/2012
DA201200138	3	913691	16	Bishopgate Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment and building character within area	12% over the 0.85:1 FSR	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	2/08/2012
DA201200184	1	532942	1	Denison Street	Camperdown	2050	13: Community facility	Marrickville Local Environmental Plan 2011	IN2 - Light Industrial	Clause 4.4 - Floor space ratio	The existing development exceeds the FSR control. The proposed development reduces the existing FSR and redistributes some floor area to roof top facilities. The proposed roof top facilities would not adversely impact on the amenity of the surrounding neighbourhood.	9.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	15/08/2012
DA201200170	X	443195	50	Phillip Street	Newtown	2042	10: Mixed	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor space ratio	To demolish part of the premises and carry out alterations and additions to the premises including a second floor addition and reinstatement of corner shop and erect balconies over the footpath of Phillip Street and Gladstone Street and to use the shop as a hat millinery gallery and display associated signage.	73%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	15/08/2012
DA201200177	A	438051	75	Denison Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment and similar adjacent development	18% increase in floor area above 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	24/08/2012
DA201200257	16-23	1747	35-39	Tratalgar Street	Enmore	2042	4: Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Maximum Floor Space Ratio	Clause 4.6 justification submitted which demonstrates the development is consistent with the FSR objectives contained in Marrickville Local Environmental Plan 2011 and Marrickville Development Control Plan 2011.	Between 33.5% and 44%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	10/10/2012
DA201200232	C and B	318904 788651	40-42 829	Cobar Street New Canterbury Road	Dulwich Hill	2203	4: Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2011	R1 - General Residential and B2 - Local Centre	Clause 4.4 - Maximum Floor Space Ratio	Clause 4.6 justification submitted which demonstrates the development is consistent with the FSR objectives contained in Marrickville Local Environmental Plan 2011.	35.60%	Council under assumed concurrence of the Director General of the Department of Planning.	10/10/2012
DA201200329	B	445331	13	Wells Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment and consistency with adjoining development.	21% increase in floor area above 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	15/10/2012
DA201200373	B	445579	38	St Marys Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Extremely small site and consistency with adjacent development.	5% increase in floor area above 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	16/10/2012
DA201200134	1 and 1	919798 113423	326-328	Stammore Road	Petersham	2049	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre and SP2 Infrastructure	Clause 4.3 - Height of Buildings	Clause 4.6 justification submitted which demonstrates the development is consistent with Clause 5.6 - Architectural roof features contained in Marrickville Local Environmental Plan 2011.	0.8 metres	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	5/11/2012
DA201200450	1	921505	7	Robert Street	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment, building character within area, lack of amenity impacts.	4%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	6/12/2012
DA201200318	1	531712	58-60	Crystal Street	Petersham	2049	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Maximum Floor Space Ratio	The development is consistent with the FSR objectives contained in Marrickville Local Environmental Plan 2011.	2% (25sqm)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	12/12/2012
DA201200343	1	926110	395	Marrickville Road	Marrickville	2204	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 - Maximum Floor Space Ratio	The development is considered to be consistent with the desired future character of the area and impacts on the adjoining properties are acceptable.	48%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	14/12/2012

DA201200491	5	108386	15	Oxford Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	9%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	21/12/2012
DA201200506	1	917742	102	Westbourne Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties. The proposed alterations and additions increase the gross floor area of the dwelling house to approximately 1166sqm. The extent of the variation from the FSR control is as a consequence of the relatively small size of the property which has a site area of 183.37sqm.	25%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	27/12/2012
DA201200273	72	1971	3	Calvert Street	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR development does not add bulk and will not have a visual impact on the streetscape or adversely impact on the amenity of adjoining properties.	8%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	30/01/2013
DA201200379	3	19946	53	Cambridge Street	Stammore	2048	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The non-compliance relates to a proposed curved roof form, of which only a small portion of the roof exceeds the 5 metre height limit, of which the greatest non-compliance is 400mm. The height proposed is consistent with adjoining development.	4%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	30/01/2013
DA201200466	2	792896	21	Fowler Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment and building character within area.	17% increase in floor area above 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	6/02/2013
DA201200408	102	881150	606-610	Paramatta Road	Petersham	2049	12: Industrial	Marrickville Local Environmental Plan 2011	B6 - Enterprise Corridor	Clause 4.4 - Floor Space Ratio	The development is considered to satisfy the objectives of the development standard and will not impact on the amenity of the surrounding area.	158%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	13/03/2013
DA201200259	1	956255	631	King Street	Newtown	2042	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	Technical variation given active use of an existing internal area that previously did not constitute gross floor area. The proposed development only equates to a minor addition (14.5sqm) to the gross floor area of the existing non-compliant building. The subject area is a redundant car parking space of inadequate dimensions.	31%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	13/03/2013
DA201200294	3	1151033	62	Garner Avenue	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment, building character and compliance with draft development standard.	26% increase in floor area above 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	13/03/2013
DA201200247	2 and 1	61813 and 651726	30	Terminus Street	Petersham	2049	8: Tourist	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 Floor space ratio	Given that the proposed balcony enclosure does not significantly increase the bulk and scale of the building and the negligible increase in the usable floor space of the premises, the proposed breach is considered acceptable.	10%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	13/03/2013
DA201200542	1	527938	52	Chelmsford Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties and the extent of the variation from the FSR control is a consequence of the relatively small size of the property. The proposed development complies with the adopted FSR contained in Draft Marrickville Local Environmental Plan 2011 (Amendment 1) for a property of this size.	16.40%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	20/03/2013
DA201200538	A	192981	50	Pearl Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Small site; building character within immediate locality; and compliance with draft FSR development standard.	1.8% over 0.85:1	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	3/04/2013
DA201200490	5	73520	32	Rowley Street	Camperdown	2050	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Non-compliance largely attributed to additional car parking provided on-site which is calculated as part of the GFA	17%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	9/04/2013
DA201200345	A & B	30481	11-13	Gleeson Avenue	Sydenham	2044	10: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Minimal impact on adjoining development, site constraints and improved amenity for tenants.	20.80%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	15/05/2013
DA201300102	B	33885	44	Phillip Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment; building character in area; no / minimal amenity impact; and compliance with draft development standard.	18.00%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	24/05/2013
DA201300053	C	940432	20	Canonbury Grove	Dulwich Hill	2203	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	15%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	30/05/2013
DA201300128	12 & 13	Section G DP 2871	41	Bruce Street	Stammore	2048	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Building Height & Clause 4.4(2A) - Floor Space Ratio	Streetscape compatibility and minimal environmental impact	23% (Building height variation) and 3% (FSR variation)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	12/06/2013
DA201200591	10-14 (inclusive)	8101	490-498	Marrickville Road	Dulwich Hill	2203	9: Mixed Development	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 Floor space ratio	In response to Council's Pre-DA response it is noted that the 13 spaces required by Council's current DCP are all located in the basement and the 4 spaces at grade are not within an enclosing wall and are therefore not calculated. It is also noted that no balcony has a balustrade higher than 1 metre and therefore these areas are also not included in the calculation. The location of the waste storage area at ground level is required to easily facilitate collection from Durham Lane and to minimize excavation in the basement level to accommodate the two separate storage rooms. The proposed GFA has been distributed on the site to specifically meet the objectives of the control as defined under Clause 4.4. The proposal has addressed each of the desired future character controls for the precinct as has been addressed in the SEE. The proposal is compliant with the LEP height control, the upper levels are well setback from the northern, eastern and southern boundaries, the apartments have a high level of amenity with all having private open space, cross or vertical ventilation, and over 70% of apartments receive direct solar access during midwinter. The distribution of GFA on the site also minimizes any adverse impacts on adjoining properties as demonstrated by the absences of privacy or view impacts and minimal overshadowing impacts.	328.41sqm (20%)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	12/06/2013
DA201300089	100	232895	27	Meeks Road	Marrickville	2204	11: Industrial	Marrickville Local Environmental Plan 2011	B7 - Business Park	Clause 4.4 Floor space ratio	The gross floor area is all contained within the existing building envelope thereby ensuring no visual impact on the density and bulk of the building from the public domain which is the underlying objective of the floor space ratio development standard. Furthermore, the non-compliant floor space ratio is not considered to pose any adverse environmental impacts on adjoining properties and the public domain. Accordingly, the proposal is considered to be consistent with the objectives of the floor space ratio development standard.	69.50%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	12/06/2013
DA201300136	4 & 5 Section 1	1567	406	Meeks Road	Marrickville	2204	12: Industrial	Marrickville Local Environmental Plan 2011	IN1 - General Industrial	Clause 4.4 - Floor Space Ratio	Height, bulk and scale of proposal compares favourably to that of surrounding development; no amenity impact; and positive addition to streetscape.	17%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	12/06/2013
DA201300184	1	900315	39	Salisbury Road	Stammore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment compared to adjoining allotments; existing buildings located on site; building character in area; no / minimal amenity impact; and no impact on streetscape or heritage conservation area.	25%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	14/06/2013
DA201300208	A	34078	61	Railway Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 Building Height	No change to existing ridge/line or existing maximum height of building; and dormer windows are of appropriate design ensuring positive contribution to streetscape.	8%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	24/06/2013
DA201300093	9	240927	61	Dickson Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control does not add unreasonable bulk, has not streetscape impacts, does not adversely impact on the amenity of adjoining properties, and the proposal complies with the draft FSR development standard.	20%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	24/06/2013

DA201300177	4	226326	5	Margaret Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	Size of allotment (116sqm); building character in area; no / minimal amenity impact.	31%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	27/06/2013
DA201300194	24	2036	28	Eton Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	Size of allotment; building character in area; no / minimal amenity impact; and compliance with draft development standard.	21%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	28/06/2013
DA201200599	4	84701	32	Rowley Street	Camperdown	2050	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Non-compliance largely attributed to additional car parking provided on-site which is calculated as part of the GFA	23%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	10/07/2013
DA20130014	7 & 8	4419	254-258	Wardell Road	Marrickville	2204	10: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	<p>Compliance with the development standard is unreasonable and unnecessary in the circumstance of the case, as detailed below:</p> <ul style="list-style-type: none"> <li>To comply with this standard would not allow for the orderly and economic development of the site, given the site's orientation, dual floor space ratio applicable to the site and land ownership along this part of Wardell Road. Given these constraints, it is considered that the site is well suited for the proposed development, given its proximity to local infrastructure and amenities.</li> <li>The development is in keeping with the building height and envelope controls, provides excellent separation distances, and has been well articulated, minimising any perceived bulk and scale.</li> <li>There are no significant views available from the property that would be obstructed by the proposed development.</li> <li>The development site has a dual floor space ratio control and although the 254 Wardell Road allotment exceeds the maximum floor space ratio permitted by some 50.47m2, the 258 Wardell Road allotment is well below the maximum floor space ratio limit by some 48.63m2. On balance, an average of the two sites provides for a combined floor space ratio of 2.5:1, representing a net breach of only 10.84m2 or 1%.</li> <li>Good levels of solar access will be achieved by the proposed development, with the living areas achieving more than the minimum 2 hours of sunlight.</li> <li>The building will read as five storeys when viewed from Wardell Road, which is in keeping with the form and scale of buildings envisaged by this precinct.</li> </ul>	254.47sqm (20%)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	10/07/2013
DA201300199	C	439797	70	Railway Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 (Height) & 4.4 (Floor Space Ratio) of Marrickville Local Environmental Plan 2011	Height - No change to existing maximum height; domers add visual interest; and no amenity impacts. FSR - Very small size of allotment; no/minimal amenity impact; and domers provide improved amenity for occupants.	11% (height) and 8% (FSR)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	12/07/2013
DA201200596	18	78513	39	Fulham Street	Newtown	2042	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	<p>The submission is consistent with the provisions and objectives of sub-clause 3a and b for this relevant zone as the submission provides the housing demands in the Municipality. "Most of the dwellings in Fulham St are narrow and the proposed dwelling would not cause any adverse impacts in the neighbourhood and is in the Public Interest. "This submission relates to Council's Resolution (3bc) supporting amendments to the Development Standards to land size and FSR. "It would be unreasonable and unnecessary in these circumstances not to approve this application based on the current MLEP whilst anticipating the overdue permissible."</p>	Lot/Dwelling A: 42% Lot/Dwelling B: 31.7%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	23/07/2013
DA201300258	65	2036	93	Denison Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment; building character in area; no / minimal amenity impact; and compliance with draft development standard.	16%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	18/08/2013
DA201300173	1	1070361	28	Gibbens Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	18%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	21/08/2013
DA201200528	2	803493	728-750	Princes Highway	Tempe	2044	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	IN2 - Light Industrial	Clause 4.4 - Floor Space Ratio	<p>The applicant provided the following environmental planning grounds to justify the contravention of the development standard: "The proposed development is entirely consistent with the underlying objective or purpose of the standard; "The building envelope is consistent with the existing building envelope and maintains the existing scale and bulk on the site; " The proposed development will not significantly impact on the amenity of adjoining occupiers; " The proposed development will not result in any unreasonable privacy intrusion or loss of daylight access to adjacent properties in Smith Street; and " The proposed development complies with all other standards of the LEP 2011 and will create a negligible impact on the locality and its surrounds. This exception to the development standard demonstrates that the proposed variation should be supported because: " The proposed building FSR is consistent with the underlying objectives of the standard; " The site is surrounded by existing buildings to the north, all having private open space, cross or vertical ventilation, and over 70% of apartments receive direct solar access during midwinter. The distribution of GFA on the site also minimizes any adverse impacts on adjoining properties as demonstrated by the absence of privacy or view impacts and minimal overshadowing impacts alignment behind the facade. The proposed development is considered to adequately satisfy the floor space ratio objectives contained in Marrickville Development Control Plan No. 28 - Urban Design Guidelines for Business Centres. 3. The Panel does not agree that the proposal causes</p>	12.8% or 2495.99sqm	Joint Regional Planning Panel under assumed concurrence of the Director General of the Department of Planning	21/08/2013
DA201300300	D	27441	13	Addison Road	Marrickville	2204	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Minor non compliance with no additional impacts	5.80%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	22/08/2013

DA201300362	1	518839	185	Wardell Road	Dulwich Hill	2203	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	34.00%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	18/09/2013
DA201300265	1 and 2	1078125	33-35	Australia Street	Camperdown	2050	13: Community facility	Marrickville Local Environmental Plan 2011	IN2 - Light Industrial	Clause 4.4 - Floor Space Ratio	Minimal increase, no bulk and scale impacts.	9.47%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	8/10/2013
DA201300249	101	632891	44-56 & 19	May Street & Hutchinson	St Peters	2044	10: Mixed	Marrickville Local Environmental Plan 2011	B5 - Business Development and B7 - Business Park	Clause 4.4 - Floor Space Ratio	i. The proposed development complies with the height and setback controls contained within the LEP and DCP respectively. ii. The proposed development is consistent with development envisaged under the planning controls. iii. The proposed development does not impede solar access to properties to the east or west of the site. iv. The proposed development will have no view loss impacts or privacy impacts. v. The site is well located in respect to public transport, social infrastructure and support services.	Lot A - 8% Lot B - 27% Overall - 10.7%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	9/10/2013
DA201300289	B	308875	14	Burns Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3	Responds to height of existing dwelling house and the building character in the area and does not result in any amenity impacts.	9%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	15/10/2013
DA201300306	C	437310	1	Phillip Street	Newtown	2044	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The extent of the variation from the floor space ratio in terms of gross floor area is relatively small being approximately 30sqm. The proposal has no adverse impacts on the amenity of adjoining properties; and the proposed new dwelling house has been designed to provide a suitable level of residential amenity.	34%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	17/10/2013
DA201300222	102 15 A	594278 635676 575287 31676 320726	362-372 3-5	New Canterbury Road 3-5 Herbert Street	Dulwich Hill	2203	10: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	The applicant's written submission is considered to have identified sufficient environmental planning grounds that warrant the contravention of the development standard. The additional floor space is largely a consequence of the excessive car parking spaces and access thereto proposed within the basement levels of the development which contributes to gross floor area as per the definition of gross floor area in Marrickville Local Environmental Plan 2011. The additional gross floor area and floor space ratio are not considered to hinder the ability for the objectives of the development standard being achieved.	83%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	18/10/2013
DA201300271	F	32855	276	Enmore Road	Marrickville	2204	6: Residential - Seniors Living	State Environmental Planning Policy (Affordable Rental Housing) 2009	R2 - Low Density Residential	Clause 31(1)(h) - Motor cycle parking	Given the constraints of the site motor cycle parking can not be provided. The development complies with the bicycle parking requirements.	100% (1 space required - no spaces proposed)	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure	18/10/2013
DA201300385	1	936956	46	Denison Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The proposal complements building character in area; there are no / minimal amenity impacts; and the proposal complies with the draft FSR development standard.	17%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	25/10/2013
DA201300405	1	174212	417	Marrickville Road	Dulwich Hill	2203	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	6%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	1/11/2013
DA201300293	56	1102034	4-6	Canal Road	St Peters	2044	11: Infrastructure	Marrickville Local Environmental Plan 2011	B6 - Enterprise Corridor and SP2 - Infrastructure	Clause 4.4 - Floor Space Ratio	No visible building bulk, all contained within existing envelope	9.90%	Council under assumed concurrence of the Director of the Department of Planning and Infrastructure.	1/11/2013
DA201300225	1	1109587	20	The Boulevarde	Lewisham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties	8%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	1/11/2013
DA201300412	32	2257	148	Station Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties	3%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	6/11/2013
DA201300159	7	18709	20-22	Arthur Sreet	Marrickville	2204	4: Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.4 - Floor Space Ratio	The additional GFA does not add to visual bulk and proposal complies with height development standard.	18.30%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	13/11/2013
DA201300500	1	858436	357	Enmore Road	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	Existing heritage item terrace house, proposal seeks to erect a skillion dormer window in the rear attic of the subject property. This will not be visible from the street and is contained largely within the existing form of the building.	2%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	29/11/2013
DA201300264	A, B & 1	337954 & 966298	503-507	Marrickville Road	Dulwich Hill	2204	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 Floor space ratio	The development complies with the height development standard and would not adversely impact on the amenity of the surrounding area.	8.10%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	9/12/2013
DA201300170	1 & 1	900321 & 928768	118	Old Canterbury Road	Lewisham	2049	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.3 - Height and Clause 4.4 Floor Space Ratio	Height: • The area of non-compliance is by virtue of a depression in the site directly below the lift overrun.* The non-compliance is the result of a building consistent with the desired future character under the masterplan provisions;* The non-compliance results in a more desirable outcome, by providing access to a communal outdoor recreation space which benefits the future residents of the development;* The non-compliance does not give rise to any significant environmental effects, such as overshadowing, privacy or visual impacts; and* The proposal results in a built form and land use intensity consistent with the objectives of the development standard. Floor Space Ratio:* The masterplan encourages block edge development, which results in a building form that breaches the FSR development standard;* The FSR of 2.1:1 was derived from the masterplan modelling for the redevelopment of the broader area.* The proposal is consistent with the bulk and scale of the desired future character under the masterplan provisions;* A compliant building would be uncharacteristic of the area and result in an uneconomic use of the land; and* The proposal minimises any overshadowing, loss of privacy and visual impacts for the neighbouring properties consistent with the objectives of the FSR standard.	2.3% Building Height 31% Floor Space Ratio	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	11/12/2013
DA201300003	988	616350	96-98	Brighton Street	Petersham	2049	6: Residential - Seniors Living	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.3 - Building height	Development is a minor departure from the height development standard and is consistent with the floor space ratio parameters prescribed by MLEP 2011 and the R1 - General Residential zoning objectives under MLEP 2011.	0.30%	Council under assumed concurrence of the Director General of the Department of Planning	13/12/2013
DA201300002	112 & 113 and 1 & 2	186553 and 501988	1-15	West Street	Petersham	2049	4: Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.4 - Floor Space Ratio	Development is consistent with the height parameters prescribed by MLEP 2011 and the R4 - High Density Residential zoning objectives under MLEP 2011. Mitigation of amenity impacts on surrounding properties with the increase in the rear setback of the building and reduction in bulk.	26.70%	Council under assumed concurrence of the Director General of the Department of Planning.	13/12/2013
DA201300400	1	1103244	63	Brown Street	St Peters	2044	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Building height	Non compliance is extremely minimal and does not hinder the ability of the development to meet the objectives of the standard	1.05%	Council under assumed concurrence of the Director General of the Department of Planning.	16/12/2013
DA201300407	1	796701	161-163	Bedford Street	Newtown	2042	4: Residential - New multi unit < 20 dwellings	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 - Floor Space Ratio	Development is consistent with the height parameters prescribed by MLEP 2011 and R4 - High Density Residential zoning objectives under MLEP 2011.	35%	Council under assumed concurrence of the Director General of the Department of Planning.	17/12/2013
DA201300291	8 & 92	A 4795, 357300, 517597	743-745	New Canterbury Road	Dulwich Hill	2203	9: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	* The proposal reinvigorates a depressed commercial site with a new vibrant modern building. The development maximises the opportunity for people to live near to where they work and in a community close to shops, services and transport hubs. The proposal complies with the building height development standard. The development, in the main, remains compliant with the principles and general parameters of the built form controls and expectations within the planning framework.	7.40%	Council under assumed concurrence of the Director General of the Department of Planning.	24/12/2013



DA201300485	1	319029	14	Cambridge Street	Enmore	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	9%	Council under assumed concurrence of the Director General of the Department of Planning.	14/01/2014
DA201300509	3	104970	6	Holt Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Minor variation resulting in no amenity impact.	2%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	29/01/2014
DA201300538	1	1143219	20	Cambridge Street	Enmore	2042	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height and Clause 4.4 FSR	Minor non-compliance resulting in no amenity impacts.	2.1% and 1% respectively	Council under assumed concurrence of the Director General of the Department of Planning.	4/02/2014
DA201300515	2	586679	190	Australia Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor Space Ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	6.40%	Council under assumed concurrence of the Director General of the Department of Planning.	6/02/2014
DA201300150	7	1078999	69-91	Newington Road	Marrickville	2204	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 (2A) - Floor Space Ratio	The proposed floor space ratio is consistent with other existing residential flat buildings within the vicinity of the subject site. There is an anomaly with the correlation between FSR and building height standards under the LEP. The proposal satisfies the desired future built form for the locality - given the site is subject to a 14 metre height limit.	10.60%	Council under assumed concurrence of the Director General of the Department of Planning.	12/02/2014
DA201300559	C 16 P1 P2 17	320941, 651419, 659141, 659142, 629143	560-590	Princes Highway	St Peters	2044	11: Industrial	Marrickville Local Environmental Plan 2011	IN1 - General Industrial	Clause 4.4 (2A) - Floor Space Ratio	The development is consistent with the objectives of the development standard "The existing building currently exceeds the FSR development standard " The increase in floor space will not result in an increase in the preceved building bulk; and " There are no impacts resulting from the non-compliance.	1515.02 sqm or 86%	Council under assumed concurrence of the Director General of the Department of Planning.	12/02/2014
DA201300025	1	68106	23-29	Addison Road	Marrickville	2204	8: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.4 - Floor Space Ratio	The built form is consistent with Council's controls for the area that reflect an uplift in height and density. The proposal does not impact on the environmental amenity or aesthetic character of the area.	20.20%	Council under assumed concurrence of the Director General of the Department of Planning.	13/02/2014
DA201300292	1213	109228	2	St John Street	Lewisham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The development is consistent with the R2 - Low Density Residential zoning objectives, satisfies the built form controls of the MDCP 2011 that apply to the construction of dwellings and does not impact on the amenity of adjoining properties.	<5%	Council under assumed concurrence of the Director General of the Department of Planning.	17/02/2014
DA201300618	A	324309	36	Herbert Street	Dulwich Hill	2203	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Building height	No change to existing maximum height and no amenity impacts for neighbours	2.00%	Council under assumed concurrence of the Director General of the Department of Planning.	18/02/2014
DA201300606	18 sec 2	334	3	Holmesdale Street	Marrickville	2204	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The breach to the FSR control would not add unreasonable bulk and / or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	15%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	26/02/2014
DA201300494	1	1465	1	Gerald Street	Marrickville	2204	11: Industrial	Marrickville Local Environmental Plan 2011	IN2 - Light Industrial	Clause 4.4 - Floor Space Ratio	The development is in keeping with the bulk and scale of buildings in the immediate area. The development would not adversely impact on the amenity of the surrounding neighbourhood.	8%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	7/03/2014
DA201300558	Part Lot 1	1152442	137	Parramatta Road	Camperdown	2050	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	Development is consistent with the height parameters prescribed by MLEP 2011 and the B2-Local Centre zoning objectives under MLEP 2011.	30.60%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	12/03/2014
DA201300636	Lot 1	607677	30-52 and 30-32	Smidmore Street Munry Street	Marrickville	2204	11: Industrial	Marrickville Local Environmental Plan 2011	IN1 - General Industrial	Clause 4.4 Floor space ratio	The development is in keeping with the bulk and scale of buildings in the immediate area. The development would not adversely impact on the amenity of the surrounding neighbourhood.	9%	Council under assumed concurrence of the Director General of the Department of Planning and Infrastructure.	1/04/2014
DA201300569	4	211309	122	Australia Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	5%	Council under assumed concurrence of the Director General, Planning and Infrastructure.	3/04/2014
DA201300643	C	30481	9	Gleeson Avenue	Sydenham	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Minimal impact on adjoining development, site constraints and improved amenity for tenants.	24%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	9/04/2014
DA201300560	1	732635	70	Enmore Road	Newtown	2042	8: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	The departure is minor, the development is compatible with the built forms in the area, the proposal would not adversely impact on the amenity of the surrounding neighbourhood and the development is consistent with the height parameters prescribed by MLEP 2011 and the B2 - Local Centre zoning objectives under MLEP 2011.	8.20%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	9/04/2014
DA201300443	X & Y A	408300 414124	17-21	McGill Street	Lewisham	2049	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.4 - Floor Space Ratio	"The proposal follows the block edge 5 storey development described within the Masterplan following building depth and orientation " The FSR achieved for the site is a result of the economic development of the land consistent with the detailed Masterplan controls " A compliant building would be uncharacteristic of the area and result in an uneconomic use of the land. "The proposal results in a building form of bulk and scale consistent with the desired future character described by the Masterplan. "The contravention of the control by the amended proposal does not give rise to any environmental effect of sufficient significance. "The proposal is consistent with the desired urban renewal and achieves the pattern of land use and density that reflects the existing and future capacity precinct. "The proposal is considered consistent with the objectives of the standard and for development in this zone.	23%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	9/04/2014
DA201400053	1	970699	33	Foreman Street	Tempe	2044	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Variation is minor and will have no adverse impacts on adjoining properties or surrounding streetscape.	0.014	Council under assumed concurrence of the Director General of Planning and Infrastructure.	17/04/2014
DA201400074	A	32751	277	Trafalgar Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Size of allotment; building character in area, no / minimal amenity impact; and small nature of development.	5%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	17/04/2014
DA201400045	2	635246	145	Australia Street	Camperdown	2050	3: Residential - New second occupancy	State Environmental Planning Policy (Affordable Rental Housing) 2009	R2 - Low Density Residential	Clause 22 (3)(a)	The development is in keeping with the bulk and scale of buildings in the immediate area; there are no amenity impacts; and the proposal is contained within the existing building envelope (factory conversion).	7.50%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	22/04/2014
DA201300645	A	908238	74	Edgeware Road	Enmore	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	6.25%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	2/05/2014
DA201400016	G	954991	69	Station Street	Petersham	2049	3: Residential - New second occupancy	State Environmental Planning Policy (Affordable Rental Housing) 2009	R2 - Low Density Residential	Clause 22(3)(a) ARHSEPP (Floor Space Ratio)	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties. The proposal complies with the maximum FSR prescribed under Marrickville Local Environmental Plan 2011.	14%	Council under assumed concurrence of the Secretary Department of Planning Environment.	5/05/2014
DA201400080	1	112029	2	Herbert Street	Dulwich Hill	2203	12: Community facility	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio	The variation facilitates a smoother transition from the higher density commercial area to the west (FSR 1.5:1) to the lower density residential area to the east (FSR 0.6:1); allows the provision of a caretakers residence for on-site security; and there are no amenity impacts for occupants of neighbouring developments.	32%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	14/05/2014
DA201300616	10 1.	666474, 937611, 910756	114	The Boulevard	Dulwich Hill	2203	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 Floor space ratio	Development is consistent with the height parameters prescribed by MLEP 2011 and the additional gross floor area would not impact on the amenity of adjoining residences.	3.50%	Council under assumed concurrence of the Director General of Planning and Infrastructure.	10/06/2014

DA201300346	2 3	1525	65-69	Addison Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.4 Floor space ratio	The proposal achieves compliance with the objectives of the development standard. The size of the land and requirement to retain the existing facade create significant site constraints. The proposal has a compliant building height, setbacks and building envelope. The proposal will achieve a good urban design outcome and streetscape through appropriate articulation, use of varying materials and finishes and internal void/atrium that will reduce the perceived visual bulk. The proposal provides additional residential accommodation in close proximity to public transport services. Strict compliance with the development standard would not allow for the orderly and economic development of the land, and the proposal will have no adverse amenity and material impacts on the street or adjoining properties.	1.98:1 proposed / 1.75:1 permitted (13.14% variation)	Council under assumed concurrence of the Secretary Department of Planning Environment.	11/06/2014
DA201400004	1	607946	207	Denison Road	Dulwich Hill	2203	14: Other	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 Floor space ratio	Development is consistent with the height parameters prescribed by MLEP 2011 and the R2 Low Density Residential zoning objectives under MLEP 2011	125%	Council under assumed concurrence of the Secretary Department of Planning Environment.	11/06/2014
DA201300590	1	387194	319	Trafalgar Street	Petersham	2049	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.4 Floor space ratio	Development is consistent with the height parameters prescribed by MLEP 2011 and the RS High Density Residential zoning objectives under MLEP 2011 and the variation is due to the conversion of the existing industrial building.	39%	Council under assumed concurrence of the Secretary Department of Planning Environment.	11/06/2014
DA201300455	6	4419	252	Wardell Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 Floor space ratio	Proposal is consistent with approval granted for adjoining properties and the desired future character of the area.7.	7.90%	Council under assumed concurrence of the Secretary department of Planning and Environment.	13/06/2014
DA201300375	1 1&2 2 3 1 1 1 A, B & C 1 Part Lot 11 1 and Part Lot 1	804112 81275 104552 104551 774830 512916 587480 797072 463420 633309 563564 715815 774830	6-26 60-64	Grove Street and 60 64 Constitution Road	Dulwich Hill	2203	9: Mixed	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 Floor space ratio	Strict compliance with the FSR development standard is unnecessary; the development complies with the height of building development standard applying to the land. The development is generally consistent with the objectives of the Master Plan for urban renewal of the land, and the additional FSR does not contribute to additional adverse impacts on adjacent development.	16.50%	Council under assumed concurrence of the Secretary department of Planning and Environment.	20/06/2014
DA201400215	Lot 13	Section 1 748	79	Morgan Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio	Proposal has been designed sensitively with the surrounding street context and will have no adverse impacts on adjoining properties. The existing site coverage is maintained, the proposal exceeds landscaping requirements and the proposed building envelope does not impact negatively on the appearance existing period dwelling; the streetscape, or the amenity enjoyed by residents of adjoining dwelling houses.	16.20%	Council under assumed concurrence of the Secretary department of Planning and Environment.	20/06/2014
DA201300345	10	1175426	31-33	Addison Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.4 Floor space ratio	Proposal is consistent with approval granted for adjoining property and the desired future character of the area.	6%	Council under assumed concurrence of the Secretary NSW Planning and Environment.	27/06/2014
DA201300626	1	984086	31	Barwon Park Road	St Peters	2044	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 - Floor Space Ratio	"The additional floor area is partly the rear terrace (first floor) and balcony (second floor) of the building. The open fixed louvre screening is 1.5m in height and does not contribute to additional building bulk and scale viewed from the street or adjoining properties. The louvre privacy screening is a light weight structure and does not contribute to building bulk such as an enclosing wall. The fixed open louvre screening is proposed to mitigate visual privacy impacts to the adjoining and properties at the rear of the subject site being a good design outcome and consistent with Part 2.6.3 - C3 of the Marrickville DCP. The privacy screening 1.5m in height within the building envelope will not generate additional overshadowing. The storage at the rear of the parking area meets the 'rule of thumb' contained in the Residential Flat Design Code and does not contribute to additional building bulk and scale.	121.44sqm (27%)	Council under assumed concurrence of the Secretary NSW Planning and Environment.	9/07/2014
DA201400226	32	1166	34	Metropolitan Road	Enmore	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	Minor variation, meets objectives for the standard and the zone; generally maintains existing building envelope, and compares favourably to surrounding developments.	3.80%	Council under assumed concurrence of the Secretary NSW Planning and Environment.	11/07/2014
DA201400200	Y	913611	249	Denison Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	3.60%	Council under assumed concurrence of the Secretary NSW Planning and Environment.	17/07/2014
DA201300593	1 1	723900 723936	308-314	Stammore Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.3 - Height of Buildings	Heritage compatibility	46.5% (Building height variation)	Delegated Authority pursuant to Clause 5.6 of MLEP 2011 under assumed concurrence from the Director General of the Department of Planning.	4/08/2014
DA201300571	1	76503	113-117	Parramatta Road	Camperdown	2050	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings & 4.4 - Floor Space Ratio	Height - The development achieves a building height that is consistent with the development on the adjoining site to the west at 119-125 Parramatta Road and will result in a consistent streetscape appearance to Parramatta Road. The additional building height will not result in any unacceptable amenity impacts for surrounding properties in relation to acoustic and visual privacy, solar access and overshadowing or visual bulk and scale. Parramatta Road and its visual catchment contain a number of buildings similar or taller in height that set an existing character for the area. The development achieves a compliant building height centralised on the site. The stepping of the upper levels provides an appropriate height transition between the development and the properties to the rear fronting Piddock Street and backing onto Victory Lane. FSR - The development achieves a bulk and scale that is consistent with the development on the adjoining site to the east at 119-125 Parramatta Road. The additional gross floor area will not result in any unacceptable amenity impacts for surrounding properties in relation to acoustic and visual privacy, solar access and overshadowing or visual bulk and scale. Parramatta Road and its visual catchment contain a number of buildings which present a similar bulk & scale that set an existing character for the area. The proposal will achieve a good urban design outcome and streetscape through appropriate articulation, use of varying materials and finishes and internal void/atrium that will reduce the perceived visual bulk from the rear. The development will provide additional residential accommodation in an area with high access to public transport services.	Height of building: 16.24 metres proposed / 14 metres permitted (16% variation) FSR: 2.58:1 proposed / 1.5:1 permitted (72% variation)	Council under assumed concurrence of the Secretary Department of Planning and Environment.	13/08/2014
DA201400151	B C	421447 421447	40	Crown Street	St Peters	2044	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.3 - Height of Buildings	Minimal amenity and streetscape impacts.	3.2%	Delegated Authority under assumed concurrence of the Secretary Department of Planning and Environment.	22/08/2014
DA201400156	31	1465	70	Meeks Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B7 - Business Park	Clause 4.4 Floor space ratio	Floor area is existing, minimal additional impacts for adjoining properties and the streetscape.	64%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	10/09/2014
DA201300595	C 3	103300 103300	20 24-26	Riverside Crescent	Marrickville	2204	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor space ratio	"The GFA of proposed Dwellings 3 & 7 exceed the FSR standard as a result of the additional car parking spaces proposed in the double garages for the respective dwellings, which are in excess of Council's requirement. The additional GFAs & consequential FSRs exceed the maximum permitted FSR by approximately 5% for proposed Dwelling 3 & 4.3% for proposed Dwelling 7. & will not result in additional density & bulk that would be perceivable from the street. The non-compliance will therefore still enable the dwelling houses to achieve consistency with the desired future character of the area. The additional GFA & FSR will not result in any adverse environmental impact on adjoining properties or the public domain as demonstrated in the DCP assessment table later in this Statement. Despite the non-compliances, the proposed development standard by proposing building densities & bulks that will be consistent with the remaining proposed dwelling houses & existing adjoining dwelling houses & will not create any adverse environmental impacts on adjoining properties.	8.7sqm	Council under assumed concurrence of the Secretary Department of Planning and Environment.	10/09/2014

DA201400312	A	33047	7	Kent Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) - Floor space ratio	The breach of the FSR control would not add unreasonable bulk and/or visual impact to the streetscape or adversely impact on the amenity of adjoining properties.	6%	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/09/2014
DA201400240	10	840131	151	Princes Highway	St Peters	2044	6: Residential - Other	State Environmental Planning Policy (Affordable Rental Housing) 2009	B4 - Mixed use zone	Clause 30(i)(h) – Motorcycle Spaces	Site close to public transport and no vehicular access permitted from Princes Highway	100%	Council under assumed concurrence of the Secretary Department of Planning and Environment	22/09/2014
DA201400389	1	60536	22	Marshall Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The breach of the height control is caused by a rear skillion dormer window that is not visible from the principal street frontage and does not adversely impact on the amenity of the adjoining properties.	6%	Council under assumed concurrence of the Secretary Department of Planning and Environment	15/10/2014
DA201400349	B	955339	264	Urwins Bridge Road	Sydenham	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor space ratio	Development is compatible with desired future character of the area, complies with the maximum permissible building height and does not cause any adverse impacts for surrounding properties and /or the streetscape.	5%	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/11/2014
DA201400127	1 1	174651 562903	111-115	New Canterbury Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings and 4.4 - Floor Space Ratio	The development achieves all 3 objectives of the development standard. The non-compliance is extremely minimal at up to 590mm (3.5% of the development standard) and is limited to the lift shaft overrun and small portions of the parapets at the centre of the building which do not contain any habitable areas or result in any visually perceivable increases to the built form. FSR: The development achieves objectives (b) and (c) of the development standard. With the exception of a small breach to the rear building height plane, the development complies with the building envelope controls for infill development on the site under Marrickville Development Control Plan 2011. The non-compliance is numerical based with the additional gross floor area primarily a result of interpretation of the definition of gross floor area under Marrickville Local Environmental Plan 2011 which includes the enclosed balconies and courtyard areas that do not physically create any additional bulk and scale that would be visible from the street. It is noted that if these areas were to be excluded from the calculation, the proposal would achieve a compliant FSR of 2:19:1. The proposal will achieve a good urban design outcome and streetscape through appropriate articulation, use of varying materials and finishes and internal building separation with voids and courtyards that will provide increased amenity for future occupants. The proposal provides for a contemporary architectural form that is appropriate to the context of surrounding development and its proposed residential and commercial usages. The development will provide additional residential accommodation in an area with high access to public transport services.	Height of building: 17.59 metres proposed / 17 metres permitted (3.5% variation) FSR: 2.39:1 proposed / 2.2:1 permitted (8.4% variation)	Council under assumed concurrence of the Secretary Department of Planning and Environment	12/11/2014
DA201400230	SP 42098		23-25	May Street	St Peters	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.4 - Floor space ratio	Development is compatible with desired future character of the area, complies with the maximum permissible building height and does not cause any adverse impacts for surrounding properties and /or the streetscape.	16%	Council under assumed concurrence of the Secretary Department of Planning and Environment	12/11/2014
DA201400116	1	623952	7-9	Hutchinson Street	St Peters	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B7 - Business Park	Clause 4.4 - Floor Space Ratio	The proposed development provides a building density and bulk that is compatible with the desired future character of the area. This is particularly evident when considering the strategic context controls for the subject and surrounding sites under the provisions of Marrickville DCP 2011 and recent development approvals in the street and local area that include a 5 storey building at 19 Hutchinson Street to the west of the site and a 4 storey building at 60 Hutchinson Street further to the south-west of the site. The additional GFA will not result in any noticeable change to the physical density and bulk of the building when viewed from the street compared to what would be realised with a fully compliant FSR, and the additional GFA does not result in any direct environmental impact on adjoining properties or the public domain as the areas are internal to the building, within the outer building envelope.	114sqm (9.8%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	14/11/2014
201300633	22	663942	84	Cambridge Street	Stanmore	2048	6: Residential - Other	Marrickville Local Environmental Plan 2011 - State Environmental Planning Policy (Affordable Rental Housing) 2009	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The bulk, scale, height and building footprint of adjoining development surrounding the site are significantly greater than the proposed development.	9%	Council under assumed concurrence of the Secretary Department of Planning and Environment	25/11/2014
DA201400411	5	790	43	Yule Street	Dulwich Hill	2203	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (2A) of MLEP 2011 - Floor space ratio	The breach is minor and is caused by an addition that is not visible from the street frontage and does not adversely impact on the amenity of adjoining properties.	5.2%	Council under assumed concurrence of the Secretary Department of Planning and Environment	8/12/2014
DA201400212	1	740023	97	Marrickville Road	Marrickville	2204	8: Commercial / retail / office	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.3 - Height of Buildings and 4.4 - Floor Space Ratio	The proposal has high quality architectural qualities for the corner site location. The proposal has the 5 storey building element on the corner to promote the gateway site location. The proposal has the height and building mass presenting to both street edges to create a defined street wall built form outcome. The proposal has commercial activation in both street frontages. The proposal has high quality streetscape presentation; distributes the additional building height and mass across the site to generate; * a graduated transition of mass. * a positive impact on streetscape; * minimal impact on existing residents; and * the coordinated redevelopment of the east of the site.	31%	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/12/2014
DA201400146	12 1	524561 970714	112-114	New Canterbury Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings	*High quality streetscape presentation compatible with the desired future character of the area. *Commercial activation in both street frontages. *Good architectural qualities for the corner site location that appropriately incorporate the heritage item. *The majority of the 6th storey built form is setback from the corner of the site as well as teh New Canterbury Road street edge. *The additional mass positioned on the eastern side boundary to abut with future similar scale development to the east fronting New Canterbury Road. *Distributed the additional building height mass to the location of the site that generates teh least impact on streetscape whilst ensuring solar access is not significantly reduced for the neighbours. 1. *Resolved site safety and servicing arrangements in Livingstone Road by: 2. enhancing the appearance and function of the residential lobby; 3. introducing a new retail space for streetscape activation; 4. deleting the car parking and use of the driveway access; *Good functionality and amenity for future occupants.	10.60%	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/12/2014
DA201300457	7 & 8 Sec. G1/ 3526/186070		30-34	Parramatta Road	Stanmore	2048	9: Mixed	Marrickville Local Environmental Plan 2011	B4 - Mixed use zone	Clause 4.4 - Floor Space Ratio	* The development proposal meets the height and building envelope controls ensuring the built form is compatible with development planned for the locality. * The form and scale of the development is compatible with recent development on Parramatta Road with a 3 storey form and recessed upper level. * The amended plans have a central courtyard – breaking the built form by reducing the length of the building. * The shadow diagrams confirm the north facing windows at the first floor level of the townhouses opposite – Coruna Lane will retain a minimum of 3 hours of solar access at mid-winter.	190.4sqm (17.7%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/12/2014
DA201400355	33 of Sec 1	1465	66	Meeks Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B7 - Business Park	Clause 4.4 - Floor Space Ratio	Floor area is predominately existing, minimal additional impacts for adjoining properties and the streetscape.	96%	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/12/2014

DA201400409	X & Y A & B B	408300 414124 356705	17-21 114-116	McGill Street Canterbury Road	Old Lewisham	2049	9: Mixed	Marickville Local Environmental Plan 2011	R4 - High Density Residential B3 - Business Development	Clause 4.4 - Floor Space Ratio	The proposal generally satisfies the building envelope controls; complies with maximum height development standard; results in no undue amenity impacts; is consistent with the objectives of the development standard and the respective zones; and is appropriate in the context.	484.62sqm (18.2%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/12/2014
DA201400190	5	33889	524	Marickville Road	Dulwich Hill	2203	9: Mixed	Marickville Local Environmental Plan 2011	Local Centre	Clause 4.4 - Floor Space Ratio	The development is compatible with desired future character of the area, complies with the maximum permissible building height and does not cause any adverse impacts for surrounding properties and/or the streetscape.	27.68sqm (8.7%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/12/2014
DA201400620	1	933116	92	Neville Street	Marrickville	2204	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) - Floor space ratio	The proposal has been designed sensitively with the surrounding street context and will have no adverse impacts on adjoining properties. The proposed building envelope does not impact negatively on the appearance of existing period dwellings, the streetscape, or the amenity enjoyed by residents of adjoining dwelling houses.	16.60%	Council under assumed concurrence of the Secretary Department of Planning and Environment	22/01/2015
DA201400419	6	4081	845	New Canterbury Road	Dulwich Hill	2203	10: Infrastructure	Marickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings	The single pole design of the structure minimises amenity impacts and replaces an existing telecommunication located on an adjacent site.	127.80%	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/02/2015
DA201400456	17 Sec 1	1465	5	Gerold Street	Marrickville	2204	14: Other	Marickville Local Environmental Plan 2011	Light Industrial	Clause 6.14 of MLEP 2011 - 200 metre separation distance between brothels	The brothels are existing approved brothels and therefore strict application of the requirement is not feasible, the proposed development represents a relatively minor intensification of the existing brothel (from 5 rooms to 9 rooms); and the proposed development will result in improved facilities for both customers and workers alike	55%	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/03/2015
DA201400449	Lot 1 Lot 2	747317 229252	1-7 102-106	McGill Street Old Canterbury Road	Lewisham	2049	9: Mixed	Marickville Local Environmental Plan 2011	B4 - Mixed use	Floor Space Ratio (Clause 4.4)	The proposal satisfies the building envelope controls; complies with the maximum permissible building height; provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standard and the respective zones; and is appropriate in the context.	1,208.8m <sup>2</sup> (32.5%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	15/04/2015
DA201400535	5	1243	149	Livingstone Road	Marrickville	2204	4: Residential - New multi unit	Marickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 - Floor Space Ratio	The development is in keeping with the desired future character of the area. The development would not adversely impact on the amenity of the surrounding neighbourhood.	8.37%	Council under assumed concurrence of the Secretary Department of Planning and Environment	21/05/2015
DA201500152	2	234644	4	Northumberland Avenue	Stannmore	2048	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 of Marickville Local Environmental Plan 2011	The existing dwelling house breaches the 9.5 metre height limit and the proposed rear skillion dormer sits below and behind the ridge in accordance with Council controls. The proposal does not impact negatively on the streetscape or cause any amenity impacts	1%	Council under assumed concurrence of the Secretary Department of Planning and Environment	29/05/2015
DA201500124	1	586679	188	Australia Street	Newtown	2042	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	To demolish part of the premises and carry out ground, first and second (attic) floor alterations and additions to a dwelling house.	6.40%	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/05/2015
DA201500247	10	7080	87	Cambridge Street	Stannmore	2048	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Minor departure of an otherwise compliant development that does not cause any amenity impacts for residents of adjoining properties or negatively impact on the streetscape / heritage significance of the area	3.30%	Council under assumed concurrence of the Secretary Department of Planning and Environment	7/07/2015
DA201500213	2	105938	103	Chelmsford Street	Newtown	2042	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of buildings	No change to maximum height to existing terrace (attic room) and attic extensions are common to the area.	9%	Council under assumed concurrence of the Secretary Department of Planning and Environment	20/07/2015
DA201500148	1 1 2	942338 133563 3253	260-264	Wardell Road	Marrickville	2204	9: Mixed	Marickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	The proposal satisfies the building envelope controls; provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standards and respective zone; and is appropriate in the context.	222.5m <sup>2</sup> (14%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/08/2015
DA201400588	1	170027	727	New Canterbury Road	Dulwich Hill	2203	9: Mixed	Marickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	The development is in keeping with the desired future character of the area. The development would not adversely impact on the amenity of the surrounding neighbourhood.	12.40%	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/08/2015
DA201500262	24	20459	47	Riverside Crescent	Marrickville	2204	2: Residential - Single new dwelling	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Controlled relationships with existing and proposed residential developments in the immediate area; the proposal meets the objectives and controls contained in Marickville Development Control Plan 2011; and the proposal will not cause any unreasonable amenity impacts for residents of adjoining dwelling houses.	12.70%	Council under assumed concurrence of the Secretary Department of Planning and Environment	24/08/2015
DA201500069	C	26942	63	Cavendish Street	Stannmore	2048	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The existing and adjoining dwelling houses have a FSR that is greater than that allowable under the FSR development standard; the proposal complies with the objectives of the development standard by responding to the existing form and scale of the surrounding built environment and by providing sufficient open space for outdoor recreation; the proposal improves the amenity for the residents of the dwelling house and will not cause any unreasonable amenity impacts for adjoining residents; and the proposal responds to the heritage significance of the building by utilising a simple, unobtrusive modern design to complement the form and scale of the existing building and surrounding environment.	44%	Council under assumed concurrence of the Secretary Department of Planning and Environment	9/09/2015
DA201400678	1 & 2 112 & 113	501868 816553	1-15	West Street	Petersham	2049	4: Residential - New multi unit	Marickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.3 - Height of Buildings & Clause 4.4 - Floor Space Ratio	<b>Height</b> - The proposed non-compliance is of minor extent, being only up to 1.68 metres facing the park; "along the West Street elevation the 14 metre height limit is predominantly satisfied;" "the characteristics of the site are such that it can accommodate the non-compliant building height without any significant impacts on adjoining land;" "the 3 dwellings with the additional storey have been sensitively located and configured so that they have least possible impact on the amenity of adjoining residential properties; and "the objectives of the "building height" development standard remain satisfied. FSR "The characteristics and strategic location of the site (ie large size, adjoined by West Street & Petersham Park) are such that it can readily accommodate the non-compliant GFA without unreasonable impacts on adjoining land; "the proposal meets the objectives of the FSR development standard; the proposal complies with requirements of the Petersham Estate Heritage Conservation Area applying to the site; "the proposal is highly compliant with the requirements in the MDCP 2011; "the proposal will have no unreasonable impacts on the perceived bulk or scale of the development; and "no environmental impacts arise from the non-compliant GFA.	1.68 metres (12%) - Height of Buildings 701.5sqm (33%) - Floor Space Ratio	Council under assumed concurrence of the Secretary Department of Planning and Environment	9/09/2015
DA201500420	Lot B	437645	54	Terminus Street	Petersham	2049	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of buildings	There is no change to overall height of dwelling house as the proposal is an attic addition in an existing roof cavity; the proposal is not visible from any public place and does not result in any amenity impacts.	12.60%	Council under assumed concurrence of the Secretary Department of Planning and Environment	25/09/2015
DA201500297	2	534597	13	Fowler Street	Camperdown	2050	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The proposal will not result in adverse impacts on adjacent properties. The proposal is consistent with the objectives of the R2 Low Density Residential zone and the FSR development standard. The proposal is consistent with the bulk and scale of surrounding buildings and is appropriate with regard to the desired future character of the Camperdown Estate locality.	4.8% (7.32sqm)	Council under assumed concurrence of the Secretary Department of Planning and Environment	6/10/2015
DA201400477	1 Lot A Sect D Lot A-C	570942 324984 405005	429-449	New Canterbury Road	Dulwich Hill	2203	9: Mixed	Marickville Local Environmental Plan 2011	Local Centre	Clause 4.3 - Height & Clause 4.4 - Floor Space Ratio	The additional height and gross floor area are not considered to hinder the ability for the objectives of the development standards being achieved and is considered appropriate having regard to development in the vicinity of the site and the desired future character of the area. The variation is attributed to the unique nature of the site being the consolidation of 9 lots which have 3 street frontages.	Height - 25%; FSR - 30%	Council under assumed concurrence of the Secretary Department of Planning and Environment	21/10/2015
DA201400673	1	234644	2	Northumberland Avenue	Stannmore	2048	6: Residential - Other	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The development proposes a minor gross floor area (GFA) increase within the existing building envelope. The development will not result in any physical change to the existing building height or footprint and will not result in additional environmental amenity impacts.	29%	Council under assumed concurrence of the Secretary Department of Planning and Environment	22/10/2015
DA201500382	11	499690	47	Station Street	Newtown	2042	1: Residential - Alterations & additions	Marickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Building	Minor increase to existing variation, visually negligible	7.30%	Council under assumed concurrence of the Secretary Department of Planning and Environment	27/10/2015
DA201500081	6 B 1 4	4040 937092 104521 1125682	801	New Canterbury Road	Dulwich Hill	2203	9: Mixed	Marickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary. The additional FSR does not contribute to additional adverse impacts on adjacent development.	16%	JRPP under assumed concurrence of the Secretary Department of Planning and Environment	28/10/2015

DA201400470	3 & 4 B	18709 347517		10-14	Arthur Street	Marrickville	2204	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.3 - Height of Building Clause 4.4 - Floor Space Ratio	Compliance with the standard is unreasonable and unnecessary.	8.5% - Building Height 8.37% - Floor Space Ratio	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/11/2015
DA201500464	4	208912		103	Station Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Very small size of allotment; the proposal matches the building character of area; no / minimal amenity impacts resulting from the proposal; and the proposal compares favourably to nearby developments in terms of height, bulk and scale.	25%	Council under assumed concurrence of the Secretary Department of Planning and Environment	23/11/2015
DA201500201	35	614848		589-591	New Canterbury Road	Dulwich Hill	2203	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.4 of MLEP 2011 (Floor Space Ratio)	The proposal satisfies the building envelope controls; complies with the maximum permissible building height; provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standard and the respective zone; and is appropriate in the context.	290.03m <sup>2</sup> (32.7%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	9/12/2015
DA201500260	1 1	63008 919022		446-448	Parramatta Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Building Clause 4.4 - Floor Space Ratio	The elected Council is satisfied that the amended plans represent an improvement with a reduction in the size of the numerical variation and the amended development is supportable.	Height - 4.9 metres (35%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	9/12/2015
DA201500563	17	5892		91	Frazer Street	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (FSR) of Marrickville Local Environmental Plan 2011	The enclosed spaces are proportionate to uncovered open spaces and the proposal provides generous outdoor spaces; the majority of enclosed spaces are existing and retain heritage character of the building; compliance would result in inadequate family living spaces as the design provides comfortable spaces, passive solar qualities, adequate outdoor spaces for a family and maintains original character; and the proposal does not cause any amenity impacts for neighbours.	10%	Council under assumed concurrence of the Secretary Department of Planning and Environment	21/12/2015
DA201500621	D	3787783		7	South Street	Tempe	2044	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 (FSR) of Marrickville Local Environmental Plan 2011	The variation is very minor and the proposal does not result in any adverse impacts for residents of adjoining properties or the environment; the proposal responds to the streetscape and is a positive addition to the existing period building.	2%	Council under assumed concurrence of the Secretary Department of Planning and Environment	8/01/2016
DA201500365	11	1145054		2-6	Livingstone Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings & Clause 4.4 - Floor Space Ratio	The proposal achieves high quality heritage conservation outcomes; results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standards and the zone; and is appropriate in the context.	Height - 2.2 metres (12.9%) FSR - 168.9 (16%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	8/01/2016
DA201500550	C	953339		266	Urwins Bridge Road.	Sydenham	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Development is compatible with desired future character of the area, complies with the maximum permissible building height and does not cause any adverse impacts for surrounding properties and/or the streetscape.	4.25m <sup>2</sup> (1.6%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	8/02/2016
DA201500253	4	436356		351-353	King Street	Newtown	2042	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary; the additional FSR does not contribute to additional adverse impacts on adjacent development.	31.60%	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/02/2016
DA201400695	1	584931		39	Barrow Park Road	St Peters	2044	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.4 - Floor Space Ratio	Development is consistent with the height parameters prescribed by MLEP 2011 and the R1 General Residential zoning objectives under MLEP 2011.	9.88%	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/02/2016
DA201500422	100	740037		80	Parramatta Road	Stanmore	2048	9: Mixed	Marrickville Local Environmental Plan 2011	B4 - Mixed Use	Clause 4.3 - Building height and Clause 4.4 - Floor Space Ratio	The elected Councillors support the Clause 46 submissions made on behalf of the applicant.	9.6% (Building Height) and 55.3% (Floor Space Ratio)	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/02/2016
DA201500432	2	601891		327	Trafalgar Street	Petersham	2049	6: Residential - Other	Marrickville Local Environmental Plan 2011	R4 - Low Density Residential	Floor Space Ratio and Motorcycle Parking	FSR - The proposal is consistent with the objectives of the particular standard, the proposal is consistent with the objectives for development within the zone; the built form general complies with the building envelope controls and the FSR departure is a technical breach caused by the height of the privacy screening on the first, second and third floor corridors, the outdoor bar store and the ground floor foyer resulting in such areas being captured as G.A. Motorcycle parking - it is not practicable to provide motorcycle parking due to circumstances of the site; design outcome is achieved by not providing motorcycle parking; and the site is highly accessible by public transport.	11.3% (FSR), 2 motorcycle parking spaces.	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/02/2016
201500307	1 1	849993 782128		102-106	New Canterbury Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Floor Space Ratio	Development is compatible with desired future character of the area, complies with the maximum permissible building height, retains the heritage value of the existing buildings and does not cause any adverse impacts for surrounding properties and/or the streetscape.	93.37m <sup>2</sup> (8.67%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/02/2016
DA201500246	11	1184304		1A	Hill Street	Dulwich Hill	2203	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.3 - Building height and Clause 4.4 - Floor Space Ratio	The proposal satisfies the building envelope provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties; and is appropriate in the context.	Height - 2.6 metres (5.5%) FSR - 585.25m <sup>2</sup> (11.6%)	Council/IRPP under assumed concurrence of the Secretary Department of Planning and Environment.	4/04/2016
DA201500499	8	1054041		326-330	Marrickville Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	The proposal satisfies the objectives of the building envelope controls; provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties in the site circumstances; is consistent with the objectives of the development standards and respective zone; and is appropriate in the context.	287.67.117m <sup>2</sup> (11.2%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	14/04/2016
DA201500333	1 A	238268 152875		27-31	Railway Terrace	Lewisham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary and unreasonable. The additional FSR does not contribute to additional adverse impacts on adjacent properties.	2%	Council under assumed concurrence of the Secretary Department of Planning and Environment	3/05/2016
DA201600123	1	186333		239	Trafalgar Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The proposal is for the creation of an attic room within an existing dwelling house that breaches the maximum height limit and there are no negative impacts to the streetscape or the amenity of adjoining dwellings	5.40%	Council under assumed concurrence of the Secretary Department of Planning and Environment	9/05/2016
DA201600048	5	108211		134	Station Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The non-compliance is due to the utilisation of the existing roof cavity for attic storage. The design of the rear dormer complies with the requirements of MDPCP 2011 with the bulk and scale being kept to a minimum reducing visual impact when viewed from the rear. A condition is recommended to delete the front dormer on the Station Street elevation which will maintain the integrity of the existing heritage facade when viewed from the street and ensure minimal additional bulk addresses the street. Deletion of the attic level to achieve strict compliance with the FSR development standard would not result in any significant change to building bulk or appearance, and would not reduce the intensity of use of the dwelling.	8.20%	Council under assumed concurrence of the Secretary Department of Planning and Environment	23/05/2016
DA201600265	1	795406		15	Searf Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The proposal is for the creation of an attic room within an existing dwelling house that breaches the maximum height limit and there are no negative impacts to the streetscape or the amenity of adjoining dwellings	4.20%	Council under assumed concurrence of the Secretary Department of Planning and Environment	27/06/2016
DA201500750	3	204608		575	King Street	Newtown	2042	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	The proposal satisfies the objectives of the building envelope controls; provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties in the site circumstances; is consistent with the objectives of the development standards and respective zone; and is appropriate in the context.	126.35m <sup>2</sup> (22%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	6/07/2016
DA201600053	A	385696		30	Llewellyn Street	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary; the development provides a better urban design outcome than a compliant development; the additional FSR does not contribute to additional adverse amenity impacts on adjacent development; the development is compatible with the bulk/scale and overall character of the area.	29.50%	Council under assumed concurrence of the Secretary Department of Planning and Environment	6/07/2016
DA201500628	236 & 237	1053781		236-238	Illawarra Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	The proposal satisfies the objectives of the building envelope controls; provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties in the site circumstances; is consistent with the objectives of the development standards and respective zone; and is appropriate in the context. Majority of non-compliance stems from the provision of additional car parking spaces located in the basement which do not add bulk to the development.	121.8m <sup>2</sup> (4.8%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/07/2016
DA201600322	1	907257		15	Oxford Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The existing dwelling house breaches the maximum height limit and the application only involves an attic conversion. The building height non-compliance does not contribute to adverse impacts on adjacent properties or the streetscape.	7.40%	Council under assumed concurrence of the Secretary Department of Planning and Environment	20/07/2016

201500739	1	963509	177	Enmore Road	Enmore	2042	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary. The additional FSR does not contribute to additional adverse impacts on adjacent development. The development is compatible with the bulk/scale and overall character of the area.	7.45%	Council under assumed concurrence of the Secretary Department of Planning and Environment	1/08/2016
DA201500682	2 B E F	533063 161098 419611 101532	4-12	McGill Street	Lewisham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B4 - Mixed Use and R4 High Density Residential	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary and unreasonable. The additional FSR does not contribute to adverse impacts on adjacent properties, with the FSR proposed well below variations approved on neighbouring sites.	6.40%	JRPP under assumed concurrence of the Secretary Department of Planning and Environment	2/08/2016
DA201600283	2	230000	85	Palace Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The proposal is for the creation of an attic room within an existing dwelling house that breaches the maximum height limit. There is no increase in height as part of the proposal and there are no negative impacts to the streetscape or the amenity of adjoining dwellings.	7.00%	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/08/2016
DA201600157.01	1	136754	669	King Street	St Peters	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary. The majority of the FSR variation is a technical breach as a result of change in planning controls on the site. The additional FSR has negligible streetscape/urban design impacts. There are no adverse shadowing or privacy impacts or adverse internal solar access amenity impacts to the development as a result of the FSR variation.	26%	Council under assumed concurrence of the Secretary Department of Planning and Environment	28/09/2016
DA201500646	4	87707	351	Trafalgar Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary. The additional FSR does not contribute to additional adverse impacts on adjacent development.	33%	Council under assumed concurrence of the Secretary Department of Planning and Environment	28/09/2016
DA201600108	1 1	72390 72396	308-314	Stanmore Road	Petersham	2049	14: Other	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.3 - Building height and Clause 4.4 - Floor Space Ratio	Height of the existing heritage listed building already exceeds prescribed limit and works are within the existing approved height of the building FSR-building already exceeds FSR and additional floor area is within a proposed attic area.	Height: 13.9% FSR: 48%	Council under assumed concurrence of the Secretary Department of Planning and Environment	28/09/2016
DA201500496	1 1	635146 182907	38-42	Princes Highway	St Peters	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B4 - Mixed Use	Clause 4.4 - Floor Space Ratio	The enclosure of balconies fronting Princes Highway with operable glazed louvres contribute to the gross floor area and floor space ratio of the development. However the enclosed balconies will not add to the bulk and scale of the overall development and the balconies will provide a break in the solid facade elements with an open and transparent appearance that will aid in articulating the facade. Strict compliance with the development standard could be enforced however strict enforcement of the development standard would not result in a better planning outcome for the site due to the loss of amenity that would result for the occupants of the dwellings fronting Princes Highway.	3%	Council under assumed concurrence of the Secretary Department of Planning and Environment	30/09/2016
DA201500676	11	830219	52	Frazer Street	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	Strict compliance with the Height development standard is unnecessary.	9.47%	Council under assumed concurrence of the Secretary Department of Planning and Environment	14/10/2016
DA201500704	21	3063	568-572	Parramatta Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings	Irregular topography, minor breach, not visible from public domain	5%	Council under assumed concurrence of the Secretary Department of Planning and Environment	18/10/2016
DA201600094	1	60786	442	Parramatta Road	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings Clause 4.4 - Floor space ratio	The proposal is appropriate given the adjoining site context and recent approval granted for the adjoining site to the west which was approved with large height and FSR variations. The development results in no unreasonable impacts for adjoining properties and/or the streetscape.	Height - 5.4 metres (38.5%) FSR - 64.8m <sup>2</sup> (10.4%)	Inner West Planning Panel under assumed concurrence of the Secretary Department of Planning and Environment.	11/11/2016
DA201600221	A B 1	3774444 3774444 229559	392-396	Illawarra Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings	Council has accepted variations to the building height development standard prescribed under MLEP 2011 where the breach is limited to the lift overrun only. The subject height non-compliance of 700mm relates only to a lift overrun and the development satisfies the objectives of the B2 - Local Centre zone and the objectives of Clause 4.3 - Height of Buildings within MLEP 2011.	700mm or 3.5%	Council under assumed concurrence of the Secretary Department of Planning and Environment	12/11/2016
DA201600074	2	202206	115	Salisbury Road	Stanmore	2048	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	The proposal is appropriate given the site context and surrounding streetscape. The development results in no unreasonable impacts for adjoining properties and/or the streetscape and forms part of an adaptive reuse.	68.8m <sup>2</sup> - 33%	Inner West Planning Panel under assumed concurrence of the Secretary Department of Planning and Environment.	14/11/2016
DA201500242	1 2 A B	500873 500873 407247 407247	2-8	Arthur Street	Marrickville	2204	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.3 - Height of Buildings	Building Height: Strict compliance with the Height development standard is unnecessary. The additional height is relatively consistent with adjoining development (recently approved) and the non-compliance relates to an architectural roof feature. FSR: Strict compliance with the FSR development standard is unnecessary. The additional FSR does not contribute to additional adverse impacts on adjacent development.	12.6% (Building Height) and 17.4% (FSR)	Inner West Planning Panel under assumed concurrence of the Secretary Department of Planning and Environment.	14/11/2016
DA201500674.01	581	733089	310-312	Marrickville Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Maximum Height of Buildings & Clause 4.4 Floor Space Ratio of MLEP 2011	Minor breach; not visible from public domain; no amenity impacts; consistent with objectives of development standards and the zone.	1.95% (Height) 2.8% (FSR)	Council under assumed concurrence of the Secretary Department of Planning and Environment	25/11/2016
DA201600021	1 1	100434 & 440590	401	Illawarra Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Maximum Height of Building	Minor breach, not visible from public domain, complies with FSR.	1.8 metres (9%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	28/11/2016
DA2016000461	50 51	2871 2871	85	Clarendon Road	Stanmore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4(2A) Floor Space Ratio	The additional floor space ratio does not contribute to additional adverse impacts on the streetscape or the amenity of adjacent development. The proposed development satisfies the objectives of the standard and the zone.	6%	Council under assumed concurrence of the Secretary Department of Planning and Environment	14/12/2016
DA201500754	11 & 12	3526	52-54	Parramatta Road	Stanmore	2048	9: Mixed	Marrickville Local Environmental Plan 2011	B4 - Mixed Use Zone	Floor Space Ratio (Clause 4.4)	The proposal does not result in any unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standard and the zone; is appropriate in the street context; complies with the height development standard; and the additional floor area generally fits within the building envelope envisaged by the DCP.	119m <sup>2</sup> - 18%	Council under assumed concurrence of the Secretary Department of Planning and Environment	16/12/2016
DA201600079	2	86920	66	Constitution Road	Dulwich Hill	2203	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R1 - General Residential	Height (Clause 4.3) & Floor Space Ratio (Clause 4.4)	The proposal provides high residential amenity results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standards and respective zone; and is appropriate in the context.	Floor Space Ratio - 413.3m <sup>2</sup> (65%) Height - 2.5 metres (14.7%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	16/12/2016
DA201600060	1 and 2 1, 2 and 3	208950 6051	2-2A	Gladstone Street	Newtown	2042	9: Mixed	Marrickville Local Environmental Plan 2011	B7 Business Park	Floor Space Ratio (Clause 4.4)	The overall built form of the development complies with the maximum height permitted and envisaged for the site and presents an appropriate bulk and scale for the site and its context. Furthermore, the proposal provides a compatible built form relationship with the retained and added buildings on the site opposite to the north at the Cragos Flour Mills site and appropriately transitions to a lower 3 storey height to the Wilford Street side in response to the lower height and built form to the south. Strict enforcement of the development standard would not result in a better planning outcome for the site nor a lower impact on the properties opposite to the south.	9.49%	Council under assumed concurrence of the Secretary Department of Planning and Environment	23/01/2017
DA201600326	54	1336	55	Temple Street	Stanmore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Floor Space Ratio (Clause 4.4)	The additional FSR does not result in adverse amenity impacts for residents of adjoining properties, results in improved amenity for future occupants and the architectural form proposed responds appropriately to the adjoining site context and future character of the area.	17.84sqm (8.9%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	6/02/2017
DA201600025.01	1 and 12 and 12	1046 131763 918145	20-22	George Street	Marrickville	2204	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	General Industrial	4.4 Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary, the additional FSR does not contribute to additional adverse impacts on adjacent development.	8%	Council under assumed concurrence of the Secretary Department of Planning and Environment	14/02/2017
DA201600363	1 1 1	781019 80464 66538	13	Gordon Street	Petersham	2049	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	4.4 Floor Space Ratio	This proposal satisfies provides high residential amenity, results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standards and respective zone; and is appropriate in the context given other similar development approvals.	125.1m <sup>2</sup> (8.1%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	22/02/2017
DA201600321	19	4419	14	Dudley Street	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.3 - Height of Buildings	Minimal variation, not visible from main street frontage	4.60%	Council under assumed concurrence of the Secretary Department of Planning and Environment	27/02/2017

DA201600489	B	33371	249	Addison Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	4.4 Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary; the development provides a better urban design outcome than a compliant development; The additional FSR does not contribute to additional adverse amenity impacts on adjacent development; The development is compatible with the bulk/scale and overall character of the area.	36sqm (24%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	16/03/2017
DA201600550	A & B	437838	423	Illawarra Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings	Strict compliance with the Building Height development standard is unnecessary; The height of Building non-compliance is minor and not visible from the street. The additional Building Height does not contribute to additional adverse amenity impacts on adjacent development; and the development is compatible with the bulk/scale and overall character of the area.	1.50%	Council under assumed concurrence of the Secretary Department of Planning and Environment	11/04/2017
DA201600674	3	11298	56	Ewart Street	Marrickville	2204	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	General Residential	Floor space ratio	Bulk and scale is acceptable	38%	Council under assumed concurrence of the Secretary Department of Planning and Environment	12/04/2017
DA201700097	1	982283	45	Frazer Street	Dulwich Hill	2203	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Height	The development is compatible with the bulk/scale and overall character of the area; Strict compliance with the height development standard is unnecessary	575mm (7.89%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/04/2017
DA201600425	A	26942	67	Cavendish Street	Stanmore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	4.4 Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary and unreasonable. The additional FSR does not contribute to adverse impacts on adjacent properties, with the FSR proposed well below variations approved on neighbouring sites.	135.5sqm (65%)	Council under assumed concurrence of the Secretary Department of Planning and Environment	19/04/2017
DA201600661	17 Sec 1	1465	5	Gerald Street	Marrickville	2204	14: Other	Marrickville Local Environmental Plan 2011	IN2 - Light Industrial	Clause 6.14 of MLEP 2011 - 200 metre separation distance between brothels	The brothel is an existing approved brothel and therefore strict application of the requirement is not feasible; and the development will result in improved facilities for both customers and workers alike.	55% (separation distance)	Council under assumed concurrence of the Director General of the Department of Planning	8/05/2017
DA201600515	A	437420	17	Morton Avenue	Lewisham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	4.4 Floor Space Ratio	Strict compliance with the Building Height and FSR development standard is unnecessary. The additional building height and FSR does not contribute to additional adverse impacts on adjacent development and the development is compatible with the bulk/scale and overall character of the area.	20% (FSR)	Council under assumed concurrence of the Secretary Department of Planning and Environment	10/05/2017
DA201600388	1 and 2 and 2	788651 1193504	825-829	New Canterbury Road	Dulwich Hill	2203	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Building Height & Clause 4.4 - Floor Space Ratio	Strict compliance with the Building Height and FSR development standard is unnecessary; The additional building height and FSR does not contribute to additional adverse impacts on adjacent development. The development is compatible with the bulk/scale and overall character of the area.	Building Height: 24%	Council under assumed concurrence of the Secretary Department of Planning and Environment	12/05/2017
DA201600419	1	838817	1-3	Charles Street	Petersham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	4.4 Floor Space Ratio	The proposal satisfies provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standards and respective zone; and is appropriate in the context of the surrounding area.	22.70%	Council under assumed concurrence of the Secretary Department of Planning and Environment	12/05/2017
DA200900305.01	A	340382	20	Cavendish Street	Stanmore	2048	6: Residential - Other	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	4.4 Floor Space Ratio	Bulk and scale is consistent with buildings in the locality; does not result in adverse impacts on adjoining properties; provides low cost rental accommodation for the community.	10%	Council under assumed concurrence of the Secretary Department of Planning and Environment	6/06/2017
DA201600538	1	76503	113-117	Paramatta Road	Camperdown	2050	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Height of building, Floor space ratio	Controls have been abandoned; impact is acceptable	Height - 22.3%, FSR - 69%	Council under assumed concurrence of the Secretary Department of Planning and Environment	15/06/2017
DA201600696	1 and 2	455549	6-12	Dudley Street	Marrickville	2204	3: Residential - New second occupancy	Marrickville Local Environmental Plan 2011	Neighbourhood Centre	Maximum Height, Floor space ratio	Compliance with the development standards unreasonable or unnecessary in the circumstances of the site; sufficient environmental planning grounds to justify contravening the development standards.	Height Lot 2 - 30%, FSR Lot 1 - 24%, FSR Lot 2 - 6.5%	Council under assumed concurrence of the Secretary Department of Planning and Environment	15/06/2017
DA201700087	1	782043	2	Gibbens Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	4.4 Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary; the additional FSR does not contribute to additional adverse impacts on adjacent development.	9%	Council under assumed concurrence of the Secretary Department of Planning and Environment	18/07/2017
DA201600564	A	320960	843	New Canterbury Road	Dulwich Hill	2203	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Building & Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary; the additional FSR does not contribute to additional adverse impacts on adjacent development; and the bulk/scale and overall character of the area; and the proposal compares favourably to recent approvals in the precinct.	Building Height: 17.1% FSR: 13.1%	Council under assumed concurrence of the Secretary Department of Planning and Environment	20/07/2017
DA201700072	35	68168	26	Gibbens Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	4.4 Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary; the additional FSR does not contribute to additional adverse impacts on adjacent development; and the bulk/scale of the alterations and additions will not be seen from the primary streetscape and compare favourably to adjoining and surrounding developments.	FSR: 29.4%	Council under assumed concurrence of the Secretary Department of Planning and Environment	20/07/2017
DA201700158	7	1105677	52	Victoria Street	Lewisham	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	4.4 Floor Space Ratio	No environmental or amenity impacts; the additional floor area would be wholly within the existing roof space and would not be visible from the streetscape	19.63 sqm or 9%	Council under assumed concurrence of the Secretary Department of Planning and Environment	24/07/2017
DA201600434	36 37 2 2	3164 3164 103507 872693	182-186 182-186 182-186 313-319	Livingstone Road Livingstone Road Livingstone Road Marrickville Road	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	Part B2 - Local Centre and part R4 - High Density Residential	Clause 4.3 - Height of Buildings	The proposal complies with the maximum FSR for the site; the additional height does not cause any additional amenity impacts for surrounding residents; the additional height seeks to redistribute floor space from other locations on the site that have facilitated significant benefits for the overall site planning and improved urban design / heritage outcomes; and the proposal satisfied the of the height development standard.	13%	Council under assumed concurrence of the Secretary Department of Planning and Environment	18/08/2017
DA201700243	B	24129	36	Railway Street	Petersham	2049	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	4.4 Floor Space Ratio	Strict compliance with the Floor Space Ratio standard is unnecessary; the Floor Space Ratio variation is not visible from the street; the additional Floor Space Ratio does not contribute to additional adverse amenity impacts on adjacent development.	9%	Council under assumed concurrence of the Secretary Department of Planning and Environment	12/10/2017
DA201700003	1	718901	141-161	New Canterbury Road	Lewisham	2048	9: Mixed	Marrickville Local Environmental Plan 2011	B5 - Business Development	Clause 4.3 - Height of Buildings	No adverse environmental impact; complies with FSR development standard.	27.80%	Council under assumed concurrence of the Secretary Department of Planning and Environment	13/10/2017
DA201700282	1 1 A	981683 666365 963499	512-516	Illawarra Road	Marrickville	2204	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Floor Space Ratio	Strict compliance with the Floor Space Ratio development standard is unnecessary; the additional Floor Space Ratio does not contribute to additional adverse amenity impacts on adjacent development; the development is compatible with the bulk/scale and overall character of the area.	9.20%	Council under assumed concurrence of the Secretary Department of Planning and Environment	30/10/2017
DA201600383	2 3 4 1	62845 62845 62845 955088	118-132	Enmore Road	Newtown	2042	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Floor Space Ratio	Compliance with the development standard is unreasonable and unnecessary as the proposed height, scale and bulk is consistent with the existing and likely future character of the area; no change to building height; the intensity of the development is not increasing (astron numbers); the non-compliance is minor; there are sufficient environmental planning grounds to justify contravening the development standard as the objectives of the standard is met and the zone objectives are met.	4.80%	Council under assumed concurrence of the Secretary Department of Planning and Environment	14/11/2017
DA201600662	11	1184304	1A	Hill Street	Dulwich Hill	2203	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.3 - Height of Building & Clause 4.4 - Floor Space Ratio	The proposal satisfies the building envelope controls; provides high residential amenity; results in no unreasonable amenity impacts to adjoining properties; is consistent with the objectives of the development standard and the respective zone; and is appropriate in the context.	Height: 2.6 metres (5.5%) FSR: 727m <sup>2</sup> (14%)	Sydney Central Planning Panel under assumed concurrence of the Secretary Department of Planning and Environment	29/11/2017
DA201700426	Z	29741	373	Enmore Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Strict adherence to the development standard would result in a sub-standard dwelling creating poor amenity for any future occupants due to the small and narrow lot.	4%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	2/02/2018
DA201700410	B C	12119	37	Fisher Street	Petersham	2049	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.3 - Height of Buildings	Strict compliance with the height development standard is unnecessary and unreasonable; The additional height does not contribute to adverse impacts on adjacent properties	2.94%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	5/02/2018
DA201700311.01	1 1 1	80484 781019 66538	20	Sadler Crescent	Petersham	2049	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R4 - High Density Residential	Clause 4.3 - Height of Buildings	Extent of departure is minimal; development complies with objectives of the zone and development standard; development is compliant with FSR; no impact as a result of departure; development is compliant at all boundaries.	1.10%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	28/02/2018

DA201700461	1 1	103898 515251	32-34	George Street	Marrickville	2204	4: Residential - New multi unit	Marrickville Local Environmental Plan 2011	R1 - General Residential	Clause 4.3 - Height of Buildings, Floor Space Ratio	Extent of non-compliance is minimal and will not result in an inconsistent density or bulk for the immediate area.	5% and 9.4%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	26/02/2018
DA201700582	11 Section C	1336	94	Douglas Street	Stannmore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings, Floor Space Ratio	Strict compliance with the Height and Floor Space Ratio development standards is unnecessary; the additional height and Floor Space Ratio do not contribute to additional adverse amenity impacts on adjacent development. The Floor Space Ratio variation is minor; and the development is compatible with the bulk/scale and overall character of the area.	7.4% and 0.6%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	10/03/2018
DA201700310	2 B E F	533963 161098 419811 101532	4-12	McGill Street	Lewisham	2048	9: Mixed	Marrickville Local Environmental Plan 2011	B4 Mixed Use	Clause 4.4 - Floor Space Ratio	To demolish the existing improvements and construct a mixed use development consisting of a 6 storey building (Building A) with roof terrace fronting McGill Street and a 8 storey building (Building B) fronting the light rail line containing a total 88 dwellings and 1 commercial tenancy within Building A for use as art gallery and cafe space with 2 basement car parking levels and associated landscape works.	17.40%	Sydney Central Planning Panel under assumed concurrence of the Secretary Department of Planning and Environment	23/03/2018
DA201700635	6	40218	6/29	Bridge Road	Stannmore	2048	14: Other	Marrickville Local Environmental Plan 2011	Light Industrial	Clause 4.4 - Floor Space Ratio	The proposal breaches the floor space ratio as a result of internal mezzanine levels which has no impact of the bulk and scale of the existing building and des not result in amenity impacts.	2.90%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	26/03/2018
DA201700585	7 1	2191 34341	35-37	Warren Road	Marrickville	2204	6: Residential - Other	Marrickville Local Environmental Plan 2011/ State Environmental Planning Policy (Affordable Rental Housing) 2009	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Strict compliance with the FSR development standard is unnecessary. The additional FSR does not contribute to additional adverse amenity impacts on adjacent development; and the development is compatible with the bulk/scale and overall character of the area.	9%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	9/04/2018
DA201700538	23	446566	42	Lincoln Street	Stannmore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The proposal includes an attic addition within an existing dwelling house that breaches the maximum height limit and there are no negative impacts to the streetscape or the amenity of adjoining dwellings.	2%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	9/04/2018
DA201700593	B	238970	59	Day Street	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The proposal development is consistent with the objectives of the R2 - Low Density Residential zone and the objectives of the Floor Space Ratio development standard. The proposal does not cause any adverse environmental impacts and/or streetscape impacts.	9.9% or 13 m <sup>2</sup>	Council under assumed concurrence of the Secretary Department of Planning and Environment.	23/04/2018
DA201700579	B	439797	68	Railway Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	Strict compliance with the height development standard is unnecessary and unreasonable; the additional height does not contribute to adverse impacts on adjacent properties; and the existing maximum height of the dwelling house remain unchanged.	1.6m (18%)	Council under assumed concurrence of the Secretary Department of Planning and Environment.	24/04/2018
DA201700488	1 1	181290 1111834	44-46	Princes Highway	St Peters	2044	9: Mixed	Marrickville Local Environmental Plan 2011	B4 Mixed Use	Clause 4.3 - Height of Buildings	To adaptively reuse the existing warehouse building at No. 3 Barwon Park Road, demolish the remainder of the buildings on the site and construct a 6 storey mixed use building fronting Princes Highway and a 5 storey mixed use building fronting Barwon Park Road containing a total of 3 ground floor commercial tenancies, 40 dwellings and basement car parking.	15.20%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	24/04/2018
DA201700360	A	443492	37	Rowley Street	Camperdown	2050	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Maximum 9.5 metres building height control.	To demolish part of the premises and carry out ground, first and second floor alterations and additions to a dwelling house and to erect a double car port at the rear of the site with associated driveway crossing.	500mm or 5.2%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	30/04/2018
DA201800001	3	445701	5	The Avenue	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	Strict compliance with the height development standard is unreasonable and unnecessary, the additional height does not contribute to adverse impacts on adjacent properties, and the existing maximum height of the dwelling remains unchanged. The height exceedance attributed to a dormer is lower than the height of the overall building.	665mm (6.9%)	Council under assumed concurrence of the Secretary Department of Planning and Environment.	3/05/2018
DA201700486	18 1 2	732933 743754	39-41	Roberts Street	St Peters	2044	6: Residential - Other	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Maximum Floor Space Ratio	To consolidate the existing allotments into 1 allotment, demolish existing improvements, remove trees, carry out a Torrens Title subdivision of land into 5 allotments and construct a 2 storey dwelling house on allotments 1 and 5 and a 3 storey dwelling house on allotments 2, 3 and 4.	7.20%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	14/05/2018



Council DA reference number	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 authority	Date DA determined dd/mm/yyyy
DA201800124	39 S2	975361		23	Fowler Street	Camperdown	2050	2: Residential - Single new dwelling	State Environmental Planning Policy affordable Rental Housing 2009 and Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Maximum floor area (CI 22(3)(a) SEPP) and Floor Space Ratio (Clause 4.4 MLEP 2011)	Additional floor area is negligible, complies with objectives of zone and standards.	9.5 sqm or 4.6%	Council under assumed concu	9/07/2018
DA201800149	A	344528		180	Parramatta Road	Stanmore	2048	9: Mixed	Marrickville Local Environmental Plan 2011	B2 - Local Centre	Clause 4.4 - Floor Space Ratio	The proposal is consistent with the B2 "Local Centre" zone objectives, consistent with the objectives of the floor space ratio development standard and does not cause any adverse streetscape and/or amenity impacts for nearby properties.	20.4 sqm or 6.4%	Council under assumed concu	17/07/2018
DA201700504	1	792896		19	Fowler Street	Camperdown	2050	2: Residential - Single new dwelling	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Consistent with the objectives of the development standard and the zone, variation is minor, no material impact.	6sqm (4%)	Council under assumed concu	17/07/2018
DA201800152	2	977701		238-240	Enmore Road	Enmore	2042	9: Mixed	Marrickville Local Environmental Plan 2011	B1 - Neighbourhood Centre	Clause 4.4 - Floor Space Ratio	Compliance unreasonable and unnecessary given site size, shape and context of surrounding development.	65% or 42.18sqm	IWLPP - Council under assum	14/08/2018
DA201800147	34	2569		13	Dickson Street	Newtown	2042	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The proposed development is consistent with the zone objectives, consistent with the objectives of Clause 4.4 "Floor Space Ratio" and does not cause any adverse impacts for surrounding properties and/or the streetscape.	22.2sqm or 9.5%	Council under assumed concu	30/08/2018

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 authority	Date DA determined dd/mm/yyyy
	2	Sydenham Road	Marrickville	2204	14: Other	Marrickville Local Environmental Plan 2011	IN1 - General Industrial	Clause 4.4 - Floor Space Ratio	The existing building breaches the development standard and the additional breach resulting from the proposal is due to the incorporation of loading docks into the GFA and the bulk and scale of the building remains unchanged.	16.50%	Council under assumed concu	23/10/2018
	90	Neville Street	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Compliance unreasonable and unnecessary given site size, impact and context of surrounding development and Draft MLEP 2011 amendment.	21% or 47sqm	Council under assumed concu	23/10/2018
	293	Victoria Road	Marrickville	2204	9: Mixed	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The proposed development is consistent with the zone objectives, consistent with the objectives of the floor space ratio development standard and does not cause any unreasonable impacts upon the amenity of surrounding properties and/or the streetscape.	9.8sqm or 6.2%	Council under assumed concu	31/10/2018

Council DA reference number	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 authority	Date DA determined dd/mm/yyyy
DA201800412	A	101925		44	Illawarra Road	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The bulk and scale is acceptable and comparable to adjoining development with no adverse impact on the heritage item.	7.00%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	28/02/2019
201900036	32	4194		13	North Street	Marrickville	2204	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Variation is minor, no adverse impacts	4.80%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	29/03/2019

Council DA reference number	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 authority	Date DA determined dd/mm/yyyy
DA201700611	1	535963		2	McGill Street	Lewisham	2049	9: Mixed	Marrickville Local Environmental Plan 2011	B4 - Mixed Use	Clause 4.4 - Floor Space Ratio	Consistent with desired future character, complies with height development standard, unreasonable/unnecessary given the circumstances	623sqm or 70.5%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	7/05/2019
DA201900017	582 581	516801 516801		39	Palace Street	Petersham	2049	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	Complies with objectives of zone and the standard, no unreasonable impact caused by variation, appropriate in context	8.50%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	30/05/2019

Council DA reference number	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 authority	Date DA determined dd/mm/yyyy
DA201900106	141	607690		30-32	Murray Street	Marrickville	2204	11: Industrial	Marrickville Local Environmental Plan 2011	IN2 - Light Industrial	Clause 4.4 - Floor Space Ratio	Compliance with the development standard is unreasonable or unnecessary, and there are sufficient environmental planning grounds to justify contravening the development standard as outlined within the report.	7.80%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	11/07/2019
DA201900048	7 Section R	1933		62	Railway Avenue	Stanmore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	Minimal variation, lower than the maximum height, no material impacts.	4.20%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	22/07/2019
DA201900051	1	921707		3	Temple Street	Stanmore	2048	1: Residential - Alterations & additions	Marrickville Local Environmental Plan 2011	R2 - Low Density Residential	Clause 4.4 - Floor Space Ratio	The proposal meets the objectives of the zone. The variation is largely attributed to the provisions of a 2nd car space which is included in GFA calculations. The built form is unlikely to impact the amenity of adjoining development.	4.92%	Council under assumed concurrence of the Secretary Department of Planning and Environment.	27/09/2019