

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
D/2017/98	2	387	2	114	Victoria Road	ROZELLE	2039	Mixed	Leichhardt Local	Local Centre	4.4 Floor Space	The proposal is commensurate to the existing building and will provide adequate amenity for the occupants of the subject building without any adverse impacts to the amenity of surrounding properties. It achieves the objectives of the standard.	87.65%	Council	13/06/2017
D/2016/615	1	568008		23	North Street	BALMAIN	2041	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.3A(3)(a) Land	Whilst the development does seek to provide additional FSR and have a reduction to the overall Landscaped Area, this does not result in unacceptable amenity impacts to surrounding properties, its scale is commensurate to the area, and the amenity for the occupants of the dwelling shall be of an acceptable level. It also seeks to provide landscape areas that are suitable for substantial tree planting and of a size and location suitable for the use and enjoyment of residents.	FSR: 23.5% SC: 5.8% LA: 9%	Council	26/04/2017
D/2016/620	B	101612		255	Annandale Street	ANNANDALE	2038	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.3A(3)(a) Land	FSRLA/ Whilst the development does seek to provide additional FSR and have a reduction to the overall Landscaped Area, this does not result in unacceptable amenity impacts to surrounding properties, its scale is commensurate to the area, and the amenity for the occupants of the dwelling shall be of an acceptable level. It also seeks to provide landscape areas that are suitable for substantial tree planting and of a size and location suitable for the use and enjoyment of residents.	FSR - 25.96% or 62.2m2 Landscaping Area - 13.94% or 14m2 Site Coverage - 6.61% or 14m2	Council	13/04/2017
D/2016/631	1	219504		63	Birchgrove Road	BALMAIN	2041	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.3A(3)(a) Land	The extent of non-compliance for FSR is commensurate with other dwellings in the immediate area, no change to existing provision of soft landscaping and only a minor change to site coverage. Proposal is considered acceptable with regard to amenity impacts on surrounding properties.	Landscaping - 59.63% Site Coverage - 20.60% FSR - 17.16%	Council	28/04/2017
DAREV/2016/22	14	72188		26	Redmond Street	LEICHHARDT	2040	Residential - New Multi Unit	Leichhardt Local	General Resident	4.1 Subdivision	SUBDIVISION The built form is considered to provide acceptable amenity for the future occupants and the well-designed private open spaces which allow for good light, cross ventilation, without resulting in any amenity impacts across the boundaries or compromising the existing subdivision pattern. FSR The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. It achieves the objectives of the standard.	SUBDIVISION Lot 1 37.3 or 75.58sqm; Lot 2 37.75% or 75.42sqm and Lot 3 36.5% or 73sqm. FSR Lot 1 37.3 or 75.58sqm; Lot 2 37.75% or 75.42sqm and Lot 3 36.5% or 73sqm.	Council	24/05/2017
D/2016/697	6	107740		53	Booth Street	BALMAIN	2041	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.4 Floor Space	The proposed development will result in reasonable impacts in regards to the solar access and will not result in the loss of any significant views, therefore, the proposal is considered to be of a form that will not result in adverse amenity impacts to the surrounding properties.	36.60%	Council	27/04/2017
D/2016/698	11	612	6	60	Rufe Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.1 Subdivision	SUBDIVISION = The built form is considered to provide acceptable amenity for the future occupants and the well-designed private open spaces which allow for good light, without resulting in any amenity impacts across the boundaries or compromising the existing subdivision pattern. FSR = The proposal is commensurate to area and will provide adequate residential amenity for the occupants of the subject dwellings without any adverse impacts to the amenity of surrounding properties. It achieves the objectives of the standard.	SUB = Lot A = 20.50%. Lot B = 26.50% FSR = 84.84%	Council	13/06/2017
D/2016/709	11	599789		8A	William Street	BALMAIN EAST	2041	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.4 Floor Space	The existing dwelling has a similar FSR as that proposed. The proposed development will comply with the 0.9 FSR proposed by the Draft LEP 2013 Amendment. The proposed development (as modified by conditions) will have only minor environmental impacts upon neighbouring properties.	The FSR control is 0.7:1. The proposed FSR is 0.	Council	4/05/2017
D/2016/716	10	1215775		102	Elliott Street	BALMAIN	2041	Mixed	Leichhardt Local	Local Centre	4.4 Floor Space	*The proposal is compatible with the desired future character of the area and will not alter the approved building bulk, form and scale where the proposal seeks a change of use only. *The proposal does not result in any adverse amenity impacts to the surrounding properties. *The technical non-compliance arises only as a result of the rezoning planning proposal approved by Council and thus Compliance with Clause 4.4 is both unreasonable and unnecessary in this case.	128%	Council	18/05/2017
D/2017/11	A	333933		215A	Darling Street	BALMAIN	2041	Residential - Alteration and Additions	Leichhardt Local	Local Centre	4.4 Floor Space	non-compliance relates to an attic and existing rear studio with basement. No solar access or amenity impacts on the neighbouring dwellings.	0.83:1 Variation: 19.26% (32m2)	Council	25/05/2017
D/2017/18	29	666695		12	Reuss Street	BIRCHGROVE	2041	Residential - Other	Leichhardt Local	General Resident	4.3A(3)(a) Land	The proposed garage with studio above is generally consistent with similar garage developments fronting Water Street. The proposal does not result in unacceptable amenity impacts or view loss to adjoining properties.	FSR 1.38:1 Variation: 97% Landscape: 17% Variation: 13% Site Coverage: 69% Variation: 15%	Council	9/05/2017
D/2017/27	20	192676		13	Red Lion Street	ROZELLE	2039	Residential - Single new dwelling	Leichhardt Local	General Resident	4.3A(3)(a) Land	Landscaped Area: Despite the non-compliance, the proposed development will retain a private open space that meets the relevant provisions in DCP2013 and is of an acceptable size for recreational purposes. Site Coverage: The proposed site coverage will be consistent with the other developments currently existing in the locality. FSR: It is considered that the proposed development will have acceptable impacts in regards to bulk and scale and is of a form that is compatible to the desired future character, existing streetscape and scale of developments in the locality.	Landscaped Area: 22.5% Site Coverage: 2% FSR: 46.9%	Council	4/05/2017
D/2017/42	5B	433760		22	Goodsir Street	ROZELLE	2039	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.3A(3)(a) Land	Landscaped area: The landscaped areas are suitable for substantial tree planting and of a size and location suitable for the enjoyment of the residents. The amenity of the dwelling in terms of its landscaped area shall be preserved and the provided an acceptable landscaped setting. Site coverage: The existing site coverage does not change as the development is for upper floor alterations and additions.	Site coverage: 15.55% or 15.27m2 Landscaped Area: 11.52m2	Council	22/05/2017
D/2017/48	1	811308		136	Evans Street	ROZELLE	2039	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.3A(3)(b) Site	no amenity impacts; bareley visible front he street and Conservation Area; complies with solar access	Site Coverage: 21.8% (16.56m2) FSR: 51.3% (45.37m2)	Council	3/05/2017
D/2017/49	12	604865		48	Beattie Street	BALMAIN	2041	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.4 Floor Space	Acceptable streetscape and on-site and off-site amenity outcomes; scale commensurate with context	55.70%	Council	5/04/2017
D/2017/55	63	5547		13A	Bayview Crescent	ANNANDALE	2038	Residential - Single new dwelling	Leichhardt Local	General Resident	4.3A(3)(b) Site	objectives of control met	FSR - 32.4% site coverage - 2.84%	Council	22/05/2017
D/2017/72	1	178859		25	Union Street	BALMAIN EAST	2041	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.3A(3)(b) Site	The extent of non-compliance of FSR and site coverage is considered minor given the size of the site. The extent of the proposed works is considered commensurate with other nearby developments and is considered appropriate within the conservation area.	FSR - 9.31% Site Coverage - 7.41%	Council	5/05/2017
D/2017/74	4	108221		86	Annandale Street	ANNANDALE	2038	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.4 Floor Space	Area of non-compliance is within an existing roof space with a rear dormer window. Complies with solar access to adjoining property.	11.6m2 (10%)	Council	4/04/2017
D/2017/81	A	436428		6	Styles Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.4 Floor Space	The proposed FSR is commensurate with other nearby developments and complies with the proposed FSR review. There is sufficient private open space, site coverage and landscaped area.	28.28%	Council	1/06/2017
D/2017/82	1	217646		175	Lilyfield Road	LILYFIELD	2040	Residential - Alteration and Additions	Leichhardt Local	General Resident	4.3A(3)(b) Site	FSR: The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. Site Coverage: The proposal seeks a variation of 35.93% to the maximum site coverage of 60%. This increase in site coverage area comprises the proposed garage and additions to the rear of the dwelling. The variation to the site area would be reduced considerably as the proposed garage has now been deleted. The additional rear extension (6.2sqm) to improve the amenity of the internal areas for the residents of the dwelling is considered minimal. The proposed additions are consistent with the streetscape of the neighbourhood and would not have any detrimental impact on the surrounding properties.	FSR: 6.33% Site Coverage: 8.91%	Council	27/04/2017

D/2017/89		20	772805		20	Clayton Street	BALMAIN	2041	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	Acceptable streetscape and amenity impacts; FSR commensurate with the area.	35.94%	Council	13/04/2017
D/2017/91		16	805301		67	Ferris Street	ANNANDALE	2038	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. It is achieves the objectives of the standard.	36.30%	Council	4/04/2017
D/2017/97		1	700405		104	Louisa Road	BIRCHGROVE	2041	Residential - Other	Leichhardt Local Government Area	General Resident	4.3A(3)(a) Land	The recommended landscaped areas are suitable for the enjoyment of the residents. The amenity of the dwelling in terms of its landscaped area shall be preserved and the provided an acceptable landscaped setting.	11.09%	Council	26/04/2017
D/2017/100		2	231341		39	Mansfield Street	ROZELLE	2039	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(b) Site	Acceptable streetscape and amenity impacts	19.09% variation	Council	13/04/2017
DAREV/2017/13		1	306865		43	Booth Street	ANNANDALE	2038	Residential - Single new dwelling	Leichhardt Local Government Area	Local Centre	4.4 Floor Space	The proposal results in a reduction to the overall FSR; is consistent with the mixed use development provisions; will provide adequate residential amenity for the occupants of the dwelling; will not affect the amenity of surrounding properties. It is achieves the objectives of the standards.	FSR(4.4) = 92.68% FSR(4.4A) = 28.46%	Council	9/05/2017
D/2017/107		14	119	B	63	Merton Street	ROZELLE	2039	Residential - New Multi Unit	Leichhardt Local Government Area	General Resident	4.1 Subdivision	Lot size commensurate with surrounding lot sizes and dwelling is of a size commensurate with surrounding dwellings. Given that adequate private open space, soft landscaping are provided and proposal complies with site coverage proposal considered appropriate in this instance.	Lot size - 23.95% FSR - 20.46%	Council	20/06/2017
D/2017/108		63	2279		12	Falls Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	objectives of control met	38%	Council	25/05/2017
D/2017/113		26	975049		1	16-18 Percy Street	ROZELLE	2039	Residential - Single new dwelling	Leichhardt Local Government Area	General Resident	4.4 Floor Space	The proposed development will have acceptable impacts with regard to bulk and scale and is of a form that is compatible to the desired future character, existing streetscape and scale of developments in the locality.	11.6 sqm or 9.4% (FSR = 0.55:1)	Council	19/05/2017
D/2017/115	D		377558		17	Short Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	no impacts on the streetscape/ conservation area; no amenity impacts on adjoining properties/ complies with solar access; complies with site coverage and landscaped area	21%20.5m2	Council	7/04/2017
D/2017/117		2	944361		84	Annesley Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. It is achieves the objectives of the standard.	55.77% or 58m2	Council	27/04/2017
D/2017/125		9	5547		2	Weynton Street	ANNANDALE	2038	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(a) Land	No change to site coverage and landscaped area; complies with zone objectives, acceptable on-site and off-site amenity outcomes	LA: 36.7% SC: 5.7%	Council	19/04/2017
D/2017/129	A		387222		9	Myrtle Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	The applicant has addressed the matters required under Clause 4.6 Exceptions to development standards, and it is considered to be well generally founded, however, the proposal has not addressed issues raised with respect to flood risk and stormwater management and compliant off-street parking, thus the variation cannot be supported in this instance where the objectives of the development standard and zoning are not achieved. Accordingly, the Clause 4.5 Exception to the FSR development standard is only supported subject to deletion of the lot over the existing garage and associated amendments to the garage	19.4	Council	19/05/2017
D/2017/131		62	1155568		332B	Young Street	ANNANDALE	2038	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(a) Land	Comment: The applicant has addressed the matters required under Clause 4.6 Exceptions to development standards, and it is subject to recommended conditions, it is considered to be well founded in this instance. The proposal as recommended will not result in a detrimental impact on the public interest and can satisfy the objectives of the development standards and General Residential zoning.	FSR - 22.47% LA - 29.24%	Council	21/06/2017
D/2017/134		48	10482		2	Church Street	LILYFIELD	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(a) Land	The landscaped areas are suitable for substantial tree planting and of a size and location suitable for the enjoyment of the residents. The amenity of the dwelling in terms of its landscaped area shall be preserved and the provided	20%	Council	3/05/2017
D/2017/139		58	1474	C	91	Lamb Street	LILYFIELD	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. It is achieves the objectives of the standard.	8%	Council	3/05/2017
D/2017/145		1	19536		19	Nicholson Street	BALMAIN EAST	2041	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(a) Land	Strata development - townhouses. No change to existing landscaping provision. Proposal also does not alter FSR or site coverage of site. Considered acceptable in this instance.	87.28%	Council	1/06/2017
D/2017/152		3	102510		4	Arthur Street	BALMAIN	2041	Residential - Single new dwelling	Leichhardt Local Government Area	General Resident	4.3A(3)(b) Site	The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. It is achieves the objectives of the standard.	Site Coverage - 4.95%or 8.3m2 FSR - 2.48%or 4.85m2	Council	18/05/2017
D/2017/154		202	523309		3	Prosper Street	ROZELLE	2039	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	FSR: It is considered that the proposed development will have acceptable impacts in regards to bulk and scale and is of a form that is compatible to the desired future character, existing streetscape and scale of developments in the locality.	FSR: 3%	Council	12/05/2017
D/2017/171		1	179810		17	Palmer Street	BALMAIN	2041	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(b) Site	objectives of control met	2.57%	Council	9/06/2017
D/2017/175		2	38434		1	Prospect Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. It is achieves the objectives of the standard.	59.35%	Council	25/05/2017
D/2017/179		1	930007		244	Annandale Street	ANNANDALE	2038	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	Subject to conditions the proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without significant adverse impacts to the amenity of surrounding properties. It will achieve the objectives of the standard.	FSR 0.68:1 Exceeds 0.6:1 control by 13.7%	Council	31/05/2017
D/2017/184	B		447160		8	Pearson Street	BALMAIN EAST	2041	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(a) Land	Acceptable on-site and off-site amenity outcomes; minor breach	10%	Council	31/05/2017
D/2017/203		50	1162		8	Lilyfield Road	LILYFIELD	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.4 Floor Space	MODEST BREACH WITH MINIMAL IMPACTS	29.56% variation to C1 4.4 FSR	Council	30/05/2017
D/2017/236		1	926512		29	Reserve Street	ANNANDALE	2038	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(a) Land	Landscaped Area: The proposed works will not result in the reduction of any significant vegetation or reduction of existing available Landscaped Area. FSR: *Subject to conditions, it is considered that the proposed development will have acceptable impacts in regards to bulk and scale and is of a form that is compatible to the desired future character, existing streetscape and scale of developments in the locality.	Landscape Area: 50% FSR: 25%	Council	23/06/2017
D/2017/238		2	104392		49	Annesley Street	LEICHHARDT	2040	Residential - Alteration and Additions	Leichhardt Local Government Area	General Resident	4.3A(3)(b) Site	No streetscape impacts; acceptable amenity impacts on neighbours; improved on-site amenity outcomes	FSR = 34% SC = 5.3%	Council	21/06/2017