

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
DA/2020/1130	37	9116		20	Glover Street LILYFIELD NSW 2040	LILYFIELD	2040	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	•The proposed development increases the landscaped area by 8.30sqm to 11.30sqm or 5% of the site. •Locating the additions within the existing footprint has reduced the bulk and scale of the proposal. •Existing Open Private Space areas remain unchanged due to the proposed development. •The proposal will comply with the FSR and Sit coverage development standards. •Building orientation and separation remains "as is" and building presentation will be enhanced through incorporation of contemporary design, materials and finishes. •The development proposal will provide a diverse and additional housing choice with superior amenity.	63.55% or 20sqm	Delegation to Staff	20/10/2021
REV/2020/0035	6	131508		40	Milton Street ASHFIELD NSW 2131	ASHFIELD	2131	4	Ashfield LEP 2013	IWDR3	Clause 4.3 Height of buildings	Development satisfies objectives of development standard and zone	42.4%	Local Planning Panel	12/10/2021
DA/2021/0094	1	220829		20	Beattie Street BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.4 Floor Space Ratio	Satisfies objectives of the zone and development standard	34.8sqm or 28%	Local Planning Panel	09/11/2021
DA/2021/0140	51	1272033		64	Terry Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	Clause 4.4 – Floor space ratio	The proposed development will be compatible with the desired future character of the area in relation to building bulk, form and scale. The proposal will provide a suitable balance between landscaped areas and the built form as the proposal complies with the landscaping and site coverage development standards as per the Leichhardt LEP 2013	7.86% or 14.64sqm	Delegation to Staff	05/10/2021
DA/2021/0175	1	1119812		27	Percy Street ROZELLE NSW 2039	ROZELLE	2039	13	Leichhardt LEP 2013	IWDR1	Site Coverage	Existing variation to site coverage	3.4sqm or 4.23%	Local Planning Panel	09/11/2021
DA/2021/0257	12	50		42	Mullens Street BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	4.3A3(a) - Landscaped Area	•The development provides for the housing needs of the community; •The development, as proposed and conditioned, provides housing that is compatible with the character, style, orientation and pattern of (existing and approved) surrounding buildings, streetscapes, works and Landscaped Areas; and •The development provides Landscaped Areas for the use and enjoyment of existing and future residents and does not result in any undue adverse amenity impacts. •The proposed non-compliances will not result in any undue adverse amenity impacts on adjoining sites and improved on-site amenity outcomes. •The proposal provides Landscaped Areas that are suitable for substantial tree planting and for the use and enjoyment of residents; •The proposal maintains and encourages a landscaped corridor between adjoining properties and is compatible with the desired future character; •The proposal provides adequate retention and absorption of surface drainage water •On the site; •The proposal is of an acceptable density by way of complying with the Floor Space Ratio development standard, achieving compliant Landscaped Area if areas greater than 500mm above existing ground level could be included in the calculations, and a Site Coverage that is not out of character with the pattern of development in the street; and •The proposal provides a suitable balance between private open space and built form.	100%	Local Planning Panel	12/10/2021
DA/2021/0305	1	127422		70	Trafalgar Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A - Landscaped area	a)The proposal provides residential accommodation which is compatible with the character, pattern of development and streetscape of the neighbourhood. b)The relationship between the landscaped areas on the site and the built form will not change dramatically, and it is noted that the site coverage for the site remains unchanged and the soft landscaping at the front and middle of the site will not be reduced. c)The proposed development will maintain the existing permeable area of the site will not affect the underground flow of water. d)The proposed development will not affect the existing building footprint and complies with Council's controls for site coverage and the provision of private open space.	33.80sqm or 46%	Local Planning Panel	12/10/2021
DA/2021/0304	B	23369		187	Young Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a) - Landscaped Area	Non-compliance is existing Non-compliance will not result in any undue adverse amenity impacts to neighbours. Development is consistent with similar developments	74.44% or 14.94sqm	Delegation to Staff	22/10/2021
DA/2021/0342	B	928973		343	Enmore Road MARRICKVILLE NSW 2204	MARRICKVILLE	2204	1	Marrickville LEP 2011	IWDR2	Clause 4.4 Floor Space Ratio	The minor nature of the variation is acceptable as there are no detrimental environmental or amenity impacts. If the site was 1sqm larger the FSR would be compliant. The 2.07sqm variation is negligible.	2.07sqm or 1.1%	Delegation to Staff	12/11/2021
DA/2021/0358	7	5908		17	Crescent Street HABERFIELD NSW 2045	HABERFIELD	2045	1	Ashfield LEP 2013	IWDR2	clause 6.6(3)(a)(ii) of ALEP 2013	House maintains single storey appearance from the street	144.6%	Local Planning Panel	09/11/2021
DA/2021/0428	15	3341		13	Kaloorlie Street LEICHHARDT NSW 2040	LEICHHARDT	2040	2	Leichhardt LEP 2013	IWDR1	c.4.4 FSR	The proposal will provide adequate residential amenity for the occupants of the subject dwelling without any significant adverse impacts to the amenity of surrounding properties. It achieves the objectives of the standard.	11.78%	Local Planning Panel	23/11/2021
DA/2021/0447	2	376394		20	Terry Street BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) – Site Coverage	•The proposal results in a compliant FSR and Landscaped Area. •The proposed site coverage is compatible with the desired future character of the area, •The proposal is consistent in relation to building bulk, form and scale. •The proposed site coverage will result in acceptable amenity impacts to the surrounding properties.	11.95% or 11.79sqm	Delegation to Staff	05/11/2021
DA/2021/0451	2	1248925		11	Trafalgar Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	4.3A(3)(b) – Site Coverage	The non-compliance is an existing site condition, equating to 64% of the site area and 5.66sqm over the maximum, and the non-compliance is a minor variance from the existing condition by approximately 4sqm. Proposal does not result in any uncharacteristic scale, bulk or density Compliance with the standard would require removal of existing fabric The proposal mainly sits within the footprint of the existing house and the extent of site coverage remains similar Compliance with the development standard would unnecessarily impact the amenity of residents with no discernible planning benefit due to the small and irregular shape of the subject site.	13.62%, or 9.96sqm	Delegation to Staff	11/10/2021
DA/2021/0499	100	1266174		26	Mackenzie Street LEICHHARDT NSW 2040	LEICHHARDT	2040	2	Leichhardt LEP 2013	R1	cl4.3B -Site Coverage	Whilst the proposal does result in a Site Coverage above the maximum standard the proposal is a positive adaptive reuse of a building, with an acceptable level of amenity for the future occupants and without any adverse impacts to the amenity of surrounding properties.	28.65%	Local Planning Panel	12/10/2021
DA/2021/0466	10	1352		22	Fitzroy Avenue BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	The proposal complies with the site coverage development standard and there are sufficient opportunities to improve soft landscaping. The proposal is consistent with the R1 - General Residential zone objectives. The proposal is consistent with the objectives for the Landscaped Area development standard. The deficiency in landscaped area is minor in nature and does not impact on the site's contribution to the well-maintained landscaped setting of the locality. The proposal will not result in any undue adverse amenity impacts to surrounding properties.	8.98% (-5.34sqm)	Delegation to Staff	19/11/2021

DA/2021/0494	3	518773		155	Annandale Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a)(i) – Landscaped Area	<ul style="list-style-type: none"> •Landscape Area = 0 m2 as existing but via removal of paving in the rear yard, will be increased to 16.46 m2 or 6.5% landscaping area. •The proposal does not involve removal of any vegetation; •The given the general lack of impact arising from the additions and considerations of the non-compliance against the stated objectives of the R1 General Residential zone and Clause 4.3A objectives, requiring full compliance when there is no alteration to existing levels of amenity and no adverse impacts to the local area, it is considered to be unreasonable in the circumstances. •The development demonstrably improves upon the existing site conditions without detrimental impacts to the significance, established setting of the building and results in acceptable impacts to adjoining properties. •As noted above in the objective analysis, the breach of the standard allows a built form that is consistent with the desired future character of the surrounding area, particularly the buildings that are located on the adjoining properties or recent approvals in the area. 	67.38% or 34sqm	Delegation to Staff	10/12/2021
DA/2021/0539	1	198287		37	Gipps Street BIRCHGROVE NSW 2041	BIRCHGROVE	2041	1	Leichhardt LEP 2013	IWDR1	Site Coverage	<p>The existing lot is relatively small with the existing site coverage already exceeding the site coverage control at 71% (97.67m2), above the 60% control;</p> <p>The proposal results in an overall reduction of site coverage to 70.87% (97.24m2). In this instance, it is considered that the improved site coverage, increased and compliant Landscaped Area and compliant level of FSR is a positive outcome for the site. The proposal considered to satisfy the objectives of the R1 – General Residential zone and the Site Coverage development standard, in accordance with Clause 4.6(4)(a)(ii) of the LLEP 2013; and,</p> <p>The proposal does not result in any undue adverse amenity impacts to surrounding properties.</p>	18.12% or 14.92sqm	Delegation to Staff	29/10/2021
MOD/2021/0265	53	499597		39	Smith Street SUMMER HILL NSW 2130	SUMMER HILL	2130	4	Ashfield LEP 2013	R3	Clause 4.4 - FSR	<ul style="list-style-type: none"> •The proposal has been amended to be consistent with the building footprint approved building envelope under development consent DA/2020/0981 and the changes do not result in adverse visual bulk impacts when viewed from neighbouring properties. •The height of the development has been amended to be consistent with the maximum height approved under development consent DA/2020/0981. •The additional gross floor area (GFA) being pursued at the upper levels relate to the approved townhouses and do not result in increased density or further intensification of the site beyond the initial consent. Furthermore, the additional GFA being pursued at this level does not result in adverse amenity impacts to neighbouring properties or the adjoining HCA. •The proposal is consistent with the desired future character as a medium density area and remains compatible with the approvals on the surrounding sites at 33 smith Street and 27-29 Smith Street. •The proposed changes improve the level amenity for future occupants. 	15.73% or 100.173 sqm	Delegation to Staff	05/10/2021
DA/2021/0569	1	772320		16	Cambridge Street ENMORE NSW 2042	ENMORE	2042	1	Marrickville LEP 2011	IWDR2	Clause 4.4 Floor space ratio	The proposed development will be compatible with the desired future character of the area in relation to building bulk, form and scale.	9.7% (16.6sqm)	Delegation to Staff	07/12/2021
DA/2021/0593	1	80589		21	Bruce Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	4.3A (3)(a)(i) – Landscaped Area	No change to existing landscaped area	100%	Delegation to Staff	18/11/2021
DA/2021/0589	6	216857		6	Woodlark Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	4.3A Landscaped Area	No change to existing non-compliant landscaped area	37.45% or 12.6sqm	Delegation to Staff	07/10/2021
DA/2021/0603	5	708952		39	Short Street BIRCHGROVE NSW 2041	BIRCHGROVE	2041	1	Leichhardt LEP 2013	IWDR1	4.3A(3)(a)(i) - Landscaped Area	Not supported - No Clause 4.6 provided	20.74% or 10.60m2	Delegation to Staff	14/10/2021
DA/2021/0610	21	601209		9	Jabez Street MARRICKVILLE NSW 2204	MARRICKVILLE	2204	11	Marrickville LEP 2011	IWDIN1	Clause 4.4 - Floor Space Ratio	<p>The proposed increase in GFA is wholly internal to the site and the existing building bulk and envelope will be maintained as a result.</p> <p>The non-compliant FSR will not alter the existing building envelope and will maintain the presentation of the building to the public domain and therefore will not directly impact on the amenity of adjoining and neighbouring land.</p>	44.9sqm - 5.59%	Delegation to Staff	28/10/2021
DA/2021/0635	41	1259431		9	Burt Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a)(i) – Landscaped Area	<ul style="list-style-type: none"> •The proposal will be consistent with the desired future character controls applicable to the site and the pattern of adjoining development. •The Landscaped Area provision will not change the retention and absorption of existing surface drainage water on site. •The proposal does not alter existing site density or building footprint and is compatible with the desired future character of the area in relation to building bulk, form and scale; 	0.87% or 0.47sqm.	Delegation to Staff	29/11/2021
DA/2021/0643	1	546028		70	Birchgrove Road BALMAIN NSW 2041	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	4.3A(3)(a) - Landscaped Area	<p>oThe development proposal provides an increase of 4.86m2 in the level of landscaped area upon the site that meets the provisions of clause 4.3A (4)(b)(ii) of the Leichhardt LEP 2013, however presents a shortfall of 31.61m2, to the development standard, with the total landscape area on the site that meets the provisions of clause 4.3A (4)(b)(ii) of the Leichhardt LEP 2013 being 20.45m2 , 7.85% of site area.</p> <p>oThe fundamental role of clause 4.6 in any local environmental plan is reflected in the recent decision of Commissioner Clay in SJD DB2 Pty Ltd v Woollahra Municipal Council [2020] NSWLEC 1112. In particular, Commissioner Clay notes at [73] of his decision that: "First, it should be noted cl 4.6 of WLEP is as much a part of WLEP as the clauses with development standards. Planning is not other than orderly simply because there is reliance on cl 4.6 for an appropriate planning outcome." The objectives of clause 4.6 facilitate the flexible application of development standards to particular development in order to achieve an improved environmental planning outcome</p> <p>oThe contravention to the landscaped area development standard is acceptable in the circumstances of this case and compliance with the development standard is considered unreasonable and unnecessary because the proposed dwelling house is consistent with the objectives of the development standard, notwithstanding non-compliance with the standard.</p> <p>oThe proposed alterations and additions to the dwelling house meet the objectives of the landscaped area development standard based on the following assessment:</p> <p>oObjective (a): The development proposal presents an increase in the level of existing landscaped area at the site from 15.59m2 , 5.9% to 20.45m2 & 7.85% of site area, and increase of 4.86m2 of landscaped area. Furthermore, the additional 21.17m2 of landscaped area provided above the existing garage, although not technically included in landscape area calculations, adds to the function of the private open space as a whole and the landscaped setting</p>	91.05% or -47.4sqm	Delegation to Staff	14/12/2021
DA/2021/0646	9	3863		8	Albert Street LEICHHARDT NSW 2040	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	cl.4.3A - LA	Existing breach	54.4%	Delegation to Staff	14/12/2021
DA/2021/0655	B	314183		110	Prospect Road SUMMER HILL NSW 2130	SUMMER HILL	2130	13	Ashfield LEP 2013	IWDR2	Clause 4.1 - Minimum subdivision lot size	<ul style="list-style-type: none"> •The proposal seeks to subdivide an existing dual occupancy that visually presents as two dwellings with two street numbers. •The proposal maintains the existing subdivision pattern and is consistent with the pattern of development. •The proposal results in two equal lots which are compatible in terms of lot sizes and dimensions with the surrounding area. •The proposal will not impact the streetscape, HCA or amenity of adjoining properties given minimal building works are proposed to formalise the current dual occupancy on the site. 	106.35sqm or 21.27%	Local Planning Panel	14/12/2021
DA/2021/0656	89	1908		154	Trafalgar Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage	The proposal will result in additional landscaping within the front and rear setbacks of the site.	6.75sqm or 8.89%	Delegation to Staff	17/12/2021
DA/2021/0659	1	927332		9	North Avenue LEICHHARDT NSW 2040	LEICHHARDT	2040	1	Leichhardt LEP 2000	IWDR1	Landscaped Area	The proposal is for ground floor additions to the existing dwelling and does not alter the existing non-compliance with the Landscaped Area development standard.	35.39%	Delegation to Staff	13/10/2021
DA/2021/0660	8A	1935		238	Annandale Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	C.4.4 - FSR	<p>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 achieves the objectives of the standard.</p>	9.67%	Delegation to Staff	20/12/2021
DA/2021/0663	F	24967		31	Collins Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Site Coverage - Clause 4.3A	<ul style="list-style-type: none"> •The design complies with landscaped area development standards. •The proposal enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood. 	10.8sqm or 12.38%.	Delegation to Staff	24/12/2021
DA/2021/0678	50	1247953		38	Albion Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	Improving existing variation	17.96% or 15.02sqm	Delegation to Staff	17/12/2021
DA/2021/0709	100	848165		59	Hornsey Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	The non-compliance is existing. The application does not propose any change to landscaped area on site,	74.90%	Delegation to Staff	11/10/2021

DA/2021/0764	B	107665		297	Annandale Street ANNANDALE NSW 2038	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage	<p>Compliance with this standard would be unreasonable given the established pattern of similar additions within the area.</p> <p>1. The proposed works will not create any significant corresponding negative impacts on any adjoining properties.</p> <p>2. The non-compliance with the Controls is minor.</p> <p>3. A reduction in the FSR or site coverage by reducing first floor addition would not increase the landscaped area of the proposal.</p> <p>4. The proposed scale and bulk of the proposal is generally in keeping with the bulk and scale of the existing adjoining and nearby approved buildings.</p> <p>5. Compliance with the standard would limit improvement to the dwelling and reduce the ability to make the existing dwelling a functional home.</p> <p>6. The floor space ratio of 0.61:1 not only complies with the Council Controls but is 43.38m2 under the allowable FSR of 0.8:1 (181.92m2).</p> <p>7. The landscape area not only complies with the Council Controls but provides for an additional 5.9m2 in additional landscaped area above the minimum landscaped area required.</p> <p>8. The proposal does not obstruct any views from adjoining residents.</p> <p>9. The neighbouring residents will be protected from overlooking through the use of privacy screens, raised sill heights, and obscure glass to the first-floor windows.</p> <p>10. The proposed works do not alter the front façade and streetscape character along Annandale Street. The roof has been designed to be setback from the existing ridge; thereby the appearance of a single storey cottage is maintained. All new first floor works are setback behind the line of sight when viewed from Annandale Street.</p> <p>11. Due to the small nature of the site it is unreasonable for the site to comply with a control that restricts any possible development to make the house suitable for modern day living requirements. The proposed alterations and additions could not be seen as excessive or large in size, but they do make the dwelling into a more pleasant and liveable space for the occupants.</p>	5.46% or 7.45sqm	Delegation to Staff	21/12/2021
DA/2021/0785	20	318		40	North Street LEICHHARDT NSW 2040	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	4.3A(3)(a) – Landscaped Area	<p>Existing site condition</p> <p>No bulk and scale impacts as a result of variation</p> <p>Provision of more landscaped area comes at no planning benefit to residents</p>	7.9%, or 4.94sqm	Delegation to Staff	03/11/2021
DA/2021/0792	1	435645		15	Coulon Street ROZELLE NSW 2039	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a)(i) - Landscaped Area	<p>•The proposal maintains and does not impact on the existing landscape Area and Open Space.</p> <p>•An existing raised garden bed with deep planting at the rear open space measures approximately 2.5sqm and is retained.</p> <p>•The proposal is consistent with the objectives of the Landscaped Area standard;</p> <p>•The proposal does not involve removal of any vegetation;</p> <p>•There will be no adverse amenity outcomes to the site or adjoining sites as a result of the breach.</p>	100.00% or 14.82sqm	Delegation to Staff	14/12/2021
DA/2021/0840	20	1258828		65	Piper Street LILYFIELD NSW 2040	LILYFIELD	2040	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	<p>The development proposal complies with the site coverage of maximum 60%.</p> <p>? The proposed pool and spa are hard landscape elements and as such are a positive contributor to rear landscaping of the dwelling. While not permeable or soft landscaped area they do improve the amenity and usability of the private outdoor space making it a use and space suitable for the owners.</p> <p>? The reduction in landscaped area only replaces existing turf and therefore does not reduce any large items such as trees or high planting and as such will not have adverse visual impact on neighbouring properties.</p> <p>? The proposed pool is consistent with surrounding development including 9 and 15 Lonsdale Street which all have similar pools in their rear yards. These pools have been added in the last few years and therefore the proposed pool is compatible with the desired future character of the locality.</p> <p>? The development has no impact on the streetscape as it is located behind existing built fence. The proposal results in only a very minor infringement and still</p> <p>? The proposal provides reasonable area of privacy planting and deep soil planting consistent with the intent of the LEP.</p> <p>Version: 1, Version Date: 15/12/2021 Document Set ID: 35647707</p> <p>21 of 22</p> <p>The applicant's written rational adequately demonstrates compliance with the development standard is unreasonable and unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.</p>	3% or 2.3sqm	Delegation to Staff	15/12/2021
DA/2021/0880	25	1142		38	Day Street MARRICKVILLE NSW 2204	MARRICKVILLE	2204	1	Marrickville LEP 2011	IWDR2	Clause 4.4 - Floor Space Ratio	Minor variation, no amenity impacts, results as margin of error for survey	6.5%	Delegation to Staff	23/11/2021
DA/2021/0924	17	1175540		17	Cove Street BIRCHGROVE NSW 2041	BIRCHGROVE	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A – Landscaped Area	<p>•The existing landscaped area is below the minimum of 20%, and the proposal does not involve any changes to the existing landscaped area. The total landscaped area remains unchanged at 61.1sqm (17.7%).</p> <p>•In designing a development that compares to the neighbouring properties, the quality of the site, and the immediate surroundings is considered acceptable to meet the objectives of the LEP.</p> <p>•In designing a development that compares to the neighbouring buildings, the quality of the site, and the immediate surroundings is improved.</p> <p>•The proposal carefully considers all aspects of the LEP & DCP and the design solution will fit comfortably within its surroundings.</p> <p>•The proposal does not involve the removal of trees and is suitable for the use and enjoyment of residents. Site density and building footprint are acceptable.</p> <p>•The landscaped area is compatible with the adjoining properties.</p> <p>•The proposal has been designed to preserve the character of the surrounding area.</p> <p>•Amenity to the site will not be compromised.</p> <p>•Compliance with the standard is unreasonable as the existing landscaped area is smaller than the minimum 20%. There is no works to the existing rear of property, of which does not impact on the calculation area of the landscaped area.</p> <p>•The proposal is consistent with objectives of Clause 4.3A of LEP 2013 relating to a minimum landscaped area of 20% as the development proposal, with a landscaped area of 17.7%, is sympathetic to the surrounding area as well as addressing the following:</p> <p>o(a) to provide landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents,</p> <p>o(b) to maintain and encourage a landscaped corridor between adjoining properties,</p> <p>o(c) to ensure that development promotes the desired future character of the neighbourhood,</p> <p>•Landscape has been calculated based on architectural DA drawings:</p> <p>oSite Area – 345.7sqm</p> <p>oExisting Landscaped Area – 61.1sqm (17.7%)</p> <p>oProposed Landscaped Area – 61.1sqm (17.7%)</p> <p>oNet change in Landscaped Area – no chang</p>	25.53%	Delegation to Staff	07/12/2021

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