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Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	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	Date DA determined dd/mm/yyyy	Environmental planning instrument (Variation 2)	Development standard to be varied (Variation 2)	Justification of variation (Variation 2)	Extent of variation (Variation 2)	Environmental planning instrument (Variation 3)	Development standard to be varied (Variation 3)	Justification of variation (Variation 3)	Extent of variation (Variation 3)	Application Decision
DA/2021/0537	47	1225		46	Alfred Street ANNANDALE NSW 2038	Alfred Street	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage	•The development has been amended to take into account Councils comments regarding the proposed development with adjustments made to the dwelling and the rear yard area and parking provision. •Full compliance with the landscaped area provision- noting 18.4% vs 15% required. •Full compliance with the FSR provision- noting a 0.7:1 FSR vs 0.8:1 permitted. •The LEP prescribes a maximum site coverage of 60% or 115.38m2. The proposal has a site coverage of 64.38% or 123.82m2 of the site area, which does not comply with the control. In numerical terms the departure is only 8.44m2 or 7.3% of the standard. •The extent of departure is minor, but necessary to facilitate an appropriate development outcome on the site- reflected through consistency with remaining planning controls and importantly the FSR and landscaped area control. •The proposal enables suitable landscaping between adjoining properties. •The development proposal has been designed to retain solar access to living areas on adjoining properties and to align with the provisions the Leichhardt DCP 2013.	14.19sqm or 12.30%	Delegation to Staff	02/02/2022 12:48:44 PM	02/02/2022							Deferred Commencement		
DA/2021/0613	1	505738		152	Trafalgar Street ANNANDALE NSW 2038	Trafalgar Street	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage	The proposal provides an expanded housing type designed to meet the housing needs of the community.	2.89sqm or 3.79%	Delegation to Staff	18/01/2022 12:57:01 PM	18/01/2022									Approved
DA/2021/0627	8	447193		128	Rowntree Street BIRCHGROVE NSW 2041	Rowntree Street	BIRCHGROVE	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage	•The development is compatible with the desired future character of the area in relation to building bulk, form and scale. •The proposal is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; •The proposal enhances the amenity of existing residents and does not result in undue adverse impacts on adjoining properties and the neighbourhood.	9.48% or 6.83sqm	Delegation to Staff	11/01/2022 3:04:04 PM	11/01/2022	Leichhardt LEP 2013	Clause 4.4Floor space ratio	•Minimal difference in the impacts between a compliant and non-compliant proposal in terms of visual and acoustic privacy, visual impacts and solar impacts on the immediately adjacent and surrounding neighbourhood •The contravention will result in sympathetic and discrete second floor addition to the rear of the principal roof form and avoid adverse impacts upon the amenity of surrounding properties. •The proposal enhances the amenity of existing and future residents and the neighbourhood.	8.23% or 9.89sqm				Approved	
DA/2021/0653	2	229273		96	Elizabeth Street ASHFIELD NSW 2131	Elizabeth Street	ASHFIELD	2131	1	Ashfield LEP 2013	IWDR2	Clause 4.4 -FSR	•The proposal is consistent in terms of bulk and scale with the existing building and adjoining development. •The proposal is compatible with the Heritage Conservation Area and does not result in any adverse impacts to the streetscape •The proposal does not result in adverse impacts to neighbouring properties or the public domain in terms of amenity of visual bulk and scale. •The proposed addition is sensitively designed to complement the existing building and is compatible with the prevailing pattern of development in the area.	84.99% or 66.10sqm	Local Planning Panel	08/02/2022 12:00:00 AM	08/02/2022							Approved		
DA/2021/0700	24	976636		33	Annesley Street LEICHHARDT NSW 2040	Annesley Street	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	Floor Space Ratio	The proposal provides for a form of development which is compatible in relation to the character of the area. The proposal complies with the Landscaped Area and Site Coverage development standards and provides a suitable balance between landscaped areas and built form. The proposal will not result in any undue adverse amenity impacts to surrounding properties. The proposal provides a density of residential development which is commensurate with the character of the area.	4.02sqm or 2.91%	Delegation to Staff	24/01/2022 9:40:58 AM	24/01/2022							Approved		
DA/2021/0742	7	50		56	Mulens Street BALMAIN NSW 2041	Mulens Street	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	Landscaped areas of res. accommodation in R1	•The proposal provides suitable landscaped areas for substantial tree planting for the use and enjoyment of residents. •The proposal maintains a substantial landscaped area on the subject site and promotes the desired future character of the neighbourhood. •The proposal does not result in any adverse amenity impacts to surrounding properties.	5.44 sqm or 9.15%	Delegation to Staff	11/02/2022 8:56:06 AM	11/02/2022							Approved		
DA/2021/0748	5	1967		127	Norton Street LEICHHARDT NSW 2040	Norton Street	LEICHHARDT	2040	8	Leichhardt LEP 2013	IWDB2	C4.4 FSR	Proposal does not increase the existing FSI Proposal decreases existing FSR non-compliance Proposal does not have adverse amenity impacts to surrounding properties Proposal is in the public interest and meets the B2 Zone	18.30%	Delegation to Staff	17/03/2022 2:57:15 PM	17/03/2022							Approved		
DA/2021/0772	1	75119		282	Darling Street BALMAIN NSW 2041	Darling Street	BALMAIN	2041	8	Leichhardt LEP 2013	IWDB2	cl. 4.4 fsr	Existing building already exceeds the control. The works will reduce this exceedance. The proposed development will be compatible with the desired future character of the area in relation to building bulk, form and scale.	60%	Delegation to Staff	04/03/2022 5:09:27 PM	04/03/2022							Approved		
DA/2021/0774	8	864		134	Nelson Street ANNANDALE NSW 2038	Nelson Street	ANNANDALE	2038	1	Leichhardt LEP 2013	IWDR1	Clause 4.4 - Floor Space Ratio	The proposal complies with the landscaping and site coverage	16.11sqm or 9.87%	Delegation to Staff	15/02/2022 4:02:32 PM	15/02/2022								Approved	
DA/2021/0876	2	215387		13	Kegworth Street LEICHHARDT NSW 2040	Kegworth Street	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	Existing non compliance which has been improved from 11.3% of the site area to 15.3% •The proposal provides suitable landscaped areas in the form of private open space for the use and enjoyment of residents. •The proposal maintains a substantial landscaped area on the subject site and promotes the desired future character of the neighbourhood. •The increased landscaped area of the proposal promotes ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water.	18.04 sqm or 23% 6.5% (10.5sqm)	Delegation to Staff	28/02/2022 1:47:27 PM	28/02/2022	Leichhardt LEP 2013	Floor Space Ratio	•The 4.6% variation to the standard does not give rise to a perceptible or unreasonable bulk & scale or impact upon the amenity of the occupants of the surrounding properties. •The floor space non-compliance would not be perceived from within the public domain or from the adjoining dwellings and there are no consequent impacts on the residential amenity of the adjoining properties accordingly nothing is gained by requiring numeric compliance. •The proposal does not give rise to any adverse or unsatisfactory environmental consequences which would warrant an adherence to the FSR control. •There is no community benefit in requiring strict adherence to the development standard.	13.48 sqm or 5.8%				Approved	
DA/2021/0885	4	555059		31	Enmore Road NEWTOWN NSW 2042	Enmore Road	NEWTOWN	2042	8	Marrickville LEP 2011	IWDB2	Clause 4.4. Floor Space Ratio	satisfies the objectives of the development standard and zone.		Delegation to Staff	29/03/2022 10:28:51 AM	29/03/2022								Approved	
DA/2021/0897	27	89268		726	Darling Street ROZELLE NSW 2039	Darling Street	ROZELLE	2039	8	Leichhardt LEP 2013	IWDB2	Clause 4.4 Floor Space Ratio	•The proposal does not result in a further breach with the FSR development standard; no change in GFA proposed. •The proposed development will not alter the existing building bulk, form and scale. •The proposed development provides and encourages accessible employment opportunities within the area. •The development provides entertainment and employment opportunities for local residents in the area with good access to public transport. •The proposed development, subject to recommended conditions, will not result in undue amenity impacts to surrounding sites. •The proposal does not seek a change of use at No. 726 Darling Street, and the existing use provides will continue to support the vitality of the area and local centre. •The existing use is compatible within the area.	55.79% or 212sqm	Delegation to Staff	15/02/2022 4:03:35 PM	15/02/2022							Approved		

DA/2021/0894	57	2279	23	Falla Street LEICHHARDT NSW 2040	Falla Street	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	landscaped area	<div><div>•Existing non-compliance</div><div>The proposal provides suitable landscaped areas in the form of private open space for the use and enjoyment of residents.</div><div>•The proposal maintains a substantial landscaped area on the subject site and promotes the desired future character of the neighbourhood.</div><div>•The increased landscaped area of the proposal promotes ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water.</div><div>•The proposal controls density on the site by providing</div></div>	9.97sqm or 35%	Delegation to Staff	22/03/2022 2:20:30 PM	22/03/2022					Approved				
DA/2021/0914	100	1275139	27	Clayton Street BALMAIN NSW 2041	Clayton Street	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a) - Landscaped area	<div><div>The proposal will result in improvements to the landscaped areas.</div><div>The proposed landscaped area is compatible with the desired future character of the area, including sufficient space for tree planting</div><div>The proposal enhances the amenity of the site without undue impacts to neighbouring sites.</div></div>	0.26sqm or 1.31%	Delegation to Staff	27/01/2022 11:20:36 AM	27/01/2022	Leichhardt LEP 2013	Clause 4.3A (3)(b) - Site Coverage	<div><div>•The proposed variation to the site coverage standard is a result of the existing dwelling house not being compliant</div><div>•The proposed site coverage for the site as a result of the proposal is not increased.</div><div>•The siting of the dwelling is within the building location zones when it can be reasonably assumed development can occur</div><div>•The proposal enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood.</div></div>	5.26sqm or 6.64%				Approved	
DA/2021/0922	1	105364	14	White Street BALMAIN NSW 2041	White Street	BALMAIN	2041	1	Leichhardt LEP 2013	IWDR1	cl.4.4 - FSR	<div><div>The minor breach will not result in any environmental impact</div></div>	1.25%	Delegation to Staff	19/01/2022 4:11:08 PM	19/01/2022						Approved			
DA/2021/0935	1	963074	39	O'Connor Street HABERFIELD NSW 2045	O'Connor Street	HABERFIELD	2045	1	Ashfield LEP 2013	R2	Clause 4.3 Height of Buildings	<div><div>•The proposal will achieve a high quality built form and will maintain satisfactory levels of solar access to the existing buildings.</div><div>•The proposal will adequately maintain sky exposure and daylight to the subject site and surrounds.</div><div>•The proposal will provide for the housing needs of the</div></div>	0.44m or 6.29%	Delegation to Staff	23/03/2022 8:26:36 AM	23/03/2022						Approved			
DA/2021/0947	13	977824	12	Ballast Point Road BIRCHGROVE NSW 2041	Ballast Point	BIRCHGROVE	2041	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a) - Landscaped Area	<div><div>The main purpose of the minimum landscaped area is to provide enjoyment of residents, maintain the amenities for adjoining properties and ensure the desired future character of the neighbourhood. The proposal will enhance the living quality of residents by enlarging the landscaped area and improving private open space whilst preserving the landscaped corridor to the adjacent neighbours. The future desired character of the Birchgrove Distinctive Neighbourhood is achieved by preserving the landscaped area.</div><div>•The proposal, as amended, complies with the FSR development standard.</div><div>•The proposal complies with the landscaped area development standard.</div><div>•Site Coverage is reduced.</div><div>•The site coverage non-compliance is existing and no further breach is proposed.</div><div>•The proposal, as amended, will not result in undue amenity impacts to surrounding sites or the neighbourhood.</div><div>•The proposal, as amended, is consistent with the pattern of development and desired future character of the area.</div><div>•The proposed additions, as amended, are subordinate and sympathetic with the existing building and other development in the area.</div><div>•The landscaped areas are consolidated and are suitable for substantial tree planting and for the use and enjoyment of residents.</div><div>•The landscaped areas allow for, and maximise, the retention and absorption of surface drainage water on site.</div><div>•The proposal will not alter the underground flow of water.</div><div>•The proposal does not alter the building footprint.</div></div>	30.89% or 10.10sqm	Delegation to Staff	07/02/2022 3:17:13 PM	07/02/2022						Approved			
DA/2021/0953	2	219409	62	Hill Street LEICHHARDT NSW 2040	Hill Street	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	4.3A(3)(b) - Site Coverage	<div><div>•The proposal does not seek to increase the existing non-compliant landscaped area breach for the subject site.</div><div>•The proposal significantly increases the landscaped area from Nil to 12.8sqm.</div><div>•The proposed landscaped area is suitable for substantial tree planting and provides for the use and enjoyment of residents.</div><div>•To maintain and encourage a landscaped corridor between adjoining properties.</div><div>•The proposal promotes the desired future character of the neighbourhood.</div><div>•The proposal maximises the retention and absorption of surface drainage water on site and increases underground flow of water.</div><div>•The proposal complies with the FSR and site coverage development standard.</div><div>•The proposal does not increase the building footprint and adequate landscaped areas and private open space is provided.</div><div>•The dwelling house continues to provide for the housing needs of the community.</div><div>•To proposal improves opportunities to work from home.</div><div>•The proposed development, subject to recommended conditions, provides housing that is compatible with the character, style, and pattern of surrounding buildings, streetscapes, works and landscaped areas.</div><div>•The proposal provides landscaped areas for the use and</div></div>	4.42sqm or 6.23%	Delegation to Staff	07/02/2022 10:13:36 AM	07/02/2022						Deferred Commencement			
DA/2021/0970	3	204208	6	Goodsir Street ROZELLE NSW 2039	Goodsir Street	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	Landscaped Area	<div><div>The proposal does not seek to increase the existing non-compliant landscaped area breach for the subject site.</div><div>•The proposal significantly increases the landscaped area from Nil to 12.8sqm.</div><div>•The proposed landscaped area is suitable for substantial tree planting and provides for the use and enjoyment of residents.</div><div>•To maintain and encourage a landscaped corridor between adjoining properties.</div><div>•The proposal promotes the desired future character of the neighbourhood.</div><div>•The proposal maximises the retention and absorption of surface drainage water on site and increases underground flow of water.</div><div>•The proposal complies with the FSR and site coverage development standard.</div><div>•The proposal does not increase the building footprint and adequate landscaped areas and private open space is provided.</div><div>•The dwelling house continues to provide for the housing needs of the community.</div><div>•To proposal improves opportunities to work from home.</div><div>•The proposed development, subject to recommended conditions, provides housing that is compatible with the character, style, and pattern of surrounding buildings, streetscapes, works and landscaped areas.</div><div>•The proposal provides landscaped areas for the use and</div></div>	17.7% or 2.345sqm	Delegation to Staff	22/03/2022 2:25:36 PM	22/03/2022	Leichhardt LEP 2013	Site Coverage	<div><div>The proposal does not seek to increase the existing non-compliant site coverage breach for the subject site.</div></div>	17.78% or 4.12sqm	Leichhardt LEP 2013	Floor Space Ratio	<div><div>compatible with the desired future character of the area in relation to building bulk, form and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape.</div><div>The proposed development will result in acceptable impacts on the Heritage Conservation Area.</div><div>The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller lot – a typical characteristic within the immediate context of the area.</div><div>The proposed development is of a bulk and scale that will not result in any undue adverse visual amenity impacts on neighbouring properties.</div><div>The proposed development does not result in an undue adverse amenity impacts to the surrounding properties.</div><div>The proposal raises no issues that are contrary to the zone and FSR objectives.</div></div>	9.73% or 7.73sqm	Approved
DA/2021/0973	2	440670	53	Catherine Street LEICHHARDT NSW 2040	Catherine Street	LEICHHARDT	2040	1	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a) - Landscaped Area	<div><div>•The proposal provides suitable landscaped areas in the form of private open space and front yard landscaping for the use and enjoyment of residents.</div><div>•The proposal will provide a substantial landscaped area on the subject site and promotes the desired future character of the neighbourhood.</div><div>•The increased landscaped area of the proposal promotes ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water.</div></div>	42.15% or 9.33sqm	Delegation to Staff	03/02/2022 11:57:23 AM	03/02/2022						Deferred Commencement			
DA/2021/0974	1	792147	125	Evans Street ROZELLE NSW 2039	Evans Street	ROZELLE	2039	1	Leichhardt LEP 2013	IWDR1	landscaped area	<div><div>•The proposal provides suitable landscaped areas in the form of private open space and front yard landscaping for the use and enjoyment of residents.</div><div>•The proposal will provide a substantial landscaped area on the subject site and promotes the desired future character of the neighbourhood.</div><div>•The increased landscaped area of the proposal promotes ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water.</div></div>	5.5sqm or 23%	Delegation to Staff	29/03/2022 9:29:54 AM	29/03/2022						Approved			

