DefnSheetName =_defntemp_ (5)																				
Council DA reference Lot nur	mber DP number Apartment/Unit	Street number Street name Street	eet name Subu	b/Town Postcod e	Category of development Enviro	nmental planning instrument	Zoning of lane	d Development standard to be varied	d Justification of variation	Extent of variation	Concurring authorit	Date DA determined dd/mm/yyyy	Date DA determined dd/mm/yyyy	Environmental planning Development standard to be instrument (Variation 2) varied (Variation 2)	Justification of variation (Variation 2)	Extent of variation Environmental planning (Variation 2) instrument (Variation 3)	Development standard to be varied (Variation 3)	Justification of variation (Variation 3)	Extent of variation (Variation 3)	Application Decision
					1			Clause 4.3A (3)(b) Site	•The development has been amended to take into account Councils comments regarding the proposed development with adjustments made to the dwelling and the reary 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 64.3% 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 throu consistency with remaining planning controls and importantly the FSR and landscaped area control. •The proposal enables suitable landscaping between adjoining properties.	gh							. ,			Deferred
DA/2021/0537 47	1225	Alfred Street ANNANDALE NSW 46 2038 Alfred Street Trafalgar Street ANNANDALE NSW	ANNANDAI	E 2038		ardt LEP 2013 IV	WDR1	Coverage Clause 4.3A (3)(b) Site Clause 4.3A (3)(b) Site	access to living areas on adjoining properties and to align wit the provisions the Leichhardt DCP 2013. The proposal provides an expanded housing type designed to	12.30%	Delegation to Sta	ff 02/02/2022 12:48:44 P	M 02/02/2022							Commencement
DA/2021/0613 1	505738	152 2038 Transligar Sin	ANNANDAL	E 2038	1 Leichh	ardt LEP 2013 IV	NDR1	Coverage	The development is compatible with the desired future character of the area in relation to building bulk, form and sca The proposal is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas;	3.79% le;	Delegation to Sta	ff 18/01/2022 12:57:01 P	M 18/01/2022		-Minimal difference in the impacts between a compliant and non-complian proposal in terms of visual and acoust 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 rool form and avoid adverse impacts upon the amenity of surrounding properties.	c				Approved
DA/2004/0007		Rowntree Street BIRCHGROVE 126 NSW 2041 Rowntree Str			1 -1-66	# LED 2042 IIA	MDD4	Clause 4.3A (3)(b) Site	The proposal enhances the amenity of existing residents and does not result in undue adverse impacts on adjoining	9.48% or	Delevetion to Ot	# 44/04/0000 0.04/04 DM	44/04/2022	Clause 4.4Floor space	 The proposal enhances the amenity of existing and future residents and the 	8.23% or				
DA/2021/0627 B	447193		reet BIRCHGRC	VE 2041	Leichh	ardt LEP 2013 IV	NDR1	Coverage	properties and the neighbourhood. 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 ame of visual bulk and scale. The proposed addition is sensitively designed to complement			ff 11/01/2022 3:04:04 PM	M 11/01/2022	Leichhardt LEP 2013 ratio	neighbourhood.	9.89sqm				Approved
DA/2021/0653 2	229273	Elizabeth Street ASHFIELD NSW 96 2131 Elizabeth Str	reet ASHFIELD	2131	Ashfie	ld LEP 2013 IW	WDR2	Clause 4.4 -FSR	the existing building and is compatible with the prevailing patt The proposal provides for a form of development which i	64.99% or er96.10sqm	Panel	08/02/2022 12:00:00 A	M 08/02/2022							Approved
DA/2021/0700 24	976636	Annesley Street LEICHHARDT NSW 2040 Annesley Str	LEICHHAR	OT 2040	1 Leichh	ardt LEP 2013 IW	NDR1	Floor Space Ratio	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. 'The proposal provides suitable landscaped areas for substantial tree planting for the use and enjoyment of residen	2.91%	Delegation to Sta	ff 24/01/2022 9:40:58 AN	M 24/01/2022							Approved
					1				•The proposal maintains a substantial landscaped area on the subject site and promotes the desired future character of the											
DA/2021/0742 7	50	56 Mullens Street BALMAIN NSW 2041 Mullens Street	et BALMAIN	2041	Leichh	ardt LEP 2013 IW	WDR1	Landscaped areas of res. accommodation in R1	neighbourhood. •The proposal does not result in any adverse amenity impacts t	5.44 sqm or 9.15%	Delegation to Sta	ff 11/02/2022 8:56:06 AM	M 11/02/2022							Approved
					8				Proposal does not increase the existing FSI Proposal decreases existing FSR non-compliance Proposal does not have adverse amenity impacts to											
DA/2021/0748 5	1967	Norton Street LEICHHARDT NSW 127 2040 Norton Stree	t LEICHHAR	DT 2040		ardt LEP 2013 IW	WDB2	C4.4 FSR	surrounding properties Proposal is in the public interest and meets the B2 Zone Existing building already exceeds the control. The works w	18.30%	Delegation to Sta	ff 17/03/2022 2:57:15 PM	M 17/03/2022							Approved
DA/2021/0772 1	75119	292 Darling Street BALMAIN NSW 2041 Darling Street	et BALMAIN	2041	8 Leichh	ardt LEP 2013 IW	WDB2	cL 4.4 fsr	reduce this exceedance. The proposed development will be compatible with the desire	60%	Delegation to Sta	ff 04/03/2022 5:09:27 PM	M 04/03/2022							Approved
DA/2021/0774 8	664	Nelson Street ANNANDALE NSW 134 2038 Nelson Street	at ANNANDAI	E 2038	1 Leichh	ardt LEP 2013 IW	VDR1	Clause 4.4 - Floor Space Rat	future character of the area in relation to building bulk, form a scale. tio The proposal complies with the landscaping and site coverage.	16.11sqm or		ff 15/02/2022 4:02:32 PM	M 15/02/2022							Approved
DA/2021/0876 2 DA/2021/0885 4	215387 555059	Kegworth Street LEICHHARDT NSW 2040	reet LEICHHAR d NEWTOWN	5T 2040 2042		iardt LEP 2013 IW kville LEP 2011 IW		Landscaped Area Clause 4.4. Floor Space Rati	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 o 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 an by minimising obstruction to the underground flow of water. -The proposal controls density on the site by providing landscaped areas that appropriately softens of the built form. satisfies the objectives of the development standard and zon. -The proposal does not result in a further breach with the FSN.	18.04 sqm c 23% 6.5%	Delegation to Sta	# 28/02/2022 1:47:27 P# # 29/03/2022 10:28:51 A		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 the residential amenity of the adjoining properties accordingly nothing is gaine by requiring numeric compliance. -The proposal does not give rise to any adverse or unsatisfactory environment consequences which would warrant an adherence to the FSR control. -There is no community benefit in requiring strict adherence to the development standard.	d d				Approved Approved
DA/2021/0897 27	89268	726 Darling Street ROZELLE NSW 2039 Darling Street	M ROZELLE	2039	8 Leicht	ardt LEP 2013 W	WDB2		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 build, form and scale. The proposed development provides and encourages accessible employment opportunities within the area. The development provides entertainment and emplyment opportunities for local residents in the area with good access 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 viality of the area and local centry.			ff 15/02/2022 4:03:35 PM								Approved

28-Apr-2022

										•Existing non -compliance							
										The proposal provides suitable landscaped areas in the form of private open space for the use and enjoyment of residents.							
										•The proposal maintains a substantial landscaped area on the							
							1			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.							
DA/2021/0894	57 2279	23 2	Falls Street LEICHHARDT NSW 2040	Falls Street	LEICHHARDT	2040	L	Leichhardt LEP 2013 IWDR1	landscaped area	•The proposal controls density on the site by providing 9.97sc 35%	m or Delegation to Staff 22/03/2022 2:20:30 PM	22/03/2022					Approved
													•The proposed variation to the site				
													coverage standard is a result of the existing dwelling house not being				
													compliant •The proposed site coverage for the site				
													as a result of the proposal is not increased.				
							'			The proposal will result in improvements to the landscaped			•The siting of the dwelling is within the building location zones when it can be				
										areas. The proposed landscaped area is compatible with the desired			reasonably assumed development can occur				
										future character of the area, including sufficient space for tree planting			 The proposal enhances the amenity of existing residents and does not result in 				
DA/2021/0914	100 1275139	27	Clayton Street BALMAIN NSW 2041	I Clayton Street	BALMAIN	2041	L	Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(a) - Landscaped area	The proposal enhances the amenity of the site without undue impacts to neighbouring sites. 0.26st 1.31%	m or Delegation to Staff 27/01/2022 11:20:36 AM	27/01/2022	Clause 4.3A (3)(b) - Site any undue adverse impacts on adjoinin 5.2 Leichhardt LEP 2013 Coverage and the neighbourhood. 6.6				Approved
DA/2021/0922	1 105364		White Street BALMAIN NSW 2041		BALMAIN	2041	1 L	Leichhardt LEP 2013 IWDR1	cl.4.4 - FSR	The minor breach will not result in any environmental impact 1.25%							Approved
										The proposal will achieve a high quality built form and will maintain satisfactory levels of solar access to the existing							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
							1			buildingsThe proposal will adequately maintain sky exposure and							
DA/2021/0935	1 963074	39 2	O'connor Street HABERFIELD NSW 2045	O'connor Street	HABERFIELD	2045		Ashfield LEP 2013 R2	Clause 4.2 Height of Buildings	daylight to the subject site and surrounds. -The proposal will provide for the housing needs of the 6.29%		23/03/2022					Approved
DAV2021/0933	1 803074	35	2043	O CONTION Sweet	IMBERFIELD	2043	,	ASIIIIGIU LEF 2013 R2	Clause 4.3 Height of Buildings	The main purpose of the minimum landscaped area is to provide enjoyment of residents, maintain the amenities for adjoining	Delegation to Stall 23/03/2022 6.20.30 AW	23/03/2022					Approved
										properties and ensure the desired future character of the							
							1			neighbourhood. The proposal will enhance the living quality of residents by enlarging the landscaped area and improving							
		E	Ballast Point Road BIRCHGROVE NSW 2041						Clause 4.3A (3)(a) -	private open space whilst preserving the landscaped corridor to the adjacent neighbours. The future desired character of the 30.89	6 or -						
DA/2021/0947	13 977924	12	NSW 2041	Ballast Point	BIRCHGROVE	2041	L	Leichhardt LEP 2013 IWDR1	Landscaped Area	Birchgrove Distinctive Neighbourhood is achieved by preservin 10.10: The proposal, as amended, complies with the FSR development	qm Delegation to Staff 07/02/2022 3:17:13 PM	07/02/2022					Approved
										standard. •The proposal complies with the landscaped area development							
										standard. •Site Coverage is reduced.							
										 The site coverage non-compliance is exsting and no further breach is proposed. 							
										The proposal, as amended, will not result in undue amenity impacts to surrouning sites otr the neighbourhood.							
							1			•The proposal, as amended, is consitent with the pattern of development and desired future character of the area.							
										 The proposed additions, as amended, are subordinate and sympathetic with the existing building and other development in 							
										the area. The landscaped areas are consolodiated and are suitable for							
										substantial tree planting and for the use and enjoyment of residents							
										*The landscaped areas allow for, and maximise, the retention							
D 4 10004 10050	2 219409	62 H			LEICHHARDT				4.3A(3)(b) - Site Coverage	and absorption of surface drainage water on site. The proposal will not alter the underground flow of water. The proposal does not alter the building footprint. 4.42si 6.23%	m or						Deferred
			HIII Street LEICHHARDT NSW 2040			2040	IL.	Leichhardt LEP 2013 IWDR1									
DA/2021/0953	213403								4.0 (O(D) CIG Goverage	The proposal does not alter the building roothing.	Delegation to Staff 07/02/2022 10:13:36 AM	07/02/2022				compatible with the desired future	Commencement
DA/2021/0953	2 215405								T. O. (O)(D) ONO COVOLAGO	The proposal does not alter are building roughint.	Delegation to Stall 07/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk, form and scale. The	Commencement
DA/2021/0953	2 213405								T. W. (U) D. W. COTTOLOGO	The proposes used not take the someting today me.	Delegation to Stall Unit/2/2022 10:13:36 AM	07/02/2022				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	Commencement
DA/2021/0953	2 219409								The gold of the contrage	The proposes uses not and the someting todame.	Delegation to Statil U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk, form and scale. The additional GFA is located to the rear of	Commencement
DA/2021/0953	2 219409								Today one coronge	The proposes uses not and the someting temperature.	Delegation to Statil U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk, form and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result	Commencement
DA/2021/0953	2.15903								The topy and derenge	The proposed does not man the bottom of toquine.	Delegation to Statil 07/02/2022 10:13:36 AM	07/02/2022				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.	Commencement
DA/2021/0953	2.15903								The topy one design	The proposed does not man the bottom of toquine.	Delegation to Stati U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk, from and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a	Commencement
DW202109953	2 219409								The topy one design	The proposed does not man the bottom of toquine.	Delegation to Stati U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk, from and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed afterations and additions,	Commencement
UA/2021/0963	2.1949						1		The Color of the C	The proposed does not man the bottom of toquine.	Delegation to Stati U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommedate the proposed afterations and additions, whilst retaining reasonable internal amently. POS area and landscaped	Commencement
UA/2021/0953	4.19499						1		The Color of the C	The proposed does not man the bottom of toquine.	Delegation to Statil U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed afterations and additions, whilst retaining reasonable internal amenity. POS area and landscaped area on smaller lot – a typical characteristic within the immediate	Commencement
UA/2021/0953	4.1949						1		The Color of the C	The proposed does not man the bottom of toquine.	Delegation to Statil U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed affections 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.	Commencement
UA/2021/0953	4.19499						1		The Color of the C	The proposed does not make the bottom of toquine.	Delegation to Statil U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detect from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed atterations 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. The proposed development is of a bulk and scale that will not result in any	Commencement
DAZ021/0953	4.19499						1		The Colonial Colonia	The proposed does not make the bottom of toquine.	Delegation to Statil 07/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk	Commencement
UA/2021/0953	4.19499						1		The Colonial Colonia	The proposed does not make the bottom of toquine.	Delegation to Statil U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity. PCS area and landscaped area on smaller lot — a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse visual amenity impacts on neighbouring properties. The proposed development does not the proposed of the proposed in the properties on neighbouring properties.	Commencement
UA/2021/0953	4.19499						1		The Color of the C	The proposed does not make the bottom of together.	Delegation to Statil U7/02/2022 10:13:36 AM	07/02/2022				character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse visual amenity impacts on neighbouring properties.	Commencement
DAZ02110953	4.1999						1					07/02/2022	The proposal does not seek to increase			character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed afterations and additions, whilst retaining reasonable internal amently. POS area and landscaped area on smaller lot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse visual amently hope and scale that will not result in any undue adverse visual amently impacts on neighbouring properties. The proposed development does not result in an undue adverse amently impacts on the surrounding properties.	
DA/2021/0970	3 204208		Goodair Street ROZELLE NSW	Gooder Street	ROZELLE	2039	1	Leichhardt LEP 2013 M/DR1	Landscaped Area	The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site.	or -		the existing non-compliant site coverage7.7	9% or Zagm Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or sqm Approved
						2039	1			The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. -The proposal significantly increases the landscaped aea from Nil to 12.8gm.	or -		the existing non-compliant site coverage7.7	8% or Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or
						2039	1			The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. 7.7% 2.345 7.7% 7.7% 7.7% 7.7% 7.7% 7.7% 7.7% 7.	or -		the existing non-compliant site coverage7.7	8% or Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or
						2039	1			The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. 2.345: The proposal significantly increases the landscaped area from Nit to 12.8sqm. The proposed landscaped area is suitable for substantial tree planting and provides for the use and enjoyment of residents. to maintain and encourage a landscaped corridor between	or -		the existing non-compliant site coverage7.7	8% or Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or
						2039	1			The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. -The proposal significantly increases the landscaped aea from Nit to 12.8gm. -The proposed landscaped area is suitable for substantial tree planting and provides for the use and enjoyment of residents.	or -		the existing non-compliant site coverage7.7	8% or Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or
						2039	1			The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. 7.345 7.845 7	or -		the existing non-compliant site coverage7.7	9% or Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or
						2039	1			The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. 7.345: 7.845	or -		the existing non-compliant site coverage7.7	8% or Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or
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		6		Goodair Street		2039	1	Leichhardt LEP 2013 IWDR1	Landscaped Area Clause 4.3A(3)(a) - Landscape	The proposal does not seek to increase the existing non- compliant landscaped area breach for the subject site. 2.345: The proposal significantly increases the landscaped area from Nti to 12.86gm. The proposed indicaped area is suitable for substantial tree planting and privides for the use and enjoyment of residents. Adjoining and privides for the use and enjoyment of residents. The proposal promotes the desired future character of the neighbourhood. The proposal maximises the retention and absorption of surface drainage water on site and increases underground flow of water. The proposal complies with the FSR and site coverage development standard. The proposal does not increase the building footprint and adequate landscaped areas and private open space is provided. The welling house continues to provide for the housing needs of the community. To proposal improves opportunities to work from home. The proposal development, subject to recommended conditions, provides housing that is compatible with the character, style, and pattern of surrounding buildings, distreetscapes, works and landscaped areas for the use and 9.358.	or - qm Delegation to Staff 22/03/2022 2:25:36 PM	22/03/2022	the existing non-compliant site coverage7.7	9% or Zegm Leichhardt LEP 2013	Floor Space Ratio	character of the area in relation to building bulk. From and scale. The additional GFA is located to the rear of the site and is not likely to detract from the Goodsir Street streetscape. The proposed development will result in acceptable impacts on the Heritage Conservation Area. The proposed development is a suitably designed to accommodate the proposed alterations and additions, whilst retaining reasonable internal amenity, POS area and landscaped area on smaller tot – a typical characteristic within the immediate context of the area. The proposed development is of a bulk and scale that will not result in any undue adverse sevisual amenity impacts on neighbouring properties. The proposed development does not result in an undue adverse amenity impacts to the surrounding properties. The proposal raises no issues that are contrary to the zone and FSR 9, 373'	% or
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Page 2 of 3

													The proposed works are compatible wit				
													the desired future character of the area in relation to building bulk, form and				
													scale and does not detract nor cause any adverse impacts to adjoining				
													properties.				
										The proposed works are compatible with the desired future character of the area in relation to building bulk, form and scale			The breach to the Site Coverage development standard is the result of an				
										and does not detract nor cause any adverse impacts to adjoining properties.			existing on-site circumstance. The proposal does not seek further				
							1						departure from this development				
										The breach to the Landscaped Area development standard is the result of an existing on-site circumstance. The proposal			standard.				
										does not seek further departure from this development standard.			The proposed variation does not diminish the attributes of the Heritage				
										The proposed variation does not diminish the attributes of the			Conservation Area.				
										Heritage Conservation Area.			The proposal has been designed to meet the day-to-day needs of the				
										The proposal has been designed to meet the day-to-day needs of the residents, while ensuring a variety of housing types within 17.3sqm or			residents, while ensuring a variety of housing types within the General 4.8sqm or				
DA/2021/1026 4	5 4340	298	Trafalgar Street ANNANDALE NSW 2038	Trafalgar Street	ANNANDALE	2038		Leichhardt LEP 2013 IWDR1	Landscaped Area	the General Residential zone. 76.89%	Delegation to Staff 21/02/2022 11:38:16 AM	21/02/2022 L	Leichhardt LEP 2013 Site Coverage Residential zone. 5.33%				Approved
							1			Whilst the landscaping does not technically comply with the standard, due to the minimum 1m dimension required, this							
DA/2021/1021	438190	15	Valley Street BALMAIN NSW 2041	Valley Street	BALMAIN	2041	ļ	Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(a) – Landscaped Area	proposal drastically increases the planted area, quality and quantity of planting to create a dense green space 100%	Delegation to Staff 21/02/2022 5:25:52 PM	21/02/2022 L	Clause 4.3A (3)(b) – Site The proposal provides additional private 8.69sqm or Leichhardt LEP 2013 Coverage open space amenity for the dwelling 6.93%				Approved
										A written request under clause 4.6 of the LLEP2013 has beer submitted by the applicant raising the following key issues							
										seeking to justify the contravention of this standard: * The non-compliance is minor exceeding the maximum site							
										coverage by only 5.54m2/m or 3.78%. * Proposal does not result in any uncharacteristic scale, bulk or							
							1			density as the proposed rear additions are stepped down							
										following the contour of the land which is able to maintain the height and density of the existing dwelling.							
			Albion Street ANNANDALE NSW						Clause 4.3A (3)(b) Site	* Compliance with the development standard would unnecessarily impact the amenity of residents with no 5.54m2/m or							
DA/2021/1046 1	207901		2038 Railway Avenue STANMORE NSW	Albion Street	ANNANDALE	2038		Leichhardt LEP 2013 IWDR1	Coverage for Zone R1	discernible planning benefit. 3.78% No change to maximum building height. Proposal satisfie	Delegation to Staff 11/01/2022 9:34:04 AM	11/01/2022					Approved
DA/2021/1059 6	1933	64	2048	Railway Avenue	STANMORE	2048	1	Marrickville LEP 2011 IWDR2	Clause 4.3 Height of buildings	relevant objectives of development standard and zone. 7% (700mm) A written request was not submitted under clause 4.6 of th	Delegation to Staff 28/02/2022 10:00:30 PM	28/02/2022					Approved
										LLEP2013 but as discussed in the report, in this instance is acceptable due to the non-compliance is existing, it is not							
										exacerbated, intensified, expanded or enlarged.							
										Further, the contravention of this standard is largely acceptable							
							1			because:							
										* The non-compliance is an existing site condition and the proposal does not seek any additional changes to the current							
										condition							
DA/2021/1063 1	007000		Church Street BALMAIN NSW 2041	Charles Charles	BALMAIN	2044		Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(b) Site	* Proposal does not result in any uncharacteristic scale, bulk or 8.19% or	Delegation to Staff 28/03/2022 4:43:50 PM	28/03/2022					Approved
DA(2021/1003	207809	9	CHUICH SIFEE BALMAIN NSW 2041	Church Street	DALMAIN	2041		Leicillaidi LEP 2013 IWDK1	Coverage	A written request under clause 4.6 of the LLEP2013 has beer	Delegation to Stall 20/03/2022 4.43.30 FW	20/03/2022					Approved
										submitted by the applicant raising the following key issues seeking to justify the contravention of this standard. This is							
							2			summarised below:							
							3			* The non-compliance is minor, and the development meets the overall merit assessment of the LEP.							
									Clause 4.1 – Minimum	* The proposal provides attractive inner-city accommodation which does not adversely impact on adjoining properties. 9.1sqm or							
DA/2021/1089	35024	13	Garnet Avenue LILYFIELD NSW 2040	Garnet Avenue	LILYFIELD	2040		Leichhardt LEP 2013 IWDR1	Subdivision Lot Size	*The proposed lots can accommodate dwellings compatible will 4.55%	Delegation to Staff 17/01/2022 12:11:27 PM	17/01/2022					Approved
DA/2021/1087	444865		Salisbury Road CAMPERDOWN NSW 2050	Salisbury Road	CAMPERDOWN	2050	1	Marrickville LEP 2011 R2	Clause 4.4 - Floor Space Ratio	Acceptable amenity impacts. Satisfies the objectives of the zor and development standard 0.9% (2sqm)	Delegation to Staff 29/03/2022 7:33:22 PM	29/03/2022					Approved
DA/2021/1094 1	9 1221052	3	Walker Avenue HABERFIELD NSW 2045	Walker Avenue	HABERFIELD	2045	1	Ashfield LEP 2013 R2	CI 6.5(3)(d)	existing variation (95.9sqm)	Delegation to Staff 17/03/2022 12:25:34 PM	17/03/2022					Approved
										The proposals have specifically sought to ensure that there i no reduction in landscaped area on the site and seek approval							
DA/2021/1115 1	421456	48	Rowntree Street BIRCHGROVE NSW 2041	Rowntree Street	BIRCHGROVE	2041	1	Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(a) Landscaped Area	to reconfigure the rear garden and associated soft planting, to have a more significant and improved impact on the home. 15.56% or - 2.82sqm	Delegation to Staff 02/03/2022 10:00:55 AM	02/03/2022					Approved
DA/2021/1155 2	7 2457	-	Alberto Street LILYFIELD NSW	Alberto Street	LILYFIELD	2040	1	Leichhardt LEP 2013 IWDR1	Clause 4.3A (3)(a) - Landscaped Area	The existing landscaped area is presently non-compliant wit the required landscaped area for the site as per Clause 4.3 of 15.13sqm	Delegation to Staff 15/02/2022 5:12:06 PM	15/02/2022					Approved
	19 4720	54	O'connor Street HABERFIELD NSW	O'connor Street	HABERFIELD	2045	1	Ashfield LEP 2013 IWDR2	Haberfield Landscaped Area - clause 6.5		Delegation to Staff 08/03/2022 2:26:15 PM	08/03/2022					
DA/2021/1178 1	10 4729	04	Day Street LEICHHARDT NSW			2045	1			Improvement on existing 6.6% 3.3% or							Approved
DA/2021/1210 1	974161	85	2040	Day Street	LEICHHARDT	2040		Leichhardt LEP 2013 IWDR1	Clause 4.4	Minor variation 4.4sqm There is no change to the landscape area or paving area. Th	Delegation to Staff 31/01/2022 3:39:12 PM	31/01/2022					Approved
DA/2021/1217 1	1157590	13	Milton Street LEICHHARDT NSW 2040	Milton Street	LEICHHARDT	2040	1	Leichhardt LEP 2013 IWDR1	Area	house was built 15 years ago and to my knowledge, the 49.17% or - landscaping area and paving area has not changed during that 14.19sqm	Delegation to Staff 24/01/2022 1:28:44 PM	24/01/2022					Approved
DA/2021/1270 2	397225	43	Dobroyd Parade HABERFIELD NSW 2045	Dobroyd Parade	HABERFIELD	2045	1	Ashfield LEP 2013 R2	Clause 6.5(3)(d) - Landscaped Area	Improvement on existing variation 52%	Delegation to Staff 22/03/2022 10:56:46 AM	22/03/2022					Approved
DA/2021/1284 1	10 1624	33	Wellesley Street SUMMER HILL NSW 2130	Wellesley Street	SUMMER HILL	2130	1	Ashfield LEP 2013 IWDR2	Clause 4.4 - FSR	Variation is within existing built form and due to addition of low	Local Planning Panel 08/03/2022 12:00:00 AM	08/03/2022					Approved
MOD/2022/0013	440407		Rowntree Street BALMAIN NSW	Rowntree Street	BALMAIN	2044	1		4.4 Floor Space Ratio	5.68% or	Delegation to Staff 17/03/2022 8:43:59 AM	17/03/2022					Approved
	442107	31	2041			2041	1		Clause 4.3A (3)(a) -	-36.28sqm or			Clause 4.3A (3)(b) - Site There is no increase in the existing site 9.93% or			The proposal does not increase the 3.40% or	
DA/2022/0021 8	789122	8	Byrnes Street ROZELLE NSW 2039	Byrnes Street	ROZELLE	2039		Leichhardt LEP 2013 IWDR1	Landscaped Area	Strict compliance with the standard is unreasonable an	Delegation to Staff 24/02/2022 4:07:56 PM	24/02/2022 L	Leichhardt LEP 2013 Coverage coverage 14.06sqm	Leichhardt LEP 2013	Clause 4.4 - Floor Space Ratio	site's FSR 6.41sqm	Approved
										unnecessary since the non compliance is minor and no modification to the existing landscape area is proposed. The							
			Redmond Street LEICHHARDT NSW				'		Clause 4.3A (3)(a) -	proposed works are minor, and entail a reduction in roof area and the addition of a window. It would be unreasonable to 6.96% or -							
DA/2022/0025 7	1054188	70	2040	Redmond Street	LEICHHARDT	2040	ļ		Landscaped Area	require a modification to the building footprint to bring it into line1.99sqm *The non-compliant landscape area is existing, with the	Delegation to Staff 25/02/2022 4:08:35 PM	25/02/2022					Approved
										development seeing an improvement in the non-compliance being proposed							
		51	Boomerang Street HABERFIELD							•The proposed development and it's landscaping area will 284.55sqm or							
DA/2022/0087 E	379771	51	NSW 2045	Boomerang Street	HABERFIELD	2045		Ashfield LEP 2013 IWDR2	Clause 6.5(3)(d)	The landscaped area is a shortfall of 1.5%. The existing	Delegation to Staff 18/03/2022 5:19:04 PM	18/03/2022					Approved
										landscaped area is an improvement of 2.8% from 15.7% to 18.5%.							
							1			The request meets the objectives of Clause 4.6 as it allows flexibility of the standard and achieves a better outcome for the							
										development. 3. The FSR, site coverage and private open space all satisfies							
DA/2022/0105 1	4 1258746	30	Lonsdale Street LILYFIELD NSW	I onsdale Street	LILYFIELD	2040		Leichhardt LEP 2013 IWDR1	Clause 4.3A – Landscaped Area for residential deve	the prescribed standards. 4. The proposed development is consistent with the objectives (3.51sqm)	Delegation to Staff 18/03/2022 2:24:45 DM	18/03/2022					Approved
Dry2022/0100 1	- 1200/40	JU	2010	consume Sheet	CILIFIELD	2040		CONSTRUCTED 2013 INDICT		?To meet heritage objectives and the desired future character	2010gution to otali 10/03/2022 3.21.10 PM	10/03/2022					гррготец
										for the local area, the proposal must maintain the first two rooms of the existing single-storey dwelling, meaning the only							
										opportunity for development is to the rear of the site. The character of the area is such that the sites are narrow and long.							
										The increase to site coverage is associated with extending the building footprint into the passage along the northern boundary.							
										Extending the building into this space allows for greater internal							
							1			amenity, while minimising impacts to neighbours and is in line with the rear setback pattern of the area.							
										?The minor contravention to the development standard for site							
										coverage meets the objectives of the LEP noted above while also meeting the development standards for floor space ratio							
										(0.82:1 where 0.9:1 is permissible) and landscaped area (17% where minimum is 15%).							
										?Based on the points above, it is considered both							
			İ	l .	1	1 1		1	Clause 4.3A (3)(b) - Site	unreasonable and unnecessary to strictly comply with the 7.48% or	1				1	1	
DA/2022/0116 s	n 4975054	43	Curtis Road BALMAIN NSW 2041	Curtle Road	RAI MAIN	2044	l,	Leichhardt LEP 2013 IWDR1	Coverage for Zone R1	maximum site coverage development standard in this instance 7.04sqm	Delegation to Staff 31/03/2022 6:20:26 DM	31/03/2022					Approved