

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/2021/0765	2	205362		36	Hartley Street	ROZELLE	2039	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) – Site Coverage	Clause 4.3A(3)(a) sets out minimum landscaped area requirements for residential development in Zone R1. At least 15% of the site area is to include landscaped area where the lot size is less than 235sqm. The site has an area of 114.5sqm. Despite minor site coverage breach, the proposed development provides for a compliant landscaped area of 18.5sqm which equates to 16.2% of the site area.	10.57% or 7.22sqm	Council	22/04/2022
DA/2021/0791	1	71409		117	Addison Road	MARRICKVILLE	2204	6: Residential - Other	Marrickville LEP 2011	IWDB1	Floor Space Ratio	satisfies objectives of standard and zone	356.6sqm or 35%	Council	24/05/2022
DA/2021/0916	502	786185		187	Lilyfield Road	LILYFIELD	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Floor Space Ratio	<p>The 9.3% 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.</p> <p>The floor space non-compliance will 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.</p> <p>The proposal does not give rise to any adverse or unsatisfactory environmental consequences which would warrant an adherence to the FSR control.</p> <p>There is no community benefit in requiring strict adherence to the development standard.</p>	13.64sqm or 9.3%	Council	29/06/2022
DA/2021/0964	2	560682		127	Edwin Street	CROYDON	2132	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Clause 4.3 Height of building	<p>1. The proposal seeks to continue the existing height of the rear roof form and boundary wall to provide the proposed addition and does not seek to increase the proposed height from the nominated and existing AHD 26.610 height.</p> <p>2. The proposed rear lane garage element complies with requested council maximum height requirements relating to rear lane developments.</p> <p>3. Additional deep soil landscaping will be introduced along the perimeter fencing to the north and south to minimise any potential run off and maximise on site retention and privacy to adjoining properties.</p> <p>4. The development will greatly improve the amenities to 127 Edwin Street North, Croydon without adversely impacting the neighbouring properties. Due to its low impact and positioning to the rear of the site, we ask Council to overlook the low level of non-compliance.</p>	460mm or 5.4%	Council	6/02/2022
DA/2021/0978	U	3094		22	Rofe Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(b) Site Coverage for Zone R1	<p>1. The proposed development has minimal impact on neighbouring properties.</p> <p>2. The proposal maintains the original streetscape and roof form of the original dwelling, and the new addition cannot be viewed from the main street frontage.</p> <p>3. The Site Coverage control is impractical for sites of this size and proportion. Neighbouring developments have similar site coverage, therefore the proposed development is consistent with the general surrounds.</p> <p>4. Note that the proposed development is compliant with the private open space, landscape, and building height controls.</p>	8.84% or 5.32sqm	Council	29/06/2022
DA/2021/0998	4	108425		41	Mackenzie Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	FSR	MINOR WORKS OF NO CONSEQUENCE ON CONSTRAINED SITE	25%	Council	24/05/2022
DA/2021/1008	7	1474		13	Lamb Street	LILYFIELD	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Site Coverage	<p>1. The proposal, as amended, complies with the landscaped area development standard.</p> <p>2. The proposal complies with the FSR development standard.</p> <p>3. The proposal, as amended, is consistent with the pattern of development and desired future character of the area.</p> <p>4. The proposed additions, as amended, are subordinate and sympathetic to the existing building other development in the area.</p> <p>5. The proposed variation is not considered to give rise to or unreasonably detract from the amenity of neighbouring properties.</p> <p>6. Landscaped areas are largely consolidated and are suitable for substantial tree planting and for the use and enjoyment of residents.</p> <p>7. The landscaped areas allow for, and maximise, the retention and absorption of surface drainage water on site.</p> <p>8. The proposal will not alter the underground flow of water.</p> <p>9. The dwelling house provides for the housing needs of the community.</p> <p>10. The proposal improves opportunities to work from home.</p> <p>11. The proposal provides landscaped areas for the use and enjoyment of existing and future residents.</p>	13.68sqm or 15.33%	Council	26/04/2022
DA/2021/1010	1	921567		18	Llewellyn Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(b) – Site Coverage for residential	Existing - no change made by the proposed development.	17%	Council	5/10/2022
DA/2021/1033	204	4354		76	O'connor Street	HABERFIELD	2045	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Landscaped area (Haberfield)	Proposal is an increase in total landscaped area Proposal will provide improved amenity for the residents of the property the proposal does not result in any unreasonable impacts to neighbouring properties or the wider area	17.8%	Council	28/04/2022
DA/2021/1052	5	238905		78	Stanmore Road	STANMORE	2048	1: Residential - Alterations & additions	Marrickville LEP 2011	IWDR2	Clause 4.4 - FSR	Floor area within existing footprint, and includes garage extension, no amenity impacts and period dwelling conserved	34.1sqm or 15.38%	Council	24/05/2022
DA/2021/1073	1	974299		11	Cambridge Street	ENMORE	2042	2: Residential - Single new dwelling	Marrickville LEP 2011	IWDR2	Clause 4.4 - FSR	Floor area within existing footprint, and includes garage extension, no amenity impacts and period dwelling conserved	41.9sqm or 18%	Council	24/05/2022
DA/2021/1061	11	1211684		42	Hay Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a) – Landscaped area for residenti	No change to existing breach, no ground floor works	8.5sqm or 36%	Council	29/04/2022

DA/2021/1088	7	15329	7	236	Johnston Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A - Landscaped areas	1. The proposal is of a reasonable scale and provides a high quality and durable alterations and additions to an existing dwelling which will assist in meeting the high demand for high quality housing in the Annandale locality. The development is commensurate in scale and character with other properties in the streetscape, measuring three storeys and complying with the maximum building height prescribed for the site. The variation results in the substantial increase in amenity for the subject site without producing any adverse impacts on the privacy, views, solar access and overall amenity of surrounding properties. 2. The development has been designed to complement the existing scale and character of surrounding development. The height and building envelope of the building is compliant with LEP and DCP controls. 3. The proposal does not seek to alter the existing height and overall scale of the development. The proposal will integrate seamlessly with the existing streetscape and does not result in adverse amenity impacts on adjoining properties in the way of bulk impact, shadow impact or privacy loss.	27.322sqm or 13.11%(No change to existing)	Council	4/12/2022
DA/2021/1070	B	106453		23	Ramsay Street	HABERFIELD	2045	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Clause 4.4 - FSR	The bulk and scale of the proposed development is considered to achieve an acceptable degree of consistency with existing development in the immediate locality. The proposal involves a low-scale, rear ground floor addition that does alter the existing site coverage. Further, it is noted that the bulk and scale of the existing dwelling as viewed from the streetscape/public domain will not be altered as a result of the proposed development.	1.7sqm or 2%	Council	4/05/2022
DA/2021/1104	74	2279		277	Lilyfield Road	LILYFIELD	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Landscape area	1. While the proposal seeks a technical non-compliance with a landscape area of 17sqm, representing 8.8% of the site area, it is noted that only 3m2 or 1.55% of the site is currently covered with landscape area as defined by the Leichhardt LEP 2013. As such, the proposed development provides a net increase in landscape area on the site. The proposed landscape area which will be located predominantly in the rear yard is expected to enhance and provide continuation of the landscape corridor that exists in the rear yard of adjoining properties. 2. The provision of lawn area at the rear yard of the site is expected to provide some passive recreation opportunities on the site. 3. The area of landscaping will provide sufficient area on the site to facilitate absorption of on-site drainage of water. 4. The provision of landscape in the rear of the site is also expected to support the retention of the tree located at the north-eastern corner of the site. The retention of the tree and provision of lawn area is expected to improve micro climatic conditions on the site.	11.995sqm (41.3%) - existing non compliance	Council	5/11/2022
DA/2021/1131	23	5908		44	Dudley Street	HABERFIELD	2045	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Landscaped area - CI 6.5(3)(d)	Increase to landscaped area on site, meets objectives of HCA & zone.	47.8sqm - 14%	Council	6/09/2022
DA/2021/1153	328	5849		73	Ramsay Street	HABERFIELD	2045	1: Residential - Alterations & additions	Ashfield LEP 2013	IWDR2	Landscaped Area (Haberfield)	1. The non-compliant landscape area is existing, with the development seeing an improvement in the non-compliance being proposed 2. The proposed development will significantly improve the amenity of the site and dwelling for the occupants and will improve the site in heritage terms; and 3. The proposal is consistent with the objectives of the development standard.	53.6%	Council	5/04/2022
DA/2021/1184	1	514625		6	Trouton Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	4.3A(3) (a) Landscaped area	Existing situation remains unchanged by proposed works	100%	Council	5/11/2022
DA/2021/1192	B	364256		24	Westbourne Street	STANMORE	2048	1: Residential - Alterations & additions	Marrickville LEP 2011	IWDR2	Clause 4.4 - Floor Space Ratio	Additional FSR is a minor variation and does not result in adverse streetscape or amenity impacts and the bulk and scale of the development remains consistent with the desired future character of the area.	3.9% or 7.1sqm	Council	27/04/2022
DA/2021/1188	0	17149		2	Gladstone Street	NEWTOWN	2042	9: Mixed	Marrickville LEP 2011	IWDB7	Clause 4.3 - Height of Buildings	Minor variation	1.8%	Council	14/06/2022
MOD/2021/0524	1	982143		79	Mansfield Street	ROZELLE	2039	3: Residential - New second occupancy	Leichhardt LEP 2013	IWDR1	4.4 Floor Space Ratio	Proposed development meets objectives of clause and zone. Compliance is unnecessary in the circumstances given the nominal departure from the standard and the development meeting all other development standards including site coverage and landscaped area	4.6% or 6.95m	Council	17/05/2022
DA/2021/1240	6	8247		25	Campbell Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	4.3A – Landscaped Area for residential development	Landscaped area is increased compared to existing and sufficient POS is provided, Site coverage and FSR is not in breach.	15.9sqm or 48.3%	Council	30/05/2022
DA/2021/1259	1	69925		22	Thames Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.4 – Floor Space Ratio	The window replaces an existing window and does not alter the existing approved GFA and therefore their is no change to the existing FSR	18.9sqm or 14.73%	Council	5/04/2022
DA/2021/1371	1	535807		1	Hanover Street	ROZELLE	2039	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a) – Landscaped Area	The existing landscaped area is presently non-compliant with the required landscaped area for the site as per Clause 4.3 of the LLEP 2013. The proposal does not seek to alter the existing landscaped area of the site.	-25.15sqm or 76.79%.	Council	4/06/2022

								1: Residential - Alterations & additions				1. The landscaped area is below the minimum of 20%, and the proposal is comparable to the neighbouring sites. 2. 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. 3. The existing landscaped area of surrounding buildings is below the allowable 20% & the proposal is in keeping with the area. 4. In designing a development that compares to the neighbouring buildings, the quality of the site, and the immediate surroundings is improved. 5. The proposal carefully considers all aspects of the LEP & DCP, and the design solution will fit comfortably within its surroundings. 6. The proposal is suitable for the use and enjoyment of residents. Site density and building footprint are acceptable. 7. The landscaped area is compatible with the adjoining properties. 8. The proposal has been designed to preserve the character of the surrounding area. 9. Amenity to the site will not be compromised. 10. Compliance with the standard is unreasonable as the surrounding area has landscaped areas smaller than the minimum 20%. 11. The proposed landscaped area is in keeping with the surrounding area. 12. It is unreasonable to comply with the standard as this would require increasing the proposal to a landscaped area greater than the average in the area. 13. The proposed landscaped area is greater than the existing landscaped area on the site.			
DA/2022/0022	1	904010		9	Mullens Street	BALMAIN	2041		Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a)(i) – Landscaped Area		29.68% (16.14sqm)	Council	6/03/2022
DA/2022/0102	29	796		114	Young Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	4.3B – Site Coverage for residential development i	No change to existing	34%	Council	30/06/2022
								1: Residential - Alterations & additions							
MOD/2022/0062	1	555150		57	Phillip Street	BIRCHGROVE	2041		Leichhardt LEP 2013	IWDR1	Clause 4.4 Floor Space Ratio	1. The proposed contravention of the maximum FSR is <10%, which is not a matter of State nor regional significance. (8.9m² contravention of the allowable FSR for the site). 2. The proposed modification to approved alterations and additions pose no reduction to the public benefit. 3. The proposed modifications to GFA (sic) has no visibility from the public domain or neighbouring properties. 4. The proposed development is consistent (sic) with other developments in the street, and in the HCA (Please reference the Statement of Environmental Effect submitted as part of this Modification S4.56). 5. The environmental planning grounds which support the proposal are the absence of any unreasonable amenity impacts on the site and locality (no externalities) as the additional floor area is situated below existing Ground Floor Level site coverage. 6. As the modifications to DA/2020/0947 proposed as part of this submission do not generate any additional impacts beyond what is already approved, it can be concluded that development will have a positive impact on the public and the development will not have any unreasonable adverse effects.	6.95% (8.7sqm)	Council	19/05/2022
DA/2022/0201	1	174516		49	Catherine Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Site Coverage	The proposal provides Landscaped Areas that are suitable for substantial tree planting and for the use and enjoyment of residents;	5.8%	Council	22/06/2022
DA/2022/0210	1	1280928		38	Reuss Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Landscaped area	Not viable due to small size of site. Would reduce resident amenity to enforce standard. Non-compliance is being reduced from what is existing on site	50% or 10sqm	Council	30/06/2022
DA/2022/0219	B	366391		17	Hornsey Street	ROZELLE	2039	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a) Landscaped Area	With a minimum required landscaped area of 20%, the proposal has a non-compliance of 0.36%, however, this is considered satisfactory as the built form is sympathetic to the surrounding area, FSR is compatible with the adjoining properties and has minimal impact on the amenity of neighbouring properties, including privacy and solar access	1.79% or -0.86sqm	Council	5/12/2022
DA/2022/0225	1	437822		25	Emily Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A (3)(a) Landscaped Area	The proposal does not seek to change the landscaped area on site, which as existing is non-compliant.	70.16% or -11.05sqm.	Council	16/05/2022
DA/2022/0279	11	2279		44	Charles Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.3A(3)(a) Landscaped Area	1. The proposal meets the objectives of both the R1 General Residential zone and Clause 4.3A Landscaped areas for residential accommodation in Zone R1 2. The proposal increases the overall landscaped area on the site from the existing provision (from 7sqm to 14sqm) 3. The proposed provision of landscaping is consistent with other properties along Charles Street	13.77sqm or 49.41%	Council	22/06/2022
DA/2022/0295	1	1112913		22	Trafalgar Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Clause 4.4 Floor space ratio	1. The proposed development ensures consistency with the desired future character of the neighbourhood. 2. The proposal makes no increase to the building footprint ensuring that adequate provision is made for landscaped area and private open space. 3. The proposal meets the relevant objectives of both the FSR development standard and the R1 General Residential zone.	1% or 2.28sqm	Council	6/02/2022