

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	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/2022/0209	B	156791		425	New Canterbury	DULWICH HILL	2203	9: Mixed	Marrickville LEP 2011	IWDB2	4.4 floor space ratio	<ul style="list-style-type: none"><li>*The variation is minor in nature.</li><li>*The variation is a result of the adaptive reuse of the existing building.</li></ul>	3.1% (24.1sqm).	Council	14/02/2023								Deferred Commencement	
DA/2022/0243	47	658483		228	Trafalgar Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Site Coverage	<p>The site is small and narrow which limits the possibilities for enlarging the house to provide the needed space.</p> <p>Soft landscaping is over the required area.</p> <p>The objectives of the Standards that at issue are met as the variations do not affect privacy and has minimal impact on solar access.</p> <p>The visual impact on the streetscape and is minimised.</p>	0.6sqm or 0.47%.	Council	11/01/2023							Approved		
DA/2022/0320	18	2209		87	Marion Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Site coverage	<p>The proposal seeks a 10.4sqm or 7.82% variation on the 60% site coverage requirement under Clause 7.82% variation on the Leichhardt Local Environment Plan 2013.</p> <p>"Whilst the proposed development is slightly above the maximum site coverage, the proposal complies with the relevant landscaped area, floor space ratio (FSR) and private open space area requirements applying to the site. It is also consistent with the objectives of the development standard and the objectives for developments of the zone in which the development is proposed to be carried out. It is the proposed development's consistency with the objectives of the development standards and the objectives of the zone that make the proposed development in the public interest."</p>	10.44sqm or 7.82%	Council	23/01/2023							Approved		
DA/2022/0389	100	2626		711	Parramatta Road	LEICHHARDT	2040	11: Industrial	Leichhardt LEP 2013	IWDIN2	Section 4.4 Floor space ratio	Protection of industrial lands	44.7sqm or 7%	Council	31/01/2023								Deferred Commencement	
MOD/2022/0193	1	956255		631	King Street	NEWTOWN	2042	8: Commercial / retail / office	Marrickville LEP 2011	IWDB2	Floor Space Ratio	Approved development already breaches FSR development standard	105.41sqm or 21.6%	Council	9/01/2023								Approved	
DA/2022/0480	1	1264762		54	Short Street	BIRCHGROVE	2041	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	Sufficient Landscaped area and tree planting provisions.	3.94sqm or 4.1%	Council	6/03/2023								Approved	
DA/2022/0551	100	1254591		44	Evans Street	ROZELLE	2039	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Section 4.4 - Floor Space Ratio	<p>Lot B is consistent with development standard and zone objectives</p>	14.3sqm or 9.8%	Council	9/03/2023	Leichhardt LEP 2013	Section 4.1 Minimum Subdivision Lot Size	<p>Lot B is consistent with development standard and zone objectives</p>	18.04sqm or 9%				Approved	
DA/2022/0573	10	1256816		23	Gordon Street	ROZELLE	2039	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Clause 4.1 Minimum Lot Size	<ul style="list-style-type: none"><li>*The proposal will result in a development that is consistent with the housing needs of the community, creating lot sizes of sufficient size and dimension to accommodate residential development / a residential dwelling that is compatible with, or capable of being compatible with, the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas;</li><li>*The proposed subdivision will not result in any undue adverse impacts on the amenity of the subject dwelling on the site or any undue adverse amenity impacts on adjoining properties; and</li><li>*The proposed subdivision will result in lots at No. 23 Gordon Street that are considered to be consistent with the widths, sizes and shapes and pattern of neighbouring lots along Gordon Street and nearby Hornsey and Quirk Streets, which include a number of lots between approximately 4-9 metres in width and under 200sqm in area, and that are rectangular and generally rectangular in shape as proposed under the application – also see Subdivision assessment later in this report.</li></ul>	15.67%	Council	14/02/2023	Leichhardt LEP 2013	Clause 4.1 Minimum lot size	<ul style="list-style-type: none"><li>*The proposal will result in a development that is consistent with the housing needs of the community, creating lot sizes of sufficient size and dimension to accommodate residential development / a residential dwelling that is compatible with, or capable of being compatible with, the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas;</li><li>*The proposed subdivision will not result in any undue adverse impacts on the amenity of the subject dwelling on the site or any undue adverse amenity impacts on adjoining properties; and</li><li>*The proposed subdivision will result in lots at No. 23 Gordon Street that are considered to be consistent with the widths, sizes and shapes and pattern of neighbouring lots along Gordon Street and nearby Hornsey and Quirk Streets, which include a number of lots between approximately 4-9 metres in width and under 200sqm in area, and that are rectangular and generally rectangular in shape as proposed under this application – also see Subdivision assessment later in this report</li></ul>	14.76%				Approved	
DA/2022/0592	L	3094		47	Junior Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Floor Space Ratio	<p>The proposal will result in a development similar in scale to neighbours in the immediate vicinity.</p> <p>The existing building footprint/landscaped area will remain unaltered.</p> <p>The existing line of site from Junior Street is protected.</p> <p>Despite the additional density, the proposal still complies with the relevant setbacks.</p> <p>The proposal will deliver a high quality development in keeping with adjacent properties.</p> <p>There are no unacceptable adverse impacts in terms of shadow, view, visual and acoustic privacy impacts resulting from the proposed variation to the floor space ratio.</p> <p>Strict compliance with the development standard would result in an inflexible application of the control that would not deliver any additional benefits to the owners or occupants of the surrounding properties or the wider local community.</p>	29.12% (23.048sqm)	Council	14/02/2023	Leichhardt LEP 2013						Approved		
DA/2022/0618	D	24270		35	Evans Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	<ul style="list-style-type: none"><li>*Despite the variation to site coverage sought, the proposed development complies with the minimum landscaped area requirement specified under Clause 4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013.</li><li>*The proposed development seeks to incorporate new landscaping at the front and rear of the site that will be sufficient to enable new plantings. The landscaped area at the rear of the site is directly connected to the private open space and open plan living, dining and kitchen room, allowing for residents to easily access and enjoy landscaped space in an established urban area.</li><li>*The alterations and additions are considered to integrate with the scale, form, and material to the existing dwelling. The proposed works are located at the rear of the site and hence are not visible from Evans Street. The street presentation of the dwelling remains as per existing, thereby preserving the character of the conservation area.</li><li>*Stormwater plans have been prepared as part of this application to ensure stormwater runoff is adequately drained and discharged from the site.</li><li>*Adequate private open space, which is accessed directly from the open plan living, dining and kitchen room, is provided within the rear setback.</li></ul>	2.2% or 2.3sqm	Council	9/02/2023	Leichhardt LEP 2013	Section 4.4Floor space ratio	<ul style="list-style-type: none"><li>*The variation sought is primarily as a result of the small allotment size. The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents. It is considered unreasonable to strictly enforce the floor space ratio for such small allotments under circumstances where no significant adverse implications to adjoining properties or the public domain will occur.</li><li>*The proposed alterations and additions respond to the desired future character of the locality noting the proposed built form aligns with the building typology for two and three storey terraces and The Valley 'Balmain' Distinctive Neighbourhood controls outlined in the Leichhardt DCP.</li><li>*The proposed setbacks, wall height and provision of landscaping and private open space is consistent with the general character of dwellings located along Evans Street.</li><li>*The existing front portion of the terrace facing Evans Street will remain unaltered by the proposed alterations and additions.</li><li>*The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents.</li></ul>	6% or 6.3sqm				Approved	

DA/2022/0619	C	24270	37	Evans Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	<p>•Despite the variation to site coverage sought, the proposed development complies with the minimum landscaped area requirement specified under Clause 4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013.</p> <p>•The proposed development seeks to incorporate new landscaping at the front and rear of the site that will be sufficient to enable new plantings. The landscaped area at the rear of the site is directly connected to the private open space and open plan living, dining and kitchen room, allowing for residents to easily access and enjoy landscaped space in an established urban area.</p> <p>•No significant adverse implications to adjoining properties or the public domain will occur.</p> <p>•The alterations and additions are considered to integrate with the scale, form, and material to the existing dwelling. The proposed works are located at the rear of the site and hence are not visible from Evans Street. The street presentation of the dwelling remains as per existing, thereby preserving the character of the conservation area.</p> <p>•Stormwater plans have been prepared as part of this application to ensure stormwater runoff is adequately drained and discharged from the site.</p> <p>•Adequate private open space, which is accessed directly from the open plan living, dining and kitchen room, is provided within the rear setback.</p>	4.14sqm or 7.3%	Council	9/02/2023	Leichhardt LEP 2013	Section 4.4Floor space ratio	<p>•The variation is primarily a result of the small and narrow allotment size. The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents. It is considered unreasonable to strictly enforce the floor space ratio for such small allotments under circumstances where no significant adverse implications to adjoining properties or the public domain will occur.</p> <p>•The proposed development creates an improved outcome for the existing dwelling, resulting in enhanced overall amenity.</p> <p>•The proposed alterations and additions respond to the desired future character of the locality noting the proposed built form aligns with the building typology for two and three storey terraces and The Valley Balmain Distinctive Neighbourhood controls outlined in the Leichhardt DCP.</p> <p>•The proposed setbacks, wall height and provision of landscaping and private open space is consistent with the general character of dwellings located along Evans Street.</p> <p>•The existing front portion of the terrace facing Evans Street will remain unaltered by the proposed alterations and additions.</p> <p>•The proposed built form is considered to generally respond to the building envelope and building location (BLZ) controls under the Leichhardt DCP. It is important to note that No.37 Evans Street will be redeveloped at the same time as No.35 and No.39 Evans Street. Once all three properties are redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties.</p>	9.3sqm or 9.9%					Approved	
DA/2022/0620	B	24270	39	Evans Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	<p>•The proposal complies with the minimum landscaped area requirement specified under Clause 4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013.</p> <p>•The proposed development seeks to incorporate new landscaping at the front and rear of the site that will be sufficient to enable new plantings. The landscaped area at the rear of the site is directly connected to the private open space and open plan living, dining and kitchen room, allowing for residents to easily access and enjoy landscaped space in an established urban area.</p> <p>•No significant adverse implications to adjoining properties or the public domain will occur.</p> <p>•The alterations and additions are considered to integrate with the scale, form, and material to the existing dwelling. The proposed works are located at the rear of the site and hence are not visible from Evans Street. The street presentation of the dwelling remains as per existing, thereby preserving the character of the conservation area.</p> <p>•Stormwater plans have been prepared as part of this application to ensure stormwater runoff is adequately drained and discharged from the site.</p> <p>•Adequate private open space, which is accessed directly from the open plan living, dining and kitchen room, is provided within the rear setback.</p>	3.18sqm or 6.6%		9/02/2023	Leichhardt LEP 2013	Section 4.4Floor space ratio	<p>•The variation is primarily a result of the small and narrow allotment size. The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents. It is considered unreasonable to strictly enforce the floor space ratio for such small allotments under circumstances where no significant adverse implications to adjoining properties or the public domain will occur.</p> <p>•The proposed development creates an improved outcome for the existing dwelling, resulting in enhanced overall amenity for occupants.</p> <p>•The proposed alterations and additions respond to the desired future character of the locality noting the proposed built form aligns with the building typology for two and three storey terraces and The Valley Balmain Distinctive Neighbourhood controls outlined in the Leichhardt DCP.</p> <p>•The proposed setbacks, wall height and provision of landscaping and private open space is consistent with the general character of dwellings located along Evans Street.</p> <p>•The existing front portion of the terrace facing Evans Street will remain unaltered by the proposed alterations and additions.</p> <p>•The proposed built form is considered to generally respond to the building envelope and building location (BLZ) controls under the Leichhardt DCP. It is important to note that No.39 Evans Street will be redeveloped at the same time as No.35 and No.37 Evans Street. Once all three properties are redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties.</p>	9.87sqm or 8.4%					Approved	
DA/2022/0622	2	907628	36	Day Street	LEICHHARDT	2040	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	Floor space ratio key development provision is met as there is sufficient provision for landscaping and POS	3.92sqm or 4.68%	Council	3/02/2023	Leichhardt LEP 2013	Site Coverage	<p>•The proposal improves upon the existing landscaped area provided for the site by providing new garden beds along the boundary of the site that is not used for vehicle access. These garden beds have a width of 1m and have an appropriate opportunity for substantial plantings such as plants, and small trees that match the existing plantings in the locality. The new garden beds along the south-eastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy.</p> <p>• The proposed alterations and additions will enhance the landscaping on the site in areas where currently no landscaping exists. All boundaries that adjoin neighbouring properties will include garden beds with a width of 1m that is suitable for plantings which will improve the landscape corridors between properties.</p> <p>• The architectural style of the new works will be consistent with the existing semi-detached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritage character of the area, the frontage of the built forms as viewed from William Street will be maintained, and the extension that can be viewed from The Crescent is subservient to the existing dwelling and decreased in bulk and scale.</p> <p>• An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. A net improvement for alterations and additions is considered acceptable.</p> <p>• A variation is also sought to the site coverage area permitted on the site. The proposal does not exceed the increased density that exists in terms of building footprint to dwellings further up William Street. Specifically, No. 7 William Street, which is at the top of the hill, provides site coverage of approximately 155m2, which is similar to the proposed site density. The increased density at ground level is also a result of the site's inability to build up to a first floor level, due to its location within an HCA and on a highly visible corner. The increased density does not</p>	20.34sqm or 14.99%						Approved
DA/2022/0380	1	300082	1	William Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Landscaped Area	<p>• The proposal improves upon the existing landscaped area provided for the site by providing new garden beds along the boundary of the site that is not used for vehicle access. These garden beds have a width of 1m and have an appropriate opportunity for substantial plantings such as plants, and small trees that match the existing plantings in the locality. The new garden beds along the south-eastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy.</p> <p>• The proposed alterations and additions will enhance the landscaping on the site in areas where currently no landscaping exists. All boundaries that adjoin neighbouring properties will include garden beds with a width of 1m that is suitable for plantings which will improve the landscape corridors between properties.</p> <p>• The architectural style of the new works will be consistent with the existing semi-detached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritage character of the area, the frontage of the built forms as viewed from William Street will be maintained, and the extension that can be viewed from The Crescent is subservient to the existing dwelling and decreased in bulk and scale.</p> <p>• An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. A net improvement for alterations and additions is considered acceptable.</p> <p>• A variation is also sought to the site coverage area permitted on the site. The proposal does not exceed the increased density that exists in terms of building footprint to dwellings further up William Street. Specifically, No. 7 William Street, which is at the top of the hill, provides site coverage of approximately 155m2, which is similar to the proposed site density. The increased density at ground level is also a result of the site's inability to build up to a first floor level, due to its location within an HCA and on a highly visible corner. The increased density does not</p>	11.625sqm or 34.28%	Council	9/02/2023	Leichhardt LEP 2013	Site Coverage	<p>•The proposal improves upon the existing landscaped area provided for the site by providing new garden beds along the boundary of the site that is not used for vehicle access. These garden beds have a width of 1m and have an appropriate opportunity for substantial plantings such as plants, and small trees that match the existing plantings in the locality. The new garden beds along the south-eastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy.</p> <p>•The proposed alterations and additions will enhance the landscaping on the site in areas where currently no landscaping exists. All boundaries that adjoin neighbouring properties will include garden beds with a width of 1m that is suitable for plantings which will improve the landscape corridors between properties.</p> <p>•The architectural style of the new works will be consistent with the existing semi-detached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritage character of the area, the frontage of the built forms as viewed from William Street will be maintained, and the extension that can be viewed from The Crescent is subservient to the existing dwelling and decreased in bulk and scale.</p> <p>•An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. A net improvement for alterations and additions is considered acceptable.</p> <p>•A variation is also sought to the site coverage area permitted on the site. The proposal does not exceed the increased density that exists in terms of building footprint to dwellings further up William Street. Specifically, No. 7 William Street, which is at the top of the hill, provides site coverage of approximately 155m2, which is similar to the proposed site density. The increased density at ground level is also a result of the site's inability to build up to a first floor level, due to its location within an HCA and on a highly visible corner. The increased density does not</p>						Approved	

DA/2022/0717	103	875575	6	Brett Avenue	BALMAIN EAST	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Section 4.4 Floor Space Ratio	?The attic level of the premises is used as a home work office. The extended dormer provides space for two additional work stations for the owners. ?The proposal requires an increase in room sizes only at the attic level by extending the width of the existing dormer window. ?The proposed development continues the use of the site as residential and is consistent with the character of the adjoining townhouses and those in the area. ?There is no increase in site density resulting from the proposal as there will be no increase in bedrooms only available room size within the attic will be increased. ?The footprint is maintained by the proposal. ?The added bulk is minimized by keeping the main roof intact and only extending the width of the dormer window.	90.47% or 120.266sqm	Council	14/03/2023							Approved		
DA/2022/0741	1	725459	255	Darling Street	BALMAIN	2041	8: Commercial / retail / office	IWLEP 2022	IWDB2	Clause 4.4 Floor space ratio	-the proposal results in a minor reduction in the overall FSR on the site -the proposed changes to the Ford Street elevation entry increases the overall accessibility at the site in accordance with relevant Australian Standards	139.02sqm or 29.42%	Council	6/01/2023							Approved		
DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	The development provides for the housing needs of the community; The development provides housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; The proposal provides landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents; The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale; The proposal complies with the Site Coverage development standard, providing a suitable balance between landscaped areas and the built form; The proposal is considered to provide adequate landscaped area for retention and absorption of surface drainage water on site; and The proposal ensures that adequate provision is made for landscaped areas and private open space.	unknown due to strata lot.	Council	14/03/2023	Leichhardt LEP 2013	Clause 4.3A(3)(b) – Site Coverage	The development provides for the housing needs of the community; The development provides housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; The proposal provides landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents; The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale; The proposal complies with the Site Coverage development standard, providing a suitable balance between landscaped areas and the built form; The proposal is considered to provide adequate landscaped area for retention and absorption of surface drainage water on site; and The proposal ensures that adequate provision is made for landscaped areas and private open space.	unknown due to strata lot	Leichhardt LEP 2013	Clause 4.4 – Floor Space Ratio	The development provides for the housing needs of the community; The development provides housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; The proposal provides landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents; The proposal is considered to provide adequate landscaped area for retention and absorption of surface drainage water on site; and The proposal ensures that adequate provision is made for landscaped areas and private open space.	unknown due to strata lot	Approved
DA/2022/0826	23	780474	33	Annesley Street	LEICHHARDT	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Site Coverage	-The rear yard will provide adequate private open space for the owner/occupants (it is more than the recommended DCP requirement of 16m2). -On small lots there is not sufficient area to provide landscape corridors between adjoining properties. -The character of the house is maintained. -The pervious area on the site will be increased by the new turf area in the rear yard. -The FSR standard is complied with. -The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs.	9% or 10.68sqm	Council	1/03/2023	Leichhardt LEP 2013	Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to provide adequate landscaped area for retention and absorption of surface drainage water on site; and	11.25sqm or 8.36%			Approved		
DA/2022/0864	2	320180	27	Frazer Street	LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Section 4.3C (3)(a) Landscaped Area	Sufficient POS provided, existing situation with increased permeable landscape area result.	8.43%	Council	30/01/2023	Leichhardt LEP 2013	Section 4.4 Floor space ratio				Approved			
DA/2022/0867	3	34162	7	Merchant Street	STANMORE	2048	1: Residential - Alterations & additions	IWLEP 2022	R2	4.3 HOB	Sufficient environmental planning grounds to justify contravening the development standard.	0.7m or 7.4%	Council	23/02/2023						Deferred Commencement			
DA/2022/0882	8	20161	163	Beattie Street	BALMAIN	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Site Coverage	-The proposal is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard and zone. -The variation of the proposed site coverage is a modest extension and single storey in scale with limited impact on the key features of the period dwelling. -The bulk and scale of the development remains reflective of the existing dwelling and consistent with the adjoining properties. -The development seeks to retain predominantly low-density residential accommodation with a 1 storey extension and proposes an increase in FSR that maintains a density reflective of a potential single dwelling house. -The proposal is compatible with the established front building alignment and the side and rear setback controls, ensuring that the proposed additional floor space maintains adequate building separation, access, privacy, natural lighting and ventilation for both the new development and adjoining properties. -The bulk, scale and massing of the proposal maintain the characteristics of the Heritage Conservation Area. -The proposed design complies with the required development standards and controls, with the exception to site coverage, and responds to the sites context and positioning providing a functional and proportionate development. -The proposal remains within the public interest because it includes an articulated development design that works to alleviate impacts on to the adjoining neighbours and provides for a compatible design and harmonious balance between the current streetscape and the transitioning desired residential accommodation.	4.33sqm or 2.42%	Council	21/03/2023						Approved			
DA/2022/0902	A	157952	169	Beattie Street	BALMAIN	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	4.3C(3)(b) Site Coverage	Acceptable streetscape and amenity implications. Respects existing pattern of development	2.33% or 2.74sqm	Council	7/02/2023						Approved			

