Council DA reference Lot number number	DP r number	Apartment/U nit number Street num	mber Street name	Suburb/Town	Postcode	Category of development	Environmental planning Z instrument	oning of land	Development standard to be varied	Justification of variation	Extent of variation	Concur		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	
						9: Mixed				The variation is minor in nature. The variation is a result of the adaptive reuse of the												Deferred
DA/2022/0209 B	156791	425	New Canterbury	DULWICH HILL	2203		Marrickville LEP 2011	VDB2 4	4.4 floor space ratio	existing building. The site is small and narrow which limits the	3.1% (24.1sqm).	Council		14/02/2023								Commencement
										possibilities for enlarging the house to provide the needed space.												
						1: Residential - Alterations & additions				Soft landscaping is over the required area. The objectives of the Standards that at issue are met												
						7 House Hall Francisco & deditions				as the variations do not affect privacy and has minimal impact on solar access.	ı											
DA/2022/0243 47	658483	228	Trafalgar Street	ANNANDALE	2038		Leichhardt LEP 2013	VDR1 S	Site Coverage	The visual impact on the streetscape and is minimised.	0.6sqm or 0.47%.	Council		11/01/2023								Approved
DAI2022/0243 41	030403	220	managar Street	ANNANDALE	2036		Leicillardt LEF 2013	WDK1 a	one Coverage	The proposal seeks a 10.4sqm or 7.82% variation on the 60% site coverage requirement under Clause	0.0sq111 01 0.47 %.	Council		11/01/2023								Дрргочец
										7.82% variation on the Leichhardt Local Environment Plan 2013.												
										"Whilst the proposed development is slightly above the maximum site coverage, the proposal complies with												
										the relevant landscaped area, floor space ratio (FSR) and provate open space area requirements applying												
						1: Residential - Alterations & additions				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 i proposed to be carried out. It is the proposed												
										development's consistency with the objectives of the development standards and the objectives of the zon												
										that make the proposed development in the public interest."												
DA/2022/0320 18	2209	87	Marion Street	LEICHHARDT	2040	A. Indicated	Leichhardt LEP 2013	VDR1 S	Site coverage	Protection of industrial lands	10.44sqm or 7.82%	Council	+	23/01/2023				-		+ +		Approved Deferred
DA/2022/0389 100	2626	711	Parramatta Road	LEICHHARDT	2040	1: Industrial	Leichhardt LEP 2013	VDIN2 S	Section 4.4 Floor space ratio	Approved development already breaches FSR	44.7sqm or 7%	Council	-	31/01/2023							-	Commencement
MOD/2022/0193 1	956255	631	King Street	NEWTOWN	2042	8: Commercial / retail / office	Marrickville LEP 2011	VDB2 F	Floor Space Ratio	development standard Sufficient Landscaped area and tree planting	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	VDR1 S	Section 4.3A (3)(b) Site Coverage	provisions. Lot B is consistent with development standard and	3.94sqm or 4.1%	Council	-	6/03/2023	eichhardt LEP	Section 4.1	t B is consistent with development standard and	18.04sam or 9%			-	Approved
						2: Residential - Single new dwelling				zone objectives		1		ļ	2013		ne objectives					
DA/2022/0551 100	1254591	44	Evans Street	ROZELLE	2039		Leichhardt LEP 2013	WDR1 S	Section 4.4 - Floor Space Ratio	•The proposal will result in a development that is	14.3sqm or 9.8%	Council		9/03/2023	eichhardt LEP	Size	he proposal will result in a development that is	14.76%				Approved
								1		consistent with the housing needs of the community, creating lot sizes of sufficient size and dimension to				ľ	2013	Minimum lot size co	ne proposal will result in a development that is nsistent with the housing needs of the community eating lot sizes of sufficient size and dimension to					
										accommodate residential development / a residential dwelling that is compatible with, or capable of being						ac	commodate residential development / a residenti- welling that is compatible with, or capable of being	1				
										compatible with, the character, style, orientation and pattern of surrounding buildings, streetscapes, works						cc	mpatible with, the character, style, orientation and ttern of surrounding buildings, streetscapes, work	1				
										and landscaped areas; -The proposed subdivision will not result in any undue						ar	d landscaped areas; he proposed subdivision will not result in any					
										adverse impacts on the amenity of the subject dwellir on the site or any undue adverse amenity impacts on						ur	due adverse impacts on the amenity of the subje velling on the site or any undue adverse amenity	2				
										adjoining properties; and The proposed subdivision will result in lots at No. 23						im	pacts on adjoining properties; and he proposed subdivision will result in lots at No. 23					
						2: Residential - Single new dwelling				Gordon Street that are considered to be consistent with the widths, sizes and shapes and pattern of							ordon Street that are considered to be consistent th the widths, sizes and shapes and pattern of					
										neighbouring lots along Gordon Street and nearby Hornsey and Quirk Streets, which include a number of	ł					He	ighbouring lots along Gordon Street and nearby ornsey and Quirk Streets, which include a number					
										lots between approximately 4-9 metres in width and under 200sqm in area, and that are rectangular and						ar	lots between approximately 4-9 metres in width d under 200sqm in area, and that are rectangular					
										generally rectangular in shape as proposed under this application – also see Subdivision assessment later in						ur	d generally rectangular in shape as proposed der this application – also see Subdivision					
										this report.						as	sessment later in this report					
DA/2022/0573 10	1256816	23	Gordon Street	ROZELLE	2039		Leichhardt LEP 2013	VDR1	Clause 4.1 Minimum Lot Size	The proposal will result in a development similar in	15.67%	Council		14/02/2023								Approved
										scale to neighbours in the immediate vicinity. The existing building footprint/landscaped area will												
										remain unaltered. The existing line of site from Junior Street is protected.												
										Despite the additional density, the proposal still complies with the relevant setbacks.												
										The proposal will deliver a high quality development i keeping with adjacent properties.	•											
										There are no unacceptable adverse impacts in terms of shadow, view, visual and acoustic privacy impacts												
						1: Residential - Alterations & additions				resulting from the proposed variation to the floor space ratio. Strict compliance with the development standard												
								J		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.												
								J														
												1										
DA/2022/0592 L	3094	47	Junior Street	LEICHHARDT	2040		Leichhardt LEP 2013	VDR1 F	Floor Space Ratio	Despite the variation to site coverage sought, the	29.12% (23.048sqm)	Council	-	14/02/2023	eichhardt I EP	Section 4 4Floor	he variation sought is primarily as a result of the	6% or 6 3sam			-	Approved
										proposed development complies with the minimum landscaped area requirement specified under Clause		1			2013	space ratio sr	nall allotment size. The additional gross floor area ught will not only improve amenity of the site but					
								1		 4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013. The proposed development seeks to incorporate new 						wi	Il also cater for work from home opportunities, sponding to the current liveability needs of					
										landscaping at the front and rear of the site that will b sufficient to enable new plantings. The landscaped		1				re er	sidents. It is considered unreasonable to strictly force the floor space ratio for such small					
								1		area at the rear of the site is directly connected the private open space and open plan living, dining and						al ac	otments under circumstances where no significar lverse implications to adjoining properties or the	t				
								J		kitchen room, allowing for residents to easily access and enjoy landscaped space in an established urban						pι •Τ	blic domain will occur. he proposed alterations and additions respond to					
										area. •The alterations and additions are considered to						pr	e desired future character of the locality noting the oposed built form aligns with the building typology					
								J		integrate with the scale, form, and material to the existing dwelling. The proposed works are located at						'B	r two and three storey terraces and The Valley almain' Distinctive Neighbourhood controls outline					
						1: Residential - Alterations & additions				the rear of the site and hence are not visible from Evans Street. The street presentation of the dwelling						•т	the Leichhardt DCP. he proposed setbacks, wall height and provision of					
								1		remains as per existing, thereby preserving the character of the conservation area.						wi	ndscaping and private open space is consistent th the general character of dwellings located alon cans Street	9				
								J		 Stormwater plans have been prepared as part of this application to ensure stormwater runoff is adequately drained and discharged from the site. 						•T	rans Street. he existing front portion of the terrace facing Evans					
										drained and discharged from the site. Adequate private open space, which is accessed directly from the open plan living, dining and kitchen						al	reet will remain unaltered by the proposed terations and additions. he additional gross floor area sought will not only					
								J		room, is provided within the rear setback.						im	prove amenity of the site but will also cater for wo m home opportunities, responding to the current	,				
												1				liv	eability needs of residents.					
								J														
DA/2022/0618 D	24270	35	Evans Street	BALMAIN	2041		Leichhardt LEP 2013	VDR1	Section 4.3A (3)(b) Site Coverage		2.2% or 2.3sqm	Council		9/02/2023				L	<u> </u>			Approved

							1			Despite the variation to site coverage sought, the					•The variation is primarily a result of the small and	9.3sqm or 9.9%	ĺ			
						'	1 '			proposed development complies with the minimum landscaped area requirement specified under Clause				2013 space ratio	narrow allotment size. The additional gross floor are sought will not only improve amenity of the site but	1	1			
						'	1 '			4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013.					will also cater for work from home opportunities,		1			
						'	1 '			The proposed development seeks to incorporate new					responding to the current liveability needs of		1			
						'	1 '			landscaping at the front and rear of the site that will be					residents. It is considered unreasonable to strictly		1			
						'	1 '			sufficient to enable new plantings. The landscaped					enforce the floor space ratio for such small		1			
						'	1 '			area at the rear of the site is directly connected the private open space and open plan living, dining and					allotments under circumstances where no significant adverse implications to adjoining properties or the		1			
						'	1 '			kitchen room, allowing for residents to easily access					public domain will occur.		1			
						<u> </u>	1 '			and enjoy landscaped space in an established urban					•The proposed development creates an improved		1			
						'	1 '			area.					outcome for the existing dwelling, resulting in		1			
						<u> </u>	1 '			No significant adverse implications to adjoining					enhanced overall amenity.		1			
						'	1 '			properties or the public domain will occur.					 The proposed alterations and additions respond to the desired future character of the locality noting the 		1			
						'	1 '			•The alterations and additions are considered to integrate with the scale, form, and material to the					proposed built form aligns with the building typology		1			
						'	1 '			existing dwelling. The proposed works are located at					for two and three storey terraces and The Valley		1			
						'	1 '			the rear of the site and hence are not visible from					'Balmain' Distinctive Neighbourhood controls outline		1			
							1 '			Evans Street. The street presentation of the dwelling					in the Leichhardt DCP.		1			
						1: Residential - Alterations & additions	1 '			remains as per existing, thereby preserving the character of the conservation area.					•The proposed setbacks, wall height and provision of		1			
						'	1 '			Stormwater plans have been prepared as part of this					landscaping and private open space is consistent with the general character of dwellings located along		1			
						<u> </u>	1 '			application to ensure stormwater runoff is adequately					Evans Street.		1			
						<u> </u>	1 '			drained and discharged from the site.					 The existing front portion of the terrace facing Evans 		1			
						<u> </u>	1 '			 Adequate private open space, which is accessed 					Street will remain unaltered by the proposed		1			
						<u> </u>	1 '			directly from the open plan living, dining and kitchen					alterations and additions.		1			
						'	1 '			room, is provided within the rear setback.					 The proposed built form is considered to generally respond to the building envelope and building location 		1			
						'	1 '			1					zone (BLZ) controls under the Leichhardt DCP. It is		1			
						<u> </u>	1 '			1					important to note that No.37 Evans Street will be		1			
						<u> </u>	1 '			1					redeveloped at the same time as No.35 and No.39		1			
						<u> </u>	1 '			1					Evans Street. Once all three properties are		1			
						<u> </u>	1 '			1					redeveloped, the proposed BLZ will respond to the		1			
1				1			1			1					BLZ of adjoining properties.		1	. 1		
1				1			1			1							1	. 1		
1				1			1			1							1	. 1		
DA/2022/0619	24270	0 37	Evans Street	BALMAIN	2041		Leichhardt LEP 2013	IWDR1 S	Section 4.3A (3)(b) Site Coverage	1	4.14sqm or 7.3%	Council	9/02/2023				1	. 1	1	Approved
		- 31	Lyano Street	SA SEIMININ	2071	†			(o)(o) one develage	•The proposal complies with the minimum landscaped	oqni or 1.070		010212023	Leichhardt LEP Section 4.4Floor		8.87sqm or 8.4%				p. 0. 0u
1				İ	1	<u>'</u>	1 '			area requirement specified under Clause 4.3A,				2013 space ratio		, 2. 0.470	, 1	. 1		
]	ı			1			1 '			Subclause (3)(a)(i) of the Leichhardt LEP 2013				['			1	. 1	ļ	
1				İ	1	<u>'</u>	1 '			•The proposed development seeks to incorporate new							, 1	. 1		
1				İ	1	<u>'</u>	1 '			landscaping at the front and rear of the site that will be sufficient to enable new plantings. The landscaped					•The variation is primarily a result of the small and		, 1	. 1		
]	ı			1			1 '			sufficient to enable new plantings. The landscaped area at the rear of the site is directly connected the					narrow allotment size. The additional gross floor are		1	. 1		
						'	1 '			private open space and open plan living, dining and					sought will not only improve amenity of the site but		1			
						<u> </u>	1 '			kitchen room, allowing for residents to easily access					will also cater for work from home opportunities,		1			
						'	1 '			and enjoy landscaped space in an established urban					responding to the current liveability needs of		1			
1	1			İ	1	<u>'</u>	1 '			area.					residents. It is considered unreasonable to strictly enforce the floor space ratio for such small		, 1	. 1		
						<u> </u>	1 '			No significant adverse implications to adjoining properties or the public domain will occur.					allotments under circumstances where no significant		1			
						'	1 '			•The alterations and additions are considered to					adverse implications to adjoining properties or the		1			
						<u> </u>	1 '			integrate with the scale, form, and material to the					public domain will occur.		1			
						<u> </u>	1 '			existing dwelling. The proposed works are located at					•The proposed development creates an improved		1			
						<u> </u>	1 '			the rear of the site and hence are not visible from					outcome for the existing dwelling, resulting in enhanced overall amenity for occupants.		1			
						'	1 '			Evans Street. The street presentation of the dwelling remains as per existing, thereby preserving the					•The proposed alterations and additions respond to		1			
						1: Residential - Alterations & additions	1 '			character of the conservation area.					the desired future character of the locality noting the		1			
							1 '			•Stormwater plans have been prepared as part of this					proposed built form aligns with the building typology		1			
						<u> </u>	1 '			application to ensure stormwater runoff is adequately					for two and three storey terraces and The Valley		1			
						<u> </u>	1 '			drained and discharged from the site.					'Balmain' Distinctive Neighbourhood controls outline in the Leichhardt DCP.		1			
						'	1 '			Adequate private open space, which is accessed					The proposed setbacks, wall height and provision of		1			
						<u> </u>	1 '			directly from the open plan living, dining and kitchen room, is provided within the rear setback.					landscaping and private open space is consistent		1			
						'	1 '			Toom, is provided within the real setback.					with the general character of dwellings located along		1			
						<u> </u>	1 '			1					Evans Street.		1			
						'	1 '			1					The existing front portion of the terrace facing Evans		1			
						<u> </u>	1 '			1					Street will remain unaltered by the proposed alterations and additions.		1			
						'	1 '			1					The proposed built form is considered to generally		1			
						<u> </u>	1 '			1					respond to the building envelope and building location		1			
						'	1 '			1					zone (BLZ) controls under the Leichhardt DCP. It is		1			
						'	1 '			1					important to note that No.39 Evans Street will be		1			
						'	1 '			1					redeveloped at the same time as No.35 and No.37 Evans Street. Once all three properties are		1			
						'														
DA/2022/0620 B	3 24270	0 39	Evans Street				l i			1							, ,			
	1			BALMAIN	2041		Leichhardt LEP 2013	IWDR1 S	Section 4.3A (3)(b) Site Coverage	l l	3.18sqm or 6.6%		9/02/2023		redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties.		!		A	Approved
D.A. (0.000 / 0.000				BALMAIN	2041	 	Leichhardt LEP 2013	IWDR1 5	Section 4.3A (3)(b) Site Coverage	Floor space ratio key development provision is met ar	3.18sqm or 6.6%		9/02/2023		redeveloped, the proposed BLZ will respond to the				A	Approved
DA/2022/0622 2		00			2041	Residential - Single new dwelling				Floor space ratio key development provision is met ar there is sufficient provision for landscaping and POS	·	Council			redeveloped, the proposed BLZ will respond to the					
	90762	28 36	Day Street	BALMAIN LEICHHARDT	2041	2: Residential - Single new dwelling		IWDR1 S	Section 4.3A (3)(b) Site Coverage Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS	3.18sqm or 6.6% 3.92sqm or 4.68%	Council	9/02/2023		redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties.	20 34sam or				Approved Approved
	90762	28 36			2041	2: Residential - Single new dwelling				there is sufficient provision for landscaping and POS The proposal improves upon the existing landscapes	·	Council			redeveloped, the proposed BLZ will respond to the	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS 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	·	Council			redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. *The proposal improves upon the existing landscaped area provided for the site by providing new garden beds along the boundary of the site that	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *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	·	Council			redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. -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 is not used for vehicle access. These garden beds	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS The proposal improves upon the existing landscapes 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 m and have an appropriate poptrunity for substants	·	Council			redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. 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 I'm and have an appropriate	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS The proposal improves upon the existing landscaper 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 substanti plantings such as plants, and small trees that match	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. 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 proportunity for substantial plantings such as plants,	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS The proposal improves upon the existing landscape area provided for the site by providing new garden beds along the boundary of the site that is not used for whicle access. These garden beds have a width of mand have an appropriate poptrunity for substants plantings such as plants, and small trees that match the existing plantings in the locality. The new garden	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. 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 I'm and have an appropriate opportunity for substantial plantings such as plants, and small trees that match the existing plantings in	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS - The proposal improves upon the existing landscape area provided for the bits by providing new garden beds along the boundary of the site that is not used it vehicle access. These garden beds have a width of man dhave an appropriate poptrunity for substants 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	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. 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 evibrile 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	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS 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 which access. These garden beds have a width of mand have an appropriate poptrunity 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	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. 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 nature.	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS The proposal improves upon the existing landscape 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 irm and have an appropriate opportunity for substants 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. The proposed alterations and additions will	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. 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 comer of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy.	20.34sqm or 14.99%				
	90762	28 36			2041	2: Residential - Single new dwelling			Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS The proposal improves upon the existing landscape area provided for the site by providing new garden beds along the boundary of the site that is not used for whiche access. These garden beds have a width of mand have an appropriate poptrunity for substants 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. The proposed alterations and additions will enhance the landscaping on the site in areas where	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. "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 propertie to provide increased natural privacy. The proposed affeations and additions will enhance	20.34sqm or 14.99%				
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DA/2022/0380	2 90762	28 36			2040				Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *The proposal improves upon the existing landscapen area provided for the site by providing new garden beds along the boundary of the site that is not used to the whole access. These garden beds have a width of that and have an appropriate opportunity for substants particularly and the site of the site that the state 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. *The proposed alterations and additions will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy. *The proposed alterations and additions will enhance the landscaping on the site in areas where currently no landscaping oxists. All boundaries that adjoin neighbouring properties will include garden beds with a width of I'm that is suitable for plantings which will improve the landscape corridors between properties. *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 a tweed from William Street will be maintained, and wexed from William Street will be maintained, and wexed from William Street will be maintained, and wexed from William Street will not maintained, and are a is proposed, enhancing the potential retention and absorption of surface drainage water on site. A net improvement for alterations and additions is considered acceptable. *A variation is also sought to the site occeptable. *A variation is also sought to the site occeptable. *A variation is also sought to the site occeptable. *A variation is also sought to the site occeptable. *A variation is also sought to the site occeptable. *A variation is also sought to the site occeptable. *A variation is also sought to	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. The proposal improves upon the existing landscaped area provided for the site by providing needs and a provided for the site by providing needs are site of the site of the site that is not used for vehicle access. These garden beds along the southern so that site that is not used for vehicle access. These garden beds have a width of fin 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 southeastern corner of the site will allow for a natural barrier or vegetation between neighbouring properties to provide increased natural privacy. The proposed afferations and additions will enhance the landscaping on the site in areas where currently no landscaping exists. All boundaries that adjoin neighbouring properties will include gardine beds with a width of it mit so utilable for both southers and the site of the southers when the site of the southers will be maintained and the dwelling and other dwellings in the vicinity of the solylect site. To avoid disturbance of the britings character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area, the frontance of the briting character of the area of the ar	20.34sqm or 14.99%				
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DA/2022/0380	1	28 36			2040				Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *The proposal improves upon the existing landscapen 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 substants 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 planting of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural 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 providers between properties. 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 a 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 subservient to the existing dwelling and decreased pol built and scale. An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface draination 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 furthe exists in terms of building footprint to dwellings furthe exists in terms of building footprint to dwellings furthe exists.	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. The proposal improves upon the existing landscaped area provided for the site by providing new garden back along the boundary of the site that is not used for vehicle access. These garden beds have a width of I'm 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 southeastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy. The proposed alterations and additions will enhance the landscaping oxists. All boundaries that adjoin neighbouring properties will include garden beds will a width of I'm that is suitable for plantings which will improve the landscaping exists. All boundaries that adjoin engibbouring properties will include garden beds will a width of I'm that is suitable for plantings which will improve the Indiance of the heritached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritached dwelling and decreased in bulk and scale. An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. A strained or a considered acceptable. A variation is also sought to the site coverage area separation.	20.34sqm or 14.99%				
DA/2022/0380	1	28 36			2040				Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *The proposal improves upon the existing landscapen area provided for the site by providing new garden beds along the boundary of the site that is not used to whole a coses. These garden beds along the boundary of the site that is not used to find and have an appropriate opportunity for substantial particular provided and the set of the site that match the existing plantings us 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. *The proposed alterations and additions will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy. *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 I'm that is suitable for plantings which will improve the landscape corridors between properties. *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 a wiewed from Williams 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. *An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. An improvement for alterations and additions is considered acceptable. *A variation is also sought to the site coverage or building footprint to dwellings further up William Street. Specifically, No. 7 William Street.	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. The proposal improves upon the existing landscaped area provided for the site by providing needs and a site of the sit	20.34sqm or 14.99%				
DA/2022/0380	1	28 36			2040				Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *The proposal improves upon the existing landscapen area provided for the site by providing new garden bads along the boundary of the site that is not used for which access. These garden beds the was width of Im and have an appropriate opportunity for substants plantings such as plants, and small trees that match the existing blantings 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 allow for a natural barrier of vegetation between neighbouring properties or provide increased natural currently no landscaping exists. All boundaries that adjoin neighbouring properties will include garden beds with a width of Im that is suitable for plantings which will improve the landscape constructions between properties. *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 bentrage character of the area, the frontage of the built forms a viewed from William Street will be maintained, and the stension that can be viewed from The Crescent is subservient to the existing dwelling and decreased in bulk and scale. An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface draination is also sought to the sits coverage area permitted on the site. The proposal does not exceed the increased density tha exists in terms of building footprint to dwellings further with its at the top of the hill, provides site coverage or	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. The proposal improves upon the existing landscaped area provided for the site by providing new garden back along the boundary of the site that is not used for vehicle access. These garden beds have a width of I'm 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 increases occurred for the site will allow for a natural barrier of vegetation between neighbouring properties to provide increases occurred for the site will allow for a natural barrier of vegetation between neighbouring properties will include garden beds will be considered to the site of	20.34sqm or 14.99%				
DA/2022/0380	2 90762	28 36			2040				Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *The proposal improves upon the existing landscapen area provided for the site by providing new garden beds along the boundary of the site that is not used to whole a coses. These garden beds along the boundary of the site that is not used to find and have an appropriate opportunity for substantial particular provided in the site of the site of the manufacture of the site of the s	·	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. The proposal improves upon the existing landscaped area provided for the site by providing needs and a site of the sit	20.34sqm or 14.99%				
DA/2022/0380	1	28 36		LEICHHARDT	2040		Leichhardt LEP 2013	WDR1 S	Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *The proposal improves upon the existing landscape area provided for the site by providing new garden bads along the boundary of the site that is not used for whole access. These garden beds along the the site that is not used for final and have an appropriate opportunity for substants landings such as plants, and large site that match the existing plantings in the locality. The new garden bads along the south-eastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy. *The proposed alterations and additions will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy. *The proposed alterations and additions will handare the landscaping on site. All boundaries that calgion neighbouring properties will include garden beds with a width of in that is suitable for plantings which will improve the landscape corridors between very suitable of the site of the planting of the planting which will improve the landscape corridors between very suitable of the planting of the planting which will improve the landscape or the plant forms a viewed from William breet will be maintained, and the very suitable of the planting of the planting very suitable of the planting of the planting very suitable of the planting of the planting very suitable of the planting of the planting very suitable of the planting of the planting very suitable of the planting of the planting very suitable of the planting of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable of the planting very suitable o	3.92sqm or 4.68%	Council	3/02/2023	Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. 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 I'm 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 increases occurred for the site will allow for a natural barrier of vegetation between neighbouring properties to provide increases occurred for the site will allow for a natural barrier of vegetation between neighbouring properties will include garden beds will be obtained to the site of t	20.34sgm or 14.99%			A	Approved
DA/2022/0380	1 1 30006	28 36			2040		Leichhardt LEP 2013	WDR1 S	Section 4.3A (3)(b) Site Coverage	there is sufficient provision for landscaping and POS *The proposal improves upon the existing landscapen area provided for the site by providing new garden beds along the boundary of the site that is not used to whole a coses. These garden beds along the boundary of the site that is not used to find and have an appropriate opportunity for substantial particular provided in the site of the site of the manufacture of the site of the s	3.92sqm or 4.68%	Council		Leichhardt LEP Site Coverage 2013	redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties. The proposal improves upon the existing landscaped area provided for the site by providing needs and a site of the sit	20.34sqm or 14.99%			A	

											?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 th area.											
							1: Residential - Alterations & additions				?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.											
DA/2022/0717	103	875575	6	Brett Avenue	BALMAIN EAST	2041		IWLEP 2022	IWDR1	Section 4.4 Floor Space Ratio	90.47	7% or 120.266sqm	Council	14/03/2023							Ann	proved
D/ VZOZZIOT T/	100	0,00,0	· ·	Diot. 7 Worldo	DI LIIV III LI IOI	2041		WELL ZOLL	IVIDICI	Social 4.4 Floor Space Falso	•the proposal results in a minor reduction in the overall	7 /0 01 120.2000qm		14/00/2020							7,455	51010u
											FSR on the site -the proposed changes to the Ford Street elevation											
							8: Commercial / retail / office				entry increases the overall accessibility at the site in accordance with relevant Australian Standards											
DA/2022/0741	1	725459	255	Darling Street	BALMAIN	2041		IWLEP 2022	IWDB2	Clause 4.4 Floor space ratio		02sqm or 29.42%	Council	6/01/2023							App	proved
											The development provides for the housing needs of the community;				Leichhardt LEP Clause 2013 4.3A(3)(b) – Site	The development provides for the housing needs of	unknown due to strata lot	Leichhardt LEP 2013		e development provides unk the housing needs of the to s		
											The development provides housing that is compatible				Coverage	The development provides housing that is compatible	e e		cor	mmunity;	su ata iot	
											with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and					with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and			Th ho	e development provides using that is compatible		
											landscaped areas; The proposal provides landscaped areas that are					landscaped areas; The proposal provides landscaped areas that are			wit	th the character, style, entation and pattern of		
											suitable for substantial tree planting and for the use					suitable for substantial tree planting and for the use			sur	rrounding buildings,		
						1					and enjoyment of residents; The proposal is compatible with the desired future					and enjoyment of residents; The proposal is compatible with the desired future			lan	eetscapes, works and ndscaped areas;		
									1		character of the area in relation to building bulk, form and scale;					character of the area in relation to building bulk, form and scale;	1		Th	e proposal provides adscaped areas that are		
									1		The proposal complies with the Site Coverage					The proposal complies with the Site Coverage			sui	itable for substantial tree		
									1		development standard, providing a suitable balance between landscaped areas and the built form;					development standard, providing a suitable balance between landscaped areas and the built form;				anting and for the use and joyment of residents;		
						1					The proposal is considered to provide adequate landscaped area for retention and absorption of					The proposal is considered to provide adequate landscaped area for retention and absorption of			Th	e proposal is compatible th the desired future		
									1		surface drainage water on site; and					surface drainage water on site; and			cha	aracter of the area in		
							Residential - Alterations & additions		1		The proposal ensures that adequate provision is made for landscaped areas and private open space.					The proposal ensures that adequate provision is made for landscaped areas and private open space.			rel	ation to building bulk, m and scale;		
									1		,					, = private open apace.			Th	e proposal complies with		
									1										de	e Site Coverage velopment standard,		
									1										pro	oviding a suitable balance tween landscaped areas		
									1										an	d the built form;		
									1											e proposal is considered provide adequate		
									1										lan	ndscaped area for tention and absorption of		
																			sur	rface drainage water on		
																				e; and e proposal ensures that		
																			ad	equate provision is made		
																				landscaped areas and vate open space.		
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DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041		IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area		nown due to strata lot.	Council	14/03/2023							Арр	proved
DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041		IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	•The rear yard will provide adequate private open space for the owner/occupants (it is more than the	nown due to strata lot.	Council	14/03/2023							Арр	proved
DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041		IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	The rear yard will provide adequate private open space for the owner/occupants (it is more than the recommended DCP requirement of 16m2).	nown due to strata lot.	Council	14/03/2023							Арр	proved
DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041		IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	•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.	nown due to strata lot.	Council	14/03/2023							Арр	proved
DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041		IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	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 lost there is not sufficient area to provide landscape corridors between adjoining properties. The character of the house is maintained. The provious area on the site will be increased by the	nown due to strata lot.	Council	14/03/2023							Арр	proved
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 rear yard will provide adequate private open space for the owner/coupants (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.	nown due to strata lot.	Council	14/03/2023							Арр	proved
DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041	Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with.	nown due to strata lot.	Council	14/03/2023							Арр	oroved
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 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 compiled with.	nown due to strata lot.	Council	14/03/2023							Арр	proved
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 rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). -On small test 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 turt area in the rear yard. -The FSR standard is complied with. -The proposal provides adequate landscaped area and private open space that the owners/cocupants are	nown due to strata lot.	Council	14/03/2023							Арр	proved
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 rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). -On small test 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 turt area in the rear yard. -The FSR standard is complied with. -The proposal provides adequate landscaped area and private open space that the owners/cocupants are	nown due to strata lot.	Council	14/03/2023							Арр	proved
DA/2022/0794	115	62555	12		BIRCHGROVE	2041	1: Residential - Alterations & additions	IWLEP 2022		Clause 4.3A(3)(a) – Landscaped Area	*The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). *On small lost here 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 compiled with. *The FSR standard is compiled with. *The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs.	own due to strata lot.	Council	14/03/2023								proved
	115		12			2041					The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The provide provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs.				Leichhardt LEP Section 4.4 Floor	Non compliance still allows objectives to be met to p						
	23		12			2040	Residential - Alterations & additions Residential - Alterations & additions				The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). **On small test 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 turt 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. **Sufficient POS provided, existing situation with increased permeable landscape area result. **G-439**				Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p	11.25sqm or 8.36%				Арр	proved
DA/2022/0826 DA/2022/0864	23	780474 320180	33	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040		IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The PSR standard is compiled with. The provide adequate landscaped area and private open space that the owners/occupants are aatisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. 6.439 Sufficient POS provided, existing situation with increased permeable landscape area result.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826	23 2 3 3		33 27	Annesley Street		2040	1: Residential - Alterations & additions			Site Coverage	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The PSR standard is compiled with. The provide adequate landscaped area and private open space that the owners/occupants are aatisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. 6.439 Sufficient POS provided, existing situation with increased permeable landscape area result.				Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved
DA/2022/0826 DA/2022/0864	23	780474 320180	33 27	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. 9% of Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. 7.7 proposal is a permissible form of development in the RS General Residential zone and complies with	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost there is not sufficient area to provide landscape corridors between adjoining properties. The charactier of the house is maintained. The pervious area on the sile will be increased by the new turt area in the rear yard. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. 6.439 Sufficient environmental planning grounds to justify contravening the development standard. 7.7m 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	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The provides adequate landscaped area and private open space that the owners/cocupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. 6.431 Sufficient environmental planning grounds to justify contravening the development standard. The proposal is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard zone. The variation of the proposed site coverage is a modest extension and single storey in scale with	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2041 2040 2040 2048	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 compiled with. The provides adequate landscaped area and private open space that the owners/cocupants are aatisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. 6.431 Sufficient environmental planning grounds to justify contravening the development standard. The proposal is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard 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 develing.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The provides adequate landscaped area and private open space that the owners/cocupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. 6.431 Sufficient environmental planning grounds to justify contravening the development standard. The proposal is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard 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 evisiting dwelling and consistent with	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 turt area in the rear yard. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. 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.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here is not sufficient area to provide landscape corridors between adjoining properties. The character of the house is maintained. The previous area on the site will be increased by the new turt area in the rear yard. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. 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 propose site coverage is a modest extension and single storey in scale with limited impact on the key features of the period dwelling. The development seeks to retain predominantly low-rised easily residential accommodation with a 1 storey	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 compiled with. The provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard 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.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2048	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here is not sufficient area to provide landscape corridors between adjoining properties. The character of the house is maintained. The pervious area on the sile will be increased by the new turf area in the rear yard. The FSR standard is compiled with. The provides advoiced landscaped area and private open space that the owners/cocupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard 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 develing. The bulk and scale of the development remains reflective of the existing dwelling, and consistent with the adjoining properties.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The PSR standard is compiled with. The provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard on. The proposal is a permissible form of development in the R1 General Residential zone and compiles 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 proposal is compatible with the adjoining properties 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	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 compiled with. The provides advoiced landscaped area and private open space that the owners/cocupants are adistined will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard acroe. 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 proposal is compatible with the established front building alignment and the side and rear setback controls, ensuring that the proposed and rear seback controls, ensuring that the proposed and re	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost bere is not sufficient area to provide landscape corridors between adjoining properties. The character of the house is maintained. The pendous area on the site will be increased by the new turf area in the rear yard. The pendous area on the site will be increased by the new turf area in the rear yard. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. 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-entally residential accommodation with a 1 storey extension and proposes an increase in FSR that maintains a designate some patients 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	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost bere 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 ever the second of the rear yard. The FSR standard is compiled with. The proposal provides adequate landscaped area and private pen space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. 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 will imitted 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 dential accommodation with a 1 storey extension and proposes an increase in FSR that maintains a dential accommodation of the storey 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 bothen the wedvelopment and adjoining properties.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3 3	780474 320180	12 33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 compiled with. The provides adequate landscaped area and private open space that the owners/cocupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard acroe. 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 proposal is compatible with the established front building alignment and the side and rear setback controls, ensuring that the proposed and certain 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 welling 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 apparation, access, privacy, natural lighting and ventilation for bot the new development and adjoining properties.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 compiled with. The provides adequate landscaped area and private open space that the owners/cocupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR 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 proposal is compatible with the established front building alignment and the side and rear setback controls, ensuring that the proposed and rear seback controls, ensuring that the proposed and consistency naccess, privacy, natural lighting and ventilation for bot the new development and adjoining properties. The proposal design complies with the equired development and sedue to the new development and adjoining properties. The proposed design complies with the entire the proposed and	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The provide adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR 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 tremains reflective of the existing dwelling and consistent with the adjoining properties. The proposal is compatible with the established front building alignment and the side and rear setback controls, ensuring that the proposed and care setback controls, ensuring that the proposed anditional floor space maintains a deensity reflective of a potential single dwelling house, sprivacy, natural lighting and ventilation for bot the new development and adjoining properties. The proposed design comples with the required development and as the proposed anditional floor space maintains adequate building separation, access, privacy, natural lighting and ventilation for bot the new development and adjoining properties. The proposed design comples with the required development standards and controls, with the exception to site coverage, and responds to the sites context and postagions.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The proposal provides adequate landscaped area and private pens pasce that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The proposal is a permissible form of development in the Rt General Residential zone and complies with the objectives of the development standard and zone. The variation of the proposed story of the same standard in the Rt General Residential zone and complies with the objectives of the development standard and zone. The variation of the proposed standard and sone of the sufficient standard in the same standard in the sufficient of the proposed standard and sone of the development standard and zone. The variation of the proposed standard and sone of the sufficient standard in the sufficient standard in the sufficient standard in the sufficient standard and sone of the sufficient standard and sone of the sufficient standard and sone of the sufficient standard in the sufficient standard standard standard standard standard standard standard standard standard standard standard standard standard standard standard standard standards standards and controls, essuring that the proposed additional floor space maintains adequate building separation, access, privacy, natural lighting and ventilation for bothe new development and adjoining properties. The bulk, scale and massing of the proposal maintain the characteristics of the Heritage Conservation Area.	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost 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 compiled with. The provide provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. On. The Transport of the owners/occupants are satisfied will meet their needs. Sufficient environmental planning grounds to justify contravening the development standard. The proposal is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard arone. The variation of the proposed site coverage is a modest extension and single story in scale with lawfilling and the story in scale with lawfilling pact on the key features of the period 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, ensity reflective of a potential single dwelling house. The proposal is compatible with the required development seeks to retain predominantly for the review of the proposal maintain the characteristics of the Heritage Conservation Area. The proposal is compatible with the required development standards and controls, with the required development standards and controls, with the recurring the proposal maintain the characteristics of th	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FGR and a sufficient environmental planning grounds to justify contravening the development standard. The proposal is a permissible form of development in the RT General Residential zone and complies with two objectives of the development standard and zone. The variation of the proposed site coverage is a modest extension and single story in scale with limited impact on the key features of the period development standard and zone. The balk and sacked of the development nemins 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 conspands and proposes and increase in FSR that maintains and expense of the proposal maintain the characteristics of the Heritage Conservation Area. The proposal is compatible with the established front building alignment and the side and rear setback consenses, privacy, natural lighting and ventilation for bothen we development standards and controls, with the required development standards and controls, with the recup	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient environmental planning grounds to justify contravening the development standard. The FSR 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 transmard and condensity residential accommodation with a 1 storey extension and proposes an increase in FSR that maintains a density reflective of a potential single dwelling house proposes an increase in FSR that maintains a density reflective of a potential single welling 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 bot the new development and adjoining properties. The proposal design comples with the required development and adjoining properties. The proposal scompatible 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 bot the new development and adjoining properties. The proposal engans within the public interest because it includes an articula	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 23 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FGR and a sufficient environmental planning grounds to justify contravening the development standard. The proposal is a permissible form of development in the RT General Residential zone and complies with two objectives of the development standard and zone. The variation of the proposed site coverage is a modest extension and single story in scale with limited impact on the key features of the period development standard and zone. The balk and sacked of the development nemins 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 conspands and proposes and increase in FSR that maintains and expense of the proposal maintain the characteristics of the Heritage Conservation Area. The proposal is compatible with the established front building alignment and the side and rear setback consenses, privacy, natural lighting and ventilation for bothen we development standards and controls, with the required development standards and controls, with the recup	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022		Site Coverage Section 4.3C (3)(a) Landscaped Area	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR standard is compiled with the standard and the standard and the standard and the standard and the standard in the RT General Residential zone and compiles with the objectives of the development standard and zone. The variation of the proposed site coverage is a modest extension and single story in scale with limited impact on the key features of the period development standard and zone. The balk and sacked of the development nemins 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 denilar development seeks to retain predominantly low-density residential accommodation with a 1 storey extension and proposes an increase in FSR that maintains and ensity reflective of a potential single dwelling house. The proposal is compatible with the established front building alignment and the side and rear setback conspands and single development seeks to retain predominantly low-density residential accommodation with a 1 storey extension and proposes an increase in FSR that maintains adequate building separation, access, privacy, natural lighting and ventilation for bothe new development and adjoining propertie	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe	proved proved erred
DA/2022/0826 DA/2022/0864	23 2 3	780474 320180	33 27 7	Annesley Street Frazer Street	LEICHHARDT LILYFIELD	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022	IWDR1 IWDR1 R2	Site Coverage Section 4.3C (3)(a) Landscaped Area	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 lost here is not sufficient area to provide landscape corridors between adjoining properties. The character of the house is maintained. The pervious area on the sile will be increased by the new turf area in the rear yard. The FSR standard is compiled with. The provides advoiced landscaped area and private open space that the owners/occupants are adisting will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard acroe. 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 tremains 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 welling house. The proposal is compatible with the established front building alignment and the side and rear setback controls, ensuring that the proposed anditional floor space maintains adequate building separation, access, privacy, natural lighting and ventilation for bot the new development and adjoining properties. The proposal extension of the proposal maintain the characteristics of the Hertage Conservation Area. The proposal extension of the proposal maintain the characteristics of the Hertage Conservation Area. The proposal extension of the proposal maintain the characteristics of the Hertage Conservation Area. The proposal extension of the proposal maintain the char	or 10.68sqm %	Council Council	1/03/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe Com	proved proved erred
DA/2022/0826 DA/2022/0864 DA/2022/0867	23 2 3	780474 320180 34162	33 27 7	Annesley Street Frazer Street Merchant Street	LEICHHARDT LILYFIELD STANMORE	2040 2040 2048	Residential - Alterations & additions Residential - Alterations & additions	IWLEP 2022 IWLEP 2022 IWLEP 2022	IWDR1 IWDR1 R2	Section 4.3C (3)(a) Landscaped Area 4.3 HOB	The rear yard will provide adequate private open space for the comer/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here is not sufficient area to provide landscape corridors between adjoining properties. The character of the house is maintained. The pervicus area on the site will be increased by the new turf area in the rear yard. The FSR standard is compiled with. The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR standard is compiled with the standard of 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 develing. The bulk and scale of the development remains reflective of the existing dwelling and consistent with the adjoining properties. 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 variablished for the three of the standards and controls, with the experience of the standards and controls, with the exception to site overage, and responds to the site content and positioning providing a functional and proportionate development. The proposal remains within the public interest because it includes	or 10.68sqm % n or 7.4%	Council	1/03/2023 30/01/2023 23/02/2023	Leichhardt LEP Section 4.4 Floor 2013 space ratio	Non compliance still allows objectives to be met to p					App App Defe Com	proved proved erred mmencement
DA/2022/0826 DA/2022/0864 DA/2022/0867	23 2 3	780474 320180 34162	33 27 7	Annesley Street Frazer Street Merchant Street	LEICHHARDT LILYFIELD STANMORE	2040 2040 2041 2041 2041	1: Residential - Alterations & additions 1: Residential - Alterations & additions 1: Residential - Alterations & additions 1: Residential - Alterations & additions	IWLEP 2022 IWLEP 2022 IWLEP 2022	IWDR1 R2	Section 4.3C (3)(a) Landscaped Area 4.3 HOB	The rear yard will provide adequate private open space for the owner/cocupants (it is more than the recommended DCP requirement of 16m2). On small lost here 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 compiled with. The provide adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs. Sufficient POS provided, existing situation with increased permeable landscape area result. Sufficient environmental planning grounds to justify contravening the development standard. The FSR standard is completed with the contravening the development standard and the contravening 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 tandard 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 temains reflective of the existing dwelling and consistent with the adjoining properties. The proposal is compatible with the established front building alignment 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 bot the new development and adjoining properties. The proposal endition providentes of the proposal maintain the characteristics of the Hertiage Conservation	or 10.68sqm % n or 7.4%	Council	1/03/2023 30/01/2023 23/02/2023	Leichhardt LEP Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p					App App Defe Com	proved proved erred mmencement

				1			1			1	I	1	1									
											 The proposed development ensures consistency with the desired future character of the neighbourhood. 											
											 The proposal ensures that adequate provision is 											
											made for landscaped area and private open space, more than doubling the requirement for the site.											
											 The proposal complies with the FSR provisions, 											
							1: Residential - Alterations & additions				proposing a modest addition to the existing dwelling. The proposal continues to meet the objectives of both											
											the zone and the development standard.											
DA/2022/0981	2 5	40767	7	Queens Place	BALMAIN	2041		IWLEP 2022	IWDR1	Clause 4.3A (3)(b) Site Coverage		1.01sqm or 1.14%	Council 1	7/02/2023							/	Approved
											The proposal improves the existing non-compliance.											
							1: Residential - Alterations & additions				Acceptable streetscape and amenity implications. Respects existing pattern of development.											
DA/2022/1030	1 9	15782	20	Trafalgar Street	ANNANDALE	2038		IWLEP 2022	IWDR1	Clause 4.3C Landscaped Area		56.20% or 14.469sqm	Council	5/02/2023							A	Approved
											?The proposed landscaped area is below the minimum of 15%, however, the proposal improves the											
											total landscaped area coverage from the existing.											
											?The proposal has been designed to preserve the character of the surrounding area.											
							1: Residential - Alterations & additions				?Amenity to the site will not be compromised.											
											?The non-compliance is minimal but improved from existing.											
DA/2022/1045	9 2	279	119	Charles Street	LILYFIELD	2040		IWLEP 2022	IWDR1	Section 4.3C (3)(a) Landscaped Area		10.61% (2.95sqm shortfall)	Council 1	4/03/2023							A	Approved
											?The site and its surrounds as existing are a mix of low and medium density residential land uses.			Leichhardt LE 2013		Despite the proposal's non-compliance with the loor Space Ratio control, the development does no						
											?The proposed works will provide for a contemporary			2013	Ratio	esult in any unnecessary bulk or visual impacts on	(11.551aqiii)					
											addition and provide additional space catering for the needs for the owners. The increase of site coverage				a	djoining properties. The development has been lesigned to ensure it minimises impacts on adjoining						
											accommodate the new staircase allows for a better	Ĭ			p	roperties and maintains a high level of residential						
											internal configuration of the ground level. The proposed first level rear addition will also provide a					menity and privacy. Despite the proposal's non-compliance with the						
				1		1		1			new bathroom that will therefore result in greater	1			F	loor Space Ratio control, the development does no		1				
				I			1	İ			amenity for the owners. ?The proposed works retain the existing dwelling]				esult in any unnecessary bulk or visual impacts on idjoining properties. The development has been		1				
				1		1		1			ensuring a variety of housing types is provided within	1			d	lesigned to ensure it minimises impacts on adjoining		1				
İ				I			1	İ			the area. ?The proposed works maintain the existing building]				properties and maintains a high level of residential imenity and privacy.		1				
				1		1		1			at the front of the site ensuring the character of the	1			?	The proposed works maintain the existing building		1				
1				1		1		1			local area is maintained. ?The proposed roof form of the new addition has	1			a	It the front of the site ensuring the character of the local area is maintained.		1				
İ				I		1	1	İ			been sympathetically designed to take the form of a]			?	The proposed roof form of the new addition has		1				
				1		1	Residential - Alterations & additions	1			traditional pitched roof that is in keeping with the principal roof form of the dwelling. The addition has	1			b	een sympathetically designed to take the form of a raditional pitched roof that is in keeping with the		1				
							1. Nesidential - Atterations & additions				been strategically designed to sit lower than the				р	rincipal roof form of the dwelling. The addition has						
											existing front portion to ensure it is not visible from the	•				een strategically designed to sit lower than the						
											streetscape. ?The proposed development provides for more than					existing front portion to ensure it is not visible from the streetscape.						
											the minimum landscaped area under the LEP. ?The variation is minor and only 7.17%.				?	Minor repair and maintenance works have been proposed to the building façade. The proposed						
											?The proposed development complies with Council's					levelopment also consists of replacing the existing						
											minimum private open space requirement.				b	alcony with a Juliette style balcony which is more						
											?The proposal has been designed to respect the streetscape character of the Leichhardt locality and				re	ecessed and poses less of a visual impact from a treetscape perspective. Furthermore, the proposed						
											will not detract from the local aesthetic values.				a	Iterations include the replacement of the garage						
											?The proposed additions maintain solar access to the private open space of no. 8 Fowler Street receiving	19			v	loor which a new door that is sympathetic to the isual characteristics of the locality.						
											3 hours between midday and 3pm in mid-winter.				?	The proposed variation to the floor space ratio						
											?The proposed works do not adversely impact on adjoining properties.				s	tandard is 18.92m2 or 9.8% which is considered to e a minor variation and therefore resulting in a						
																evelopment that is appropriate in regard to						
DA/2022/1047	1 4	34246	4	Fowler Street	LEICHHARDT	2040		IWLEP 2022	IWDR1	Clause 4.3C (3)(b) Site Coverage		12.78% (21.155sqm)	Council 7	7/02/2023		levelopment density.					A	Approved
DA/2022/1047	1 4	34246	4	Fowler Street	LEICHHARDT	2040		IWLEP 2022	IWDR1	Clause 4.3C (3)(b) Site Coverage	The proposed works remain below the existing ridge	12.78% (21.155sqm)	Council 7	7/02/2023							F	Approved
DA/2022/1047	1 4	34246	4	Fowler Street	LEICHHARDT	2040	Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3C (3)(b) Site Coverage	The proposed works remain below the existing ridge height ensuring the visual bulk and scale of the proposed works are appropriately mitigated.	12.78% (21.155sqm)	Council	7/02/2023		levelopment density.					F	Approved
DA/2022/1047 DA/2022/1057	1 4	34246	4 36	Fowler Street Cavendish Street	LEICHHARDT STANMORE	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	1,1,1	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated.	12.78% (21.155sqm) 0.645m or 6.78%		7/02/2023 6/02/2023		levelopment density.					, ,	Approved Approved
DA/2022/1057	1 1	029273	36	Cavendish Street	STANMORE	2040	Residential - Alterations & additions Residential - New second occupancy	IWLEP 2022	IWDR2	Section 4.3 Height of building	height ensuring the visual bulk and scale of the	0.645m or 6.78%	Council 1	6/02/2023		levelopment density.					A A	Approved
	1 1		36 262		STANMORE	2040 2048 2045				Section 4.3 Height of building	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated. The proposal maintains non-complying landscaped area at 48.6% -the proposed development ensures consistency with		Council 1	6/02/2023	d ?	levelopment density. The processed development retains its use as a	14.9sqm or	Leichhardt LEP 2013	Clause 4.3A •the p		6.71sqm or	
DA/2022/1057	1 1	029273	36 262	Cavendish Street	STANMORE	2040		IWLEP 2022	IWDR2	Section 4.3 Height of building	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated. The proposal maintains non-complying landscaped area at 48.6% -the proposed development ensures consistency with the desired future character of the neighbourhood;	0.645m or 6.78%	Council 1	6/02/2023	t LEP Clause +1 4.3A(3)(a) 0	levelopment density. The proposed development retains its use as a the proposal seeks to improve the existing provision fandscaping at the site;	14.9sqm or 84.65%	Leichhardt LEP 2013	(3)(b) Site existi	ting Site Coverage 9	ļ	Approved
DA/2022/1057	1 1	029273	36 262	Cavendish Street	STANMORE	2040		IWLEP 2022	IWDR2	Section 4.3 Height of building	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated. The proposed maintains non-complying landscaped area at 48.6% - the proposed development ensures consistency with the desired future character of the neighbourhood; - the proposal makes no change to the scale of the existing site coverage breach whilst also increasing	0.645m or 6.78%	Council 1	6/02/2023	It LEP Clause 1.4.3A(3)(a) Landscaped 1.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4	the proposal seeks to improve the existing provision flandscaping at the site; the proposal maintains the existing provision flandscaping at the site; the proposal maintains the existing non-complaince with the site coverage provision whilst it increases to the proposal maintains the existing non-complaince with the site coverage provision whilst it increases to the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the proposal series of the proposal maintains	14.9sqm or 84.65%	Leichhardt LEP 2013	(3)(b) Site existi Coverage (65.8 time	ting Site Coverage 9 8%) whilst at the same creates a significant	6.71sqm or	Approved
DA/2022/1057	1 1	029273	4 36 262	Cavendish Street	STANMORE	2040 2048 2045		IWLEP 2022	IWDR2	Section 4.3 Height of building	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated. The proposal maintains non-complying landscaped area at 48.6% -the proposed development ensures consistency with the desired future character of the neighbourhood; -the proposal makes no change to the scale of the existing site coverage breach whilst also increasing landscaped area and wholly contains the first floor	0.645m or 6.78%	Council 1	6/02/2023	tLEP Clause 1 4.3A(3)(a) 0 Landscaped 4 Area is	levelopment density. The processed development retains its use as a the proposal seeks to improve the existing provision flandscaping at the site; the proposal maintains the existing non-complaince with the site coverage provision whilst it increases andscaping; and	14.9sqm or 84.65%	Leichhardt LEP 2013	(3)(b) Site existi Coverage (65.8 time	ting Site Coverage 9 8%) whilst at the same creates a significant rovement in the internal	6.71sqm or	Approved
DA/2022/1057	1 1	029273	36 262	Cavendish Street	STANMORE	2040		IWLEP 2022	IWDR2	Section 4.3 Height of building	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated. The proposal maintains non-complying landscaped area at 48.6% -the proposed development ensures consistency with the desired future character of the neighbourhood; -the proposal makes no change to the scale of the existing site coverage breach white site increasing landscaped area and wholly contains the first floor within the footprint of the ground floor; and -the proposal demonstrates that it meets the objective	0.645m or 6.78%	Council 1	6/02/2023	t LEP Clause 1 4.3A(3)(a) 0 Landscaped 1 Area w	the proposal seeks to improve the existing provision flandscaping at the site; the proposal maintains the existing provision flandscaping at the site; the proposal maintains the existing non-complaince with the site coverage provision whilst it increases to the proposal maintains the existing non-complaince with the site coverage provision whilst it increases to the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the existing non-complaince where the proposal maintains the proposal series of the proposal maintains	14.9sqm or 84.65%	Leichhardt LEP 2013	(3)(b) Site existi Coverage (65.8 time improqualii •the p	ting Site Coverage 9 8%) whilst at the same creates a significant rovement in the internal lity of the space; proposal will increase	6.71sqm or	Approved
DA/2022/1057	1 1	029273	4 36 262	Cavendish Street	STANMORE	2040		IWLEP 2022	IWDR2	Section 4.3 Height of building	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated. The proposed maintains non-complying landscaped area at 48.6% -the proposed development ensures consistency with the desired future character of the neighbourhood; -the proposel makes no change to the scale of the existing site coverage breach whilst also increasing landscaped area and wholly contains the first floor within the footprint of the ground floor; and	0.645m or 6.78%	Council 1	6/02/2023	t LEP Clause 1 4.3A(3)(a) 0 Landscaped 1 Area w	levelopment density. The proposal seeks to improve the existing provision of landscaping at the site, the proposal maintains the existing provision for landscaping at the site, the proposal maintains the existing non-complaince with the site coverage provision whilst it increases andscaping; and the proposal demonstrates that it meets the	14.9sqm or 84.65%	Leichhardt LEP 2013	(3)(b) Site existi Coverage (65.8 time improqualit -the pand in	ting Site Coverage 98%) whilst at the same creates a significant rovement in the internal lity of the space; proposal will increase improve the	6.71sqm or	Approved
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DA/2022/1059	1 1	029273	36 262	Cavendish Street Hawthome Parade	STANMORE HABERFIELD	2049 2048 2045 2045	3: Residential - New second occupancy	WLEP 2022 WLEP 2022	IWDR2	Section 4.3 Height of building Landscaped area	height ensuring the visual bulk and scale of the proposed works are appropriately mitigated. The proposal maintains non-complying landscaped area at 48.6% - The proposal feminitains non-complying landscaped area at 48.6% - The proposal development ensures consistency with the desired future character of the neighbourhoot; the proposal makes no change to the scale of the existing site coverage breach whilst also increasing landscaped area and wholly contains the first floor within the footprint of the ground floor; and - the proposal demonstrates that it meets the objective of the standard and the zone. -The proposal significantly increased the provision of Landscaped Area on the site, from 0.5% to over 109	0.645m or 6.78% 1.4% or 17.1 sqm	Council 1 Council 2	6/02/2023 1/02/2023 Leichhardt LE 2013	t LEP Clause 1 4.3A(3)(a) 1 Landscaped 4 Area 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	the proposal seeks to improve the existing provision flandscaping at the site. the proposal seeks to improve the existing provision flandscaping at the site; the proposal maintains the existing non-complaince with the site coverage provision whilst it increases andscaping; and makesaping; and the proposal demonstrates that it meets the typicitives of the standard and the zone.	84.65%	Leichhardt LEP 2013	(3)(b) Site existing (65.8 time improquality the panel improquality the panel improquality the panel improquality the panel improquality the panel improquality the panel improper improper improper improper improper improper	ting Site Coverage 98% whilst at the same creates a significant overment in the internal lity of the space; proposal will increase improve the scaped area in the rear it; existing site coverage rurounding buildings the proposal is in sing with the area; and proposal does not be the removal of trees is suitable for the use	.71sqm or .53%	Approved Approved
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