

Council DA reference number	Lot number	DP number	Apartment/ Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy	Environmental planning instrument (Variation 2)	Development standard to be varied (Variation 2)	Justification of variation (Variation 2)	Extent of variation (Variation 2)	Environmental planning instrument (Variation 3)	Development standard to be varied (Variation 3)	Justification of variation (Variation 3)	Extent of variation (Variation 3)	Application Decision
DA/2022/0442	3	3883		3	Fredbert Street	LILYFIELD	2040	3	State Environmental Planning Policy (Housing) 2021	R1	Clause 53(2)(a) - Minimum Site Area and Clause 53(2)(b) - Car Parking	The site is capable of accommodating the dwelling and no parking is required	18.2% and 1000%	Council	11/07/2023									Approved
DA/2022/0658	1	725270		36	Oxford Street	NEWTOWN	2042	6	Inner West Local Environmental Plan 2022	R2	Section 4.4 Floor space ratio	<ul style="list-style-type: none">•The variation is minor in nature;•The site area is reflective of approximately four combined lots of neighbouring sites within the immediate vicinity, as such the bulk and scale of the development is considered to be consistent with the character of the locality;•The development will provide a much-needed specialist housing to the locality which requires;•The proposed development is compatible with the low-density residential character of the locality;•Minimal impact on adjoining properties; and•The proposal generally satisfies other provisions contained in the LEP and DCP.	21.96sqm or 5.93%	Council	25/08/2023						Deferred Commencement			
DA/2022/0725	1	340		85	Wardell Road	DULWICH HILL	2203	6	Inner West Local Environmental Plan 2022	E1	Clause 4.4 - Floor Space Ratio	The development is of a scale and form that is consistent with the desired future character of the area and does not result in amenity impacts to surrounding properties of the locality. The development provides a high quality urban design outcome and is consistent with the objectives of the FSR development standard and the E1 zone. As such, the strict adherence to the development standard is unnecessary in the circumstances on environmental planning grounds.	65.445sqm or 24.49%	Council	08/08/2023								Approved	
DA/2022/0795	8	715831		3	Emily Street	LEICHHARDT	2040	2	Inner West Local Environmental Plan 2022	R1	4.1 Minimum Subdivision Lot Size	<ul style="list-style-type: none">•The proposed boundary realignment of the existing subdivision will allow the proposed infill dwellings to form part of a consistent paired form within the same group. This form reflects and reinforces the predominant size and shape of the prevailing subdivision pattern within the immediate and intermediate streetscape and overall locality as well as maintaining the consistent immediate and intermediate building pattern & form within the vicinity of the site.•The proposed boundary realignment and adjusted subdivision is capable of accommodating buildings, particularly where compliance with the Landscape, Site Coverage, Private Open Space, Building Location Zones are achieved and where there are no adverse impacts on the adjoining amenities, streetscape compatibility and separation between adjoining forms and the positive contributions it provides to the overall Distinctive Neighbourhood Area. The result being a proposal that facilitates an orderly and reasonably appropriate high-quality development of the resultant lots.•The proposed boundary realignment and re-subdivision and resultant built form and scale are considered appropriate within the immediate and intermediate streetscapes and subdivision pattern.•The proposed boundary realignment and re-subdivision layout and dimensions including area enable the proposed building to be consistent with the density, setbacks, building bulk and scale and height found along Emily Street.•The size of the proposed allotments are suitable to enable the siting and construction of an appropriately sized and proportioned dwelling house that provides adequate amenity to future residents and areas for open space.•The proposed boundary realignment and re-subdivision lot size and building form will not adversely affect the amenity of any neighbouring properties and ensures that the lot size proposed accommodate a development which is consistent with the relevant development controls capable of supporting residential development.•It is not sufficient that this subdivision influences any amenity impacts across the boundaries or compromises the existing surrounding mixed subdivision pattern.•The proposed boundary realignment and re-subdivision is supported with plans that adequately demonstrate that the lots are of sufficient area and dimension that enable an appropriate building that are consistent with the varied density, setbacks, building location zone, building bulk and scale and height found along the Emily Street and surrounding streets.•The proposed boundary realignment and re-subdivision is further supported by shadow diagrams which demonstrate that the proposal will have imperceptible and inconsequential effects on the adjoining amenities.•The underlying purpose behind the standard has been achieved through an overall design that ensures that the density and landscape area complies with the style, orientation and pattern of surrounding buildings in Emily Street and surrounding Streets.•The proposal is in accordance with Clause 1.2 Aims of Plan and Clause 2.3 Zone Objectives and Land Use Table as the proposed works are compatible with the environment in terms of bulk, scale, amenity and streetscape that uphold the Piperston Distinctive Neighbourhood Controls.	11.76% or 23.52sqm	Council	12/09/2023	Inner West Local Environmental Plan 2022	4.4 FSR	<ul style="list-style-type: none">•Despite the level of non-compliance the proposed increase is imperceptible and inconsequential in its effects particularly where compliance with the Landscape, Site Coverage, Private Open Space, Building Location Zones are achieved and where there are no adverse impacts on the adjoining amenities, streetscape compatibility and separation between adjoining forms and the positive contributions it provides to the overall Distinctive Neighbourhood Area•It is noted that our adjoining neighbour at No.7 Emily Street was approved by Council under D/2015/21 with a 44% Level of non-compliance and as such request the same assessment considerations afforded to that application.•The proposal on balance seeks the better designed outcome within the context of the site compatible with the immediately adjoining and intermediate forms and Building Location Zones within the overall streetscape and subdivision pattern of development.•The underlying purpose behind the standard has been achieved through an overall design that ensures that the density and landscape area compliments with the style, orientation and pattern of surrounding buildings within Emily Street.•The minor increase will have no adverse solar amenity impacts on the adjoining amenities particularly due to the rear northern orientation of the site where solar access to neighbouring courtyards and directly accessible living area are currently maintained.•The minor increase does not create any privacy impacts on the adjoining amenities due to the careful placement of courtyards, atriums and window positions.•The proposal is in accordance with Clause 1.2 Aims of Plan and Clause 2.3 Zone Objectives and Land Use Table as the proposed works are compatible with the environment in terms of bulk, scale, amenity and streetscape that uphold the Piperston Distinctive Neighbourhood Controls.	3.46% or 4.28sqm			Approved		
DA/2022/0869	1	1164753		36	May Street	ST PETERS	2044	9	Inner West Local Environmental Plan 2022	B5	Clause 4.3 Height of buildings	<ul style="list-style-type: none">•The proposed development is permissible with consent, provides a mix of uses (i.e., creative industry and residential accommodation). The creative industry component requires a large floor area that supports the viability of the area.•The proposal, as outlined in detail elsewhere in this report, supports urban renewal that is consistent with the desired future character (DFC) of the area.•The proposal is consistent with the masterplan and it complies with the maximum FSR, which is a key standard to control density.•The proposal will not adversely impact the existing and future capacity of the transport network.•The proposed height is compatible with the character of the locality.•The proposed development, as outlined in detail elsewhere in this report, will not result in undue impacts on local amenity.•The proposal provides an appropriate transition between buildings of different heights, noting that the development, at the street frontage, complies with the HOB standard, and the development "steps down" towards properties at the rear, which have a 14m maximum HOB standard; the breach with the HOB will not be discernible from the public domain and only marginally visible from surrounding development.	1.32m or 7.76%	Council	28/09/2023						Approved			
DA/2022/0906	101	1221042		146	Alt Street	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Clause 6.20(3)(d)	Complies with the objectives of the development standard	6.5% or 15.75sqm	Council	04/07/2023								Approved	
DA/2022/0908	1	306461		21	Milton Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Site Coverage	<ul style="list-style-type: none">•The proposed development is appropriately under the density (floor space ratio) control in the LEP. If the proposed development [under the current scheme] were required to comply with the site coverage standard, this FSR would be further reduced, which is unnecessary.•The proposed development complies with Council's minimum landscaped area control in the LEP.•The proposed development complies with Council's minimum private open space requirement in the DCP.•The proposal has been designed to respect the streetscape character of the Leichhardt locality and will not detract from the local aesthetic values.•The proposed additions maintain solar access to the private open space of adjoining dwellings.•The proposed works do not adversely impact on adjoining properties and do not result in unacceptable visual or acoustic privacy impacts.	2.14sqm or 1.18%	Council	04/07/2023						Approved			
DA/2022/0938	0	10138		35	Church Street	BIRCHGROVE	2041	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	The proposal is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.	45.6%	Council	08/08/2023	Inner West Local Environmental Plan 2022	Landscaped Area	The site would continue to provide acceptable amount of landscaped areas for each dwelling and is an improvement to the existing situation.	36.5%				Approved	
DA/2022/0965	10	5547		4	Weynton Street	ANNANDALE	2038	1	Inner West Local Environmental Plan 2022	R1	Site Coverage	It retains the existing dwelling street frontage, maintaining the character of the built features of the area. Enhanced landscaping will improve the presentation of the property in the streetscape and the character of the area	4.9%	Council	02/08/2023								Approved	
DA/2022/0993	70	1253337		82	Lamb Street	LILYFIELD	2040	2	Inner West Local Environmental Plan 2022	R1	4.1 subdivision	The built form is considered to provide acceptable amenity for the future occupants and the well-designed private open spaces which allow for good light, cross ventilation, without resulting in any amenity impacts across the boundaries or compromising the existing subdivision pattern.	8.5% or 17sqm	Council	21/07/2023								Approved	
DA/2022/1044	4	379		113	Evans Street	ROZELLE	2039	1	Inner West Local Environmental Plan 2022	R1	FSR cl 4.4	A modest variation with limited impact on amenity of neighbours	15%	Council	08/08/2023	Inner West Local Environmental Plan 2022	Landscaped area 4.3(c)	Although in breach the proposal achieves more landscaped area than is currently on the site and this represents a better outcome in terms of ability to support planting and allowance for outdoor use by occupants	21%				Approved	
DA/2022/1054	12	977924		14	Ballast Point	BIRCHGROVE	2041	1	Inner West Local Environmental Plan 2022	R1	cl.4.4 - FSR	The proposal involves a reduction to an existing breach of this standard.	14.9%	Council	03/07/2023								Approved	
DA/2022/1082	100	855961		58	Palmer Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	4.3C(3)(a) Landscaped Area	The landscaped areas are suitable for substantial tree planting and of a size and location suitable for the enjoyment of the residents. The amenity of the dwelling in terms of its landscaped area shall be preserved and the provided an acceptable landscaped setting.	9.15% or 4.45sqm	Council	21/08/2023								Approved	
DA/2022/1124	8	559184		11	George Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	4.3C(3)(a) Landscaped Area	Proposal provides additional soft landscaped area and is an improvement to the existing situation. Minimal to no adverse amenity impacts to the surrounding properties and the pattern of development is keeping with the surrounding area	9.56sqm or 35.33%	Council	03/07/2023								Approved	
DA/2022/1161	1	927946		7	Kingston Street	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Section 6.20(3)(d) landscaped area	Improvement to existing	36%	Council	07/07/2023								Approved	
DA/2023/0041	3	908039		12	Wetherill Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	4.4 FSR	Acceptable streetscape and amenity implications. Respects existing pattern of development.	3.43% or 8.39sqm	Council	15/08/2023									Approved
DA/2023/0043	3	33760		10	Short Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	4.3C(3)(b) – Site Coverage	Acceptable streetscape and amenity implications. Respects existing pattern of development	4.8sqm or 4.52%	Council	08/08/2023	Inner West Local Environmental Plan 2022	4.4 – Floor space ratio	Acceptable streetscape and amenity implications. Respects existing pattern of development	21.5sqm or 17.35%				Approved	
DA/2023/0062	100	1287800		65	Lilyfield Road	ROZELLE	2039	1	Inner West Local Environmental Plan 2022	R1	Section 4.4 – Floor Space Ratio	<ul style="list-style-type: none">?The variation sought is primarily as a result of the modest allotment size and can be attributed to the inclusion of the attic within the existing roof space (the attic, inclusive of the stair adds an area of at least 9m2).?The additional gross floor area sought will improve the amenity of the site and improve upon the ability of the site to provide for the day to day needs of residents.?It is considered unreasonable to strictly enforce the floor space ratio for such small allotments under circumstances where no significant adverse implications to adjoining properties or the public domain will occur.?The proposed alterations and additions respond to the desired future character of the locality noting the proposed built form responds to the Easton Park Distinctive Neighbourhood controls outlined in Leichhardt DCP, as outlined below, and continues to integrate into the existing streetscape and pattern of development within Lilyfield Road.?In addition to the above, 65 and 63 Lilyfield Road, Rozelle are an anomaly within the immediate Lilyfield Road locality and streetscape, being the only two residential dwellings fronting Lilyfield Road, with the remainder of the streetscape consisting of existing commercial premises; WestConnex (Rozelle interchange) and Easton Park.?The proposed development and extent of floor space sought do not detract from the potential of future development to 63 Lilyfield Road, ultimately resulting in a density of development suited for the two sites into the future.	2.04% or 2.32sqm	Council	15/08/2023						Deferred Commencement			
DA/2023/0067	B	447264		53	Grove Street	BIRCHGROVE	2041	1	Inner West Local Environmental Plan 2022	R1	4.3C(3)(b) Site Coverage	Acceptable streetscape and amenity implications. respects the existing pattern of development	10.95% or 5.02sqm	Council	06/07/2023									Approved
DA/2023/0074	A	437555		2	Jacques Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Site Coverage	The proposed non-compliances will not result in any undue adverse amenity impacts on adjoining sites and improved on-site amenity outcomes.	12.7%	Council	01/09/2023	Inner West Local Environmental Plan 2022	FSR	The proposal provides housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas	1.1%				Approved	
DA/2023/0075	B	437555		4	Jacques Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Landscaped Area	The development does not reduce that amount of landscaped area that is currently available on site and does not result in any undue adverse amenity impacts.	6.7%	Council	04/09/2023								Approved	
DA/2023/0124	420	1290301		12	Longview Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Site Coverage cl.4.3C(3)(b)	The landscaped areas are suitable for substantial tree planting and of a size and location suitable for the enjoyment of the residents. The amenity of the dwelling in terms of its site coverage will be provided with an acceptable landscaped setting.	9.56%	Council	26/09/2023	Inner West Local Environmental Plan 2022	FSR cl.4.4	The proposal is commensurate to the existing dwelling and will provide adequate residential amenity for the occupants of the subject dwelling without any adverse impacts to the amenity of surrounding properties. It is achieves the objectives of the standard.	9.36%				Approved	
DA/2023/0141	1	1272898		50	Moore Street	LEICHHARDT	2040	11	Inner West Local Environmental Plan 2022	E4	Section 4.4 Floor space ratio	Consistent with the development standard and objectives	348sqm or 8.3%	Council	25/10/2023								Approved	
DA/2023/0186	118	6668		29	Loudon Avenue	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R1	Landscaped area	<ul style="list-style-type: none">- Provides sufficient POS and improves existing non-compliance situation- Consistent with objectives of landscaped area and does not deviate from other controls- Existing roof space and landscape location remains unchanged- Consistent with R2 zone- Minor in nature and not visible from public domain	26.8 sqm or 7.7%	Council	18/07/2023						Approved			
DA/2023/0193	17	161		9	Creek Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Site Coverage	<ul style="list-style-type: none">- The increase in FSR has not been matched by a change in site cover, resulting in inconsistency in the standards.- The proposal maintains the streetscape appearance- There are no unreasonable externalities arising from the breach.- The proposal satisfies the objectives of the standard and the zone.	14.6%	Council	28/09/2023						Deferred Commencement			

DA/2023/0418	2	200768	59	Styles Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	<p>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;</p> <p>The variation of the proposed additional floor space ratio is located to the rear and is to modify the existing balcony to create a more sympathetic rear development and use the existing balcony as part of the master bedroom;</p> <p>The balcony will be modified to be smaller in size, include built-up privacy screens and new balustrading;</p> <p>The proposal does not include changes to the front of the dwelling and will not impact the heritage conservation area;</p> <p>The proposal is to improve the amenity for adjoining properties in terms of privacy and noise;</p> <p>The proposed development is considered to be compatible with the character of the area whilst increasing the amenity, on-site provisions and floor space within the site. The bulk and scale of the development remains reflective of the existing dwelling and consistent within the streetscape;</p> <p>The development maintains a density reflective of the existing dwelling house;</p> <p>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;</p> <p>The bulk, scale and massing of the proposal maintain the characteristics of the streetscape;</p> <p>The proposed design complies with the required development standards and controls, with the exception to floor space ratio, and responds to the sites context and positioning providing a functional and proportionate development;</p> <p>The proposal remains within the public interest because it includes an articulated development design that works to alleviate impacts on to the adjoining neighbours and provides for a compatible design and harmonious balance of existing and proposed development;</p> <p>The FSR resulting from the proposed development will not be out of character with the locality in terms of floor space ratio variations;</p> <p>The non-compliance with the controls is minor;</p> <p>The proposal will not further exceed the other development standards of Landscaped Area and Site Coverage beyond the existing condition;</p> <p>The proposal is sited in a location where additions and built forms at this site can be reasonably expected to be carried out, and the proposal is of an appropriate building location/scale in its context;</p> <p>The development will be compatible with the desired future character of the area in relation to building bulk, form and scale, as detailed later in this report in the 'Site Layout and Building Design' and 'Alterations and Additions' sections;</p> <p>The development will be compatible with, and will not detract from, the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; and</p> <p>The development enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood.</p> <p>The development application responds to the objectives of Clause 4.4 of the IWLEP 2022 and has been designed to ensure the proposal does not pose any adverse impacts on to the adjoining neighbours and streetscape;</p> <p>The bulk, scale and massing of the proposal is not impacted by the variation and would provide a density that is reflective within the immediate locality;</p> <p>The site is permissible and suitable for the proposed development;</p> <p>The variation will not impact any local heritage, environmental significance or view corridor;</p> <p>Strict compliance with the standard would be unreasonable considering the proposed development remains within the approved development envelope and would constitute a development outcome creating a development that remains within the public interest;</p> <p>The proposal achieves the objectives and the key provisions of the DCP;</p> <p>The character of the area remains unaffected as the resultant development;</p>	3.54% or 3.70sqm	Council	11/09/2023						Approved
DA/2023/0428	14	1663		James Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Site Coverage	The proposal is consistent with the objectives of the standard and R1 zone, there are sufficient environmental planning grounds, in that the bulk and scale will be consistent with the prevailing development pattern.	5.2%	Council	18/07/2023						Approved
DA/2023/0431	30	1142		Premier Street	MARRICKVILLE	2204	3	Inner West Local Environmental Plan 2022	R2	Section 53(2)(a) - site area	<p>A newly created secondary dwelling contributes to local rental housing</p> <p>There is potential for rental to a moderate-income householder</p> <p>Reasonable amenity outcomes are considered achieved</p> <p>The development retains the low-density residential nature of the site</p> <p>The built form suits the character of built features in the surrounding area</p> <p>The development makes good use of existing infrastructure</p>	22.7sqm or 5%	Council	27/10/2023						Approved
DA/2023/0451	12	1265433		Walker Avenue	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Vary Landscaped Area under Section 6.20(3)(d).	The proposal has been designed to meet the day to day needs of the residents, while also ensuring a variety of housing types within the low density residential zone. The proposed variation does not diminish the attributes of the Haberfield HCA and ensures the intention of the garden suburb is retained. The proposed variation results in a development which satisfies the objectives of the zone.	7%	Council	05/10/2023						Approved
REV/2023/0012	2	224697		Philpott Street	MARRICKVILLE	2204	1	Inner West Local Environmental Plan 2022	R2	Section 4.4 - Floor Space Ratio	The proposed variation is consistent with the relevant zone and standard objectives, and that insistence on strict compliance is unreasonable unnecessary in the circumstances. Also, there are no unreasonable impacts that will result from the contravention to the FSR standard.	2.9% or 4.9sqm	Council	16/08/2023						Approved
DA/2023/0459	C	108014		Cecily Street	LILYFIELD	2040	1	Inner West Local Environmental Plan 2022	R1	Section 4.3C(3)(b) – Site Coverage	<p>? The existing site coverage is at the maximum 79.6%. The aim of this proposal is create a more habitable and integrated living space for a family. The existing layout has detached living areas in the ground floor, separated by a courtyard at the northeast side. Addressing this issue, the proposal is to demolish the existing bathroom and laundry on the southeast boundary to open up the existing courtyard and create more landscape and POS to the dwelling. This change will decrease the in 2.6 m2 the building footprint and result in 75.9% site coverage. The decrease in site coverage is insignificant and it will make a substantial improvement in the internal quality of the space. The proposal will, also, increase the landscape area in the rear courtyard, going slightly over to the minimum required area under the LEP.</p> <p>? In designing a development that compares to the neighbouring properties, the quality of the site and the immediate surroundings is considered acceptable to meet the objectives of the LEP.</p> <p>? The existing site coverage of surrounding buildings is above the allowable 60% & the proposal is in keeping with the area.</p> <p>? In designing a development that compares to the neighbouring buildings, the quality of the site, and the immediate surroundings is improved.</p> <p>? The proposal carefully considers all aspects of the LEP & DCP and the design solution will fit comfortably within its surroundings.</p> <p>?The proposal does not involve the removal of trees and is suitable for the use and enjoyment of residents. Site density and building footprint are acceptable.</p> <p>? The proposal has been designed to preserve the character of the surrounding area.</p> <p>? Amenity to the site will not be compromised.</p>	19.86% or 8.66sqm	Council	13/07/2023	Inner West Local Environmental Plan 2022	Section 4.4 – Floor Space Ratio	<p>?The existing FSR of surrounding buildings is over the allowable 0.9:1 & the proposal is in keeping with the area.</p> <p>?In designing a development that compares to the neighbouring buildings, the quality of the site, and the immediate surroundings is improved.</p> <p>?The proposal carefully considers all aspects of the LEP & DCP and the design solution will fit comfortably within its surroundings.</p> <p>?The FSR area is compatible with the adjoining properties.</p> <p>?The proposal will have no impact on the streetscape.</p> <p>?The form, bulk & scale are considered satisfactory.</p> <p>?The proposal has been designed to preserve the character of the surrounding area.</p> <p>?Amenity impacts on neighbours in terms of solar access, privacy, bulk & scale are minimal & considered satisfactory.</p> <p>?Amenity to the site will not be compromised.</p>	8.09% or 5.23sqm.	Approved	
DA/2023/0492	31	865122		Creek Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Cl.4.3C	The landscaped areas are suitable for substantial tree planting and of a size and location suitable for the enjoyment of the residents. The amenity of the dwelling in terms of its landscaped area is not compromised by the increased site coverage having an acceptable landscaped setting.	8.76%	Council	17/08/2023						Approved
DA/2023/0521	14	119		Wellington Street	ROZELLE	2039	13	Inner West Local Environmental Plan 2022	R1	Section 2.6 – Subdivision	Satisfies objectives of the zone and development standard, consistent with lot pattern	23.35% or 46.7sqm	Council	10/10/2023						Approved
DA/2023/0544	13	1260594		Dickson Street	NEWTOWN	2042	1	Inner West Local Environmental Plan 2022	R2	Clause 4.4 FSR	<p>Development provides for the housing needs of the community within a low density residential environment.</p> <p>Development provides residential development that maintains the character of built and natural features in the surrounding area.</p> <p>The proposed FSR is appropriate for the site and its surrounds.</p> <p>Development will not result in adverse impacts on local amenity.</p> <p>Development will not impact upon tree canopy and protects the use and enjoyment of private properties and the public domain.</p>	5.35m2 or 3.33%	Council	12/09/2023	Inner West Local Environmental Plan 2022	Clause 4.3 HOB	<p>Development It provides for the housing needs of the community within a low density residential environment.</p> <p>Development provides residential development that maintains the character of built and natural features in the surrounding area.</p> <p>Development will not result in adverse impacts on local amenity.</p> <p>The proposed height is compatible with the character of the locality and is consistent with the height development on adjoining sites.</p> <p>provides for the housing needs of the community within a low density residential environment.</p> <p>Development provides residential development that maintains the character of built and natural features in the surrounding area.</p> <p>Development will not result in adverse impacts on local amenity.</p> <p>The proposed height is compatible with the character of the locality and is consistent with the height development on adjoining sites.</p>	0.85m or 8.95%.	Approved	
DA/2023/0574	15	3757		Turner Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	<p>The proposed development is compatible desired future character of the area, heritage conservation area, and bulk & scale of surrounding development.</p> <p>The proposal provides a suitable balance between landscaped areas and the built form.</p> <p>There is little discernible change to the existing building form or height or bulk when viewed from the public domain.</p> <p>No change is proposed that adversely affects the amenity of existing & future residents.</p> <p>When viewed from the public domain, the proposed first floor rear wing sits lower than the existing gutter line of the main terrace roof form.</p> <p>The ground floor of the rear wing will not be a visible dominant element when view from the public domain.</p> <p>The proposed first floor has the same rear setback & side wall height as the existing first floor rear wing, & this rear first floor setback matches that of the adjacent house No 12 Turner Street.</p> <p>The new rear attic skillion form complies with all the relevant DCP requirements in terms of setbacks from side boundaries, set downs from the existing ridge, & setup from the rear wall plane.</p> <p>The rear setback of the rebuilt ground floor rear wing matches both the rear setback & side wall height of No 10 Turner St adjacent on the south-west.</p>	8.83% or 17.58sqm	Council	04/10/2023						Approved
DA/2023/0580	1	544964		Hawthorne Parade	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Landscaped area	<p>The proposal enhances the amenity of the subject site and facilitate the daily needs of the occupants.</p> <p>The proposal presents as a single storey dwelling and will maintain the character of the HCA.</p> <p>The development is minor in nature and sympathetic to the current dwelling.</p> <p>Minimal changes to the rear landscaped area will not be visible to the public, improvement in deep soil/landscaped area within the front setback will contribute to garden setting of Haberfield.</p>	6.85sqm or 5.04%	Council	01/09/2023						Approved
DA/2023/0600	40	1031799		Norman Street	ROZELLE	2039	1	Inner West Local Environmental Plan 2022	R1	4.4 FSR	<p>The site area is very small – 184.6 m²</p> <p>The proposed FSR is 0.86 m² or 0.86:1(7.47% exceedance) – this is large in percentage terms but given the small site is minor in real terms.</p> <p>The proposed development adds a modest 11.63m² over the allowable FSR(GFA), the additions are to the rear & away from the street, and the addition is in an existing above on the upper level.</p> <p>The proposed permits enhanced occupant amenity in line with general standards of accommodation in Rozelle, and does so in a way that there is no impact on streetscape character and negligible impact on the neighbour's amenity.</p> <p>The proposed development has been deliberately limited designed to limit potential overshadowing of surrounding neighbours and avoid poor outcomes of bulk and scale in the area.</p> <p>The northern orientation to the rear of the lot allows a favorable outcome in terms of overshadowing.</p> <p>The increased floor area is to rear and to the west and east are not affect as there are already walls in place due to the existing above.</p>	11.03sqm or 7.47%	Council	21/09/2023						Approved
DA/2023/0668	3	164582		Darling Street	ROZELLE	2039	1	Inner West Local Environmental Plan 2022	R1	FSR	The proposal is consistent with the objectives of the zone and standard, there are no adverse amenity impacts arising as a result of the contravention and the proposed bulk and scale is consistent with surrounding properties.	8%	Council	24/10/2023						Approved
DA/2023/0683	4	500012		Brelliat Street	ANNANDALE	2038	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	The proposal satisfies the objectives of the standard and the zone and will provide for the housing needs of the community. Amenity impacts have been minimised and external scale is acceptable.	6.5%	Council	10/10/2023						Approved
DA/2023/0729	1	199184		Phillip Street	BIRCHGROVE	2041	1	Inner West Local Environmental Plan 2022	R1	Section 4.3C (3)(b) Site Coverage	Satisfies objectives and development standard	7% or 4.6sqm	Council	26/10/2023						Approved
DA/2023/0784	95	1663		Francis Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Landscaped Area	Significant increase on existing landscaping, consistent with objectives of standard and zone.	5%	Council	26/10/2023						Approved