







CA0220021	B	15441	10	Carline Street	LECHMIDT	2040	2. Residential - Single new dwelling	Leichhardt LEP 2013	MGRH	4.4 FSR	Acceptable amenity and abatement impacts. Respects the existing pattern of development	3.88% of 3.49m <sup>2</sup>	Council	10/10/2022						<ul style="list-style-type: none"> <li>The proposal will provide housing that is compatible with the character, scale, location and pattern of surrounding buildings, amenity, views and landscaped areas.</li> <li>The proposal will improve the existing Landscaped Area of the subject site and is satisfactory with respect to Private Open Space (POS) provision and POS control, and hence, results in an acceptable on-site amenity outcomes and provides a suitable balance between Landscaped Area and built form.</li> <li>The footprint, setbacks from boundaries and scale of the development will be compatible with the pattern of development in the street and adjoining streets and the street's future character of the area, and</li> <li>The proposal will not result in any adverse amenity impacts on adjoining properties.</li> </ul>	Deferred Commencement		
CA0220028	F	85488	9	Beth Street	ANNANDALE	2038	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Clause 4.4 FSR	Satisfies objectives of the standard and zone	10.89m <sup>2</sup> or 2.43%	Council	4/11/2022						Approved			
CA0220035	C	3386	140	Catherine Street	LECHMIDT	2040	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Section 4.4 Floor space ratio	The proposal allows an existing structure and does not alter the footprint of buildings on the site. This is an efficient use of space and ensures that open spaces and landscaping is maintained. The introduction of a new town studio matches the development pattern of the area and allows for the introduction of density to an established dense area of Sydney - resulting the character to the area.	8.51% of 15.9m <sup>2</sup>	Council	5/10/2022						Approved			
CA0220042	B	147153	105	Reverie Street	BIRCHGROVE	2041	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Site Coverage	<p>The proposal would remain compliant with the specific landscaped area standard notwithstanding the site coverage.</p> <p>The proposal would maintain landscaping to the side and rear boundaries.</p> <p>The consent would not alter the physical form of the development on the site and would not alter the amount of landscaping visible external to the site (ie trees coverage and the like) as the proposal is located in an area occupied only by trees.</p> <p>The consent would not alter the absorption ability of the site any more than hard paving (which would not result in a contribution).</p> <p>The consent would not alter the density of population on built form on the site.</p> <p>The proposal would continue to comply with specific landscaped area and private open space requirements notwithstanding the contribution.</p> <p>The proposal would continue to provide housing.</p> <p>The consent would permit a greater variety of housing provision.</p> <p>The consent would not be a detriment to the character of the locality.</p> <p>The consent would not impact the amenity of surrounding properties in terms of overshadowing, privacy or noise.</p> <p>The proposal would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p> <p>The consent would retain and retain efficiently other existing on-site and its associated infrastructure resulting in more efficient utilization of natural resources.</p>	28.80% or 14.89m <sup>2</sup>	Council	5/10/2022						Approved			
CA0220054	Z	7794	8	Herrick Street	ROSELLE	2039	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Clause 4.3A LEP2013	<p>(Applicant reason)</p> <p>A written request has been submitted to Council in accordance with Clause 4.64(x)(ii) of the LEP justifying the proposed construction of the development standard which is reproduced as follows:</p> <p>The heritage listed item building and lot size are existing and there are no other structures on the site that could be demolished, it is substantially difficult to identify spaces on the site that are available for soft landscaping - open space that provides appropriate levels of sunlight to healthy trees and which, if so converted, would not detract from the amenity of the site as a residential subdivision.</p> <p>The proposed development is consistent with Clause 4.3A. The proposed development increases the landscape and tree cover to 14.8% for use and enjoyment of the residents, to increase the retention and absorption of surface water on site and to promote a residential character amenity adjoining properties - despite no change to the building footprint or site density.</p> <p>The proposal is consistent with the R1 zoning of the site. The proposed building works and associated landscaping are intended to create the building fit for current use as a residence. When fully implemented the development standard, external landscaping will be well improved for the benefit of residents and neighbours.</p>	3.66% or 0.5m <sup>2</sup>	Council	8/11/2022	Leichhardt LEP 2013	Clause 4.3A Site Coverage	<p>(Applicant Reason)</p> <p>A written request has been submitted to Council in accordance with Clause 4.64(x)(ii) of the LEP justifying the proposed construction of the development standard which is reproduced as follows:</p> <p>Compliance with the standard is unreasonable as the site coverage is not being affected by the proposed works.</p> <p>The existing site coverage of 7.73% was approved by Council in 2016 as part of DCO20017.</p> <p>The proposed development is consistent with the objectives of the standard Clause 4.3A. The proposed development does not increase the building footprint or alter the site characteristics. Additionally, the proposed development increases the landscape ratio from 7% to 15.5% for use and enjoyment of the residents, to increase the retention and absorption of surface water on site and to promote a residential character amenity adjoining properties.</p> <p>The proposal is consistent with the R1 zoning of the site. The proposed building works are intended to meet the building fit for current use as a residence. Internal works and landscaping are to be provided to provide better such as a residence, a well-landed entry area and an additional driveway.</p> <p>External landscaping will be improved for the residents and neighbours.</p>	29% or 34.1m <sup>2</sup>					Approved
CA0220080	Z	22759	40	Cameron Street	BIRCHGROVE	2041	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Clause 4.3A LEP2013	The existing landscaped area is below the minimum of 15%, and the proposal is not leading to other what is existing. The proposal has been designed to preserve the character of the surrounding area. Amenity impacts on neighbours in terms of solar access, privacy, bulk and scale are minimal & considered satisfactory. Amenity to the site will not be compromised.	6.71% or 1.31m <sup>2</sup>	Council	11/10/2022	Leichhardt LEP 2013	Clause 4.3A Site Coverage	<p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p> <p>The existing FSR of existing building is 1.12% or 22.97m<sup>2</sup>.</p>	1.02% or 12.17m <sup>2</sup>	Leichhardt LEP 2013	Clause 4.3A Floor-Space Ratio			Approved
CA0220077	S	136	8	Denise Street	LECHMIDT	2040	2. Residential - Single new dwelling	Leichhardt LEP 2013	MGRH	Site Coverage	The site coverage variation will not compromise landscaping or private open space provisions on the site. The proposed development is consistent with the objectives of the standard Clause 4.3A. The proposed development increases the landscape and tree cover to 14.8% for use and enjoyment of the residents, to increase the retention and absorption of surface water on site and to promote a residential character amenity adjoining properties - despite no change to the building footprint or site density.	14.15% or 15.04m <sup>2</sup> for both Lot 5 and 6	Council	28/11/2022	Leichhardt LEP 2013	Floor Space Ratio	<p>The proposed floor area for each dwelling is contained within a bulk and form of development which complies with the other bulk and form provisions contained within the standard of site coverage. The excess site coverage is wholly contained in the separate carport for each dwelling and is not the result of excess dwelling bulk.</p>	9.95% or 10.99m <sup>2</sup> for both Lot 5 and 6				Approved	
CA0220066	F	91122	98	Young Street	ANNANDALE	2038	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Section 4.3A FSR Site Coverage	Consistent with objectives of standard on zone.	7.46m <sup>2</sup> or 6.6%	Council	6/12/2022						Deferred Commencement			
CA0220083	B	121247	201	Avenale Street	ANNANDALE	2038	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Clause 4.4 Floor space ratio	Compliance with the landscaped Area and Site Coverage development standards is achieved. The proposal development achieves consistency with the overall future character of the neighbourhood. The proposal meets the relevant objectives of both the FSR development standard and the R1 General Residential Zone.	8.54% or 26.29m <sup>2</sup>	Council	5/12/2022						Approved			
CA0220041	B	60270	200	261 Camberly	SUMNER HILL	2130	1.5 Subdivision only	Amblett LEP 2013	MGRH	Clause 4.1 Minimum Lot Size	Acceptable green merits of case formulates an existing arrangement.	91.50%	Council	6/11/2022						Approved			
CA0220049	10	85422	170	Darling Street	BILMANN	2041	1. Residential - Alterations & additions	Leichhardt LEP R1 2013	MGRH	Clause 4.3A(3)(b) Landscaped area	<p>The site currently contains no landscaped area so any provision of built landscaping at the site is a beneficial and positive outcome.</p> <p>The proposal does not increase the existing site coverage at the site which does comply with the relevant development standard.</p> <p>The proposal is consistent with the provision of landscaped area for other properties in the vicinity of the site along Darling Street.</p>	28.22m <sup>2</sup> or 55.3%	Council	4/10/2022						Approved			
CA0220047	F	94809	121	Avenale Street	ANNANDALE	2038	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Section 4.4 Floor space ratio	The proposal is commensurate to the existing building and provides adequate residential amenity for the occupants of the site. The existing building provides any adverse impacts to the amenity of surrounding properties. It is achieved the objectives of the standard.	4.7% or 15.9m <sup>2</sup>	Council	30/11/2022	Leichhardt LEP 2013	Section 4.3A LEP2013 Landscaped Area	<p>The landscaped area area is 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 the landscaped area shall be preserved and the provided an acceptable landscaped setting.</p>	20.96m <sup>2</sup> or 46.8%	Leichhardt LEP 2013	Section 4.3A 2013 Site Coverage	<p>The retention will not adversely impact upon 12.7m<sup>2</sup> or 27.9%</p>	Approved	
CA0220064	B	37619	4	Adolphus Street	BILMANN	2041	1. Residential - Alterations & additions	Leichhardt LEP 2013	MGRH	Section 4.3A(3)(b) Landscaped Area	<p>(Applicant reason)</p> <p>A written request has been submitted to Council in accordance with Clause 4.64(x)(ii) of the LEP justifying the proposed construction of the development standard which is reproduced as follows:</p> <p>The current built form on site already regulates development and establishes the appropriate building envelope of the building.</p> <p>The proposal is consistent with the approved development for the semi-detached dwelling at 2 Adolphus Street.</p> <p>The additions maintain a low-density residential accommodation.</p> <p>The alterations and additions will not result in adverse detrimental amenity impacts on surrounding development and the public domain.</p> <p>The non-compliance will not detract the development's ability to satisfy the objectives of the R1 zone.</p>	2.45m <sup>2</sup> or 7.50%	Council	14/11/2022	Leichhardt LEP 2013	Clause 4.3A 2013 Site Coverage	<p>(Applicant Reason)</p> <p>A written request has been submitted to Council in accordance with Clause 4.64(x)(ii) of the LEP justifying the proposed construction of the development standard which is reproduced as follows:</p> <p>The current built form on site already regulates development and establishes the appropriate building envelope of the building.</p> <p>The proposal is consistent with the approved development for the semi-detached dwelling at 2 Adolphus Street.</p> <p>The additions maintain a low-density residential accommodation.</p> <p>The alterations and additions will not result in adverse detrimental amenity impacts on surrounding development and the public domain.</p> <p>The non-compliance will not detract the development's ability to satisfy the objectives of the R1 zone.</p>	9.16% or 11.56m <sup>2</sup>					Approved

DA02220468	B	30419	203	Young Street	ANNANDALE	2038	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Landscape Area Clause 4.3A(3)(ii)	The Development complies with the Floor Space Ratio Standard and improves the existing landscaped area provided the siting of the dwelling is within the building location screen when it can be reasonably assumed development can occur. The proposed site coverage is compatible with the desired future character of the area in relation to building bulk, form and scale. The proposal enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood.	5.31% or 20.00%	Council	30/11/2022	Leichhardt LEP 2013	Site Coverage Clause 4.3A(3)(ii)	The Development complies with the Floor Space Ratio Standard. The siting of the dwelling is within the building location screen when it can be reasonably assumed development can occur. The proposed site coverage is compatible with the desired future character of the area in relation to building bulk, form and scale. The proposal enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood.	25.46% or 20.00%		Approved
DA02220471	I	436014	19	Petersham Street	PETERSHAM	2049	2. Residential - Single new dwelling	Marricks LEP 2011	MDR2	1.4 Floor space ratio	Adverse noise	16.8% or 7.4%	Council	8/11/2022					Approved	
DA02220478	Z	209166	3	Edna Street	LYFIELD	2040	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Section 4.4 floor space ratio	The proposal is commensurate to the existing dwelling and will provide adequate surrounding amenity. It is acceptable in the objectives of the standard.	7% or a 0.86m	Council	20/11/2022	Leichhardt LEP 2013	Section 4.3A (3)(i) 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 relation to the landscaped area shall be preserved and be provided an acceptable landscape setting.	1.3% or 0.29m		Approved
DA02220481	IS	2387	32	Petersham Road	MARRICKVILLE	2004	3. Residential - New second occupancy	Marricks LEP 2011	R2	Clause 33 (2)(f) of the Environmental Planning Tables	The siting of the proposed secondary dwelling provides ample separation from adjoining properties to ensure minimal impacts on the residents of the adjoining properties. The proposed secondary dwelling is sited to the rear of the existing dwelling and is screened from the street by a wall and landscaping. The dwelling is positioned on the northern boundary, towards the rear of the site to the rear of the existing dwelling. The proposed secondary dwelling is a detached single storey building with an existing garage structure on the site and attaches the building to a garage structure on the rear of the northern adjoining property at 30 Petersham Road.	38% or 6.7%	Council	9/12/2022					Approved	
DA02220490	IS1	1E106	121	Darling Street	BALMAIN EAST	2041	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Landscape Area	There is a currently 0% landscaped area on the subject site in order to meet the private open space requirements. The landscape plan demonstrates that the landscaped areas are suitable for substantial tree planting and for the use and enjoyment of the residents and not sited in a way that is inconsistent with the objectives of the site and the surrounding neighbours. The proposal provides a deep soil landscape corridor to the east of private open space which is landscaped. However, there is landscaping provided within the courtyard. The proposal preserves the environmental amenity of the neighbouring properties and minimises the adverse impacts on the amenity of the locality through the siting of the dwelling, landscaping and open space, articulating to form and the provision of setbacks. The articulation and deepening achieve an appropriate development form. The proposed development provides the landscaped areas which are deep soil consistent with the retention and protection of mature drainage water and extensive underground water flow. The proposed development is consistent with the site density reflected in the surrounding properties both in terms of the setbacks and the landscaping. The proposal provides for a better outcome in providing residential accommodation with outdoor open space in the R1 General Residential Zone. The proposal includes landscaping that provides a better outcome for the residents of the community, providing a variety of housing types and densities and improving the opportunities to walk from home, as an amenity right benefit from high density and high levels of amenity. Consideration has been given to the shadow, privacy, views and outlook amenity impacts of the siting of the site and it is considered that no significant impacts are anticipated. In the instance it is considered the environmental planning grounds to establish the Landscaped Area control through the use of a Clause 4.4 exemption where the specific site conditions lead to infeasible occurring over part of the site but creating a transitional form where the development to ensure that the private open space meets the controls. While setbacks are available to receive part of the courtyard the use of Clause 4.4 in this instance is considered to result in a better planning outcome in terms of a complementary building form. Consequently, the proposed development does not result in further departure from the landscaped area development of Council.	16.00% or 12.24m	Council	9/11/2022	Leichhardt LEP 2013	Floor Space Ratio	Other one considers the desired future character of the locality, under the R1 General Residential Zone. It is not clear that the proposal is consistent with the desired future character which exceeds the development controls.	0.11% or 0.24m		Approved
DA02220494	Z1	9984	17	Jordan Avenue	HOBFIELD	2045	1. Residential - Alterations & additions	Ashfield LEP 2013	MDR2	Clause 6.5	Increasing existing landscaped area	5.26%	Council	6/10/2022					Approved	
DA02220508	IS	1375	40	Bevan Road	DULWICH HILL	2003	1. Residential - Alterations & additions	Marricks LEP 2011	R2	Floor space ratio	The design of the proposed maintains compliance with Council's bulk and scale controls, responds to adjoining properties and is complementary to the siting and character of the surrounding area. The additional floor space can be achieved without changing the building footprint and therefore utilisation of the existing site space results in a better planning and design outcome. The retention of FSR can be achieved without increasing the existing ridge level, thereby remaining well below the maximum 3.2m building height.	4.8% or 1.61%	Council	6/10/2022					Approved	
DA02220507	C	101343	13	Church Street	LYFIELD	2040	1. Residential - Alterations & additions	Leichhardt LEP 2013	R1	Clause 4.3A(3)(i) of the Landscaped Area	The proposed landscape area largely maintains the existing level of landscaping on site. The existing landscape area is maintained at 20.20% or 10.27% and the proposed landscape area is 18.80% (increased to 21.01% or 10.61% when a 2m area represents an increase above the existing circumstances. It is not non-compliant with the 20% landscape area requirement to clause 4.3A(3)(i) of the LEP. This existing presentation of the dwelling within the landscape is to be maintained. The development is in accordance with R1GC requirements. The site of the landscaped parking area at the front of the site is currently not landscaped which facilitates drainage control. The use of this area remains it cannot be landscaped. The proposal is consistent with the site coverage control and seeks to replace an existing driveway to the area located. The existing dwelling provides for excellent private open space amenity with landscaped rear yard and swimming pool.	28.40% (17.74% gain)	Council	3/11/2022					Approved	
DA02220508	A	104362	200	Darling Street	ROZELLE	2039	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Clause 4.4 Floor Space Ratio	The departure is minor. Despite the non-compliance, the proposal continues to meet the objectives of the area and FSR development standard. The proposal provides open to the quantum of landscaped area on the site which complies with the relevant development controls and is consistent with the desired future character of the area in relation to building bulk, form and scale. Subject to conditions (ensuring the front corner window and amendments to rear corner pop-out), the development will be compatible with the desired future character of the area in relation to building bulk, form and scale. The departure will not result in unacceptable amenity impacts to neighbouring properties. Setbacks compliant and setbacks provide open space.	3.8% or 0.79%	Council	9/12/2022					Approved	
DA02220602	S	9394	20	Bay Street	CROYDON	2132	13. Subdivision only	Ashfield LEP 2013	MDR2	4.1 Minimum Lot size	Protects heritage item	0%	Council	9/10/2022					Approved	
DA02220612	IS2	942075	4	Neveon Street	ROZELLE	2039	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Section 4.4 Floor Space Ratio	(Applicant Reason) The applicant has been advised to Council's compliance with Section 4.4(3)(ii) of the LEP justifying the proposed continuation of the development identified which is reproduced as follows: A better result has been achieved under the R1 General Residential Zone and is consistent with the relevant zone objectives which is provided for the housing needs of the community. The proposal retains the existing residential use of the site and provides a dwelling addition consistent with the objectives for the zone. This will contribute to meeting the demand for housing in the area. The proposal is well designed and will meet an aesthetic and typographic amenity, by way of bulk, scale, design and materials. The proposal provides landscape area for use and enjoyment of existing and future residents. The proposal provides landscape area for use and enjoyment of existing and future residents. The proposal complies with the development standard and is not considered to achieve a tangible planning benefit. Reducing the floor area by 2m <sup>2</sup> to comply with the FSR is an only technical compliance requirement and no planning merit. Moreover, the non-compliance will be consistent with existing and future planning objectives for the locality, in providing better amenity impacts with the public interest. For reasons, it is our opinion that there are sufficient environmental planning grounds to justify continuing the development identified in this circumstance. There is no change to the height, scale or character of the front facade. The bulk and scale are improved to the rear by the removal of the first floor balcony and pushing the facade back from existing setbacks. The proposal for the occupants and neighbours is made improved by removing the living area in the ground and removing the large first floor balcony, which currently overhangs the rear garden. Accordingly, in our opinion, the proposal does not present an overdevelopment of the subject site and is consistent with other appropriate uses within Neveon Street.	4.8% or 0.40%	Council	25/11/2022					Approved	
DA02220626	Z	934462	17	Jacqueline Street	BALMAIN	2041	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Clause 4.3A Site Coverage	Setback objectives of the zone and development standard.	7.46% or 16.18%	Council	20/11/2022					Approved	
DA02220642	IS2	1024	3	Wendyway Street	SUMMIT HILL	2130	1. Residential - Alterations & additions	Ashfield LEP 2013	MDR2	Clause 6.5	Aligns with neighbouring apartment for FSR to remain in compliance	14%	Council	6/10/2022					Approved	
DA02220660	A	1E146	11	Oxford Street	ROZELLE	2039	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Section 4.3C (3)(b) Site Coverage	Our proposal is compatible with the desired future character of the area. Our proposed private landscaped area that directly connects to the proposed living, dining area. As such the landscaped area will be the focus on the front of the site. The landscaped area is not open space but is a landscaped area. The landscaped area (including the site) are to be removed to allow for a more homogeneous open space. The corridor of open space is maintained between adjacent properties and in such manner the requirements of the standard.	0.96% or 7.04m <sup>2</sup>	Council	10/10/2022	Leichhardt LEP 2013	Section 4.4 Floor Space Ratio	Our proposal is compatible with the desired future character of the area in relation to bulk, form and scale by maintaining the street character and sympathetically adding to the first floor to the rear. There is no detrimental impacts to existing built environments. The existing landscaped areas are preserved and our proposal improves the connection to private open space. The submitted site plan clearly indicates our proposal has no adverse effects on neighbouring properties and as such the proposal is compliant. Adjacent existing neighbours are considerably larger in bulk and scale compared to our proposal.	1.24% or 0.46m		Approved
MD02220694	I	1001	10	Montague Street	BALMAIN	2041	1. Residential - Alterations & additions	Leichhardt LEP 2013	R1	Section 4.3C (3)(b) - Site Coverage	The standard only control bulk and scale but is a scale control when only applied to floor area which is not a volumetric control. In this case the accordance is by a built-up roofed area under the proposed beyond the wall line and shall bring an increase in floor area, but a negligible increase in scale and bulk of the design. The response is only 1.3% above 0%. The provisions are 1% more than a 1% increase and would be largely unused if there was boundary fence erected in the location. There is no additional overdevelopment and there is no view loss by the provision.	2.26% (3.05m <sup>2</sup> )	Council	16/10/2022					Approved	
DA02220700	IS	1E146	20	Abson Street	ANNANDALE	2038	11. Industrial	Leichhardt LEP 2013	R2	CI 4.4 - FSR	Significant component of breach in existing. The proposal is commensurate to the existing building and will not result in any adverse impacts to the amenity of surrounding properties. It is acceptable in the objectives of the standard.	29.76%	Council	8/11/2022					Approved	
DA02220703	A	449312	30	Thamesley Street	LECHMIDY	2040	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Section 4.4 Floor space ratio	The proposal seeks to decrease the existing Floor Space Ratio breach by demarcating the existing shed at the rear yard. Therefore, the proposal results in a decrease in bulk and scale.	1.94% of 4.86m	Council	25/10/2022					Approved	
DA02220706	S	180	100	Neveon Street	ANNANDALE	2038	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	Section 4.4 floor space ratio	The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.	3.8% or 3m	Council	6/10/2022	Leichhardt LEP 2013	Section 4.3C (3)(b) Site Coverage	The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.	0.11% or 0%		Approved
DA02220714	Z	9006	11	16 Street	LECHMIDY	2040	1. Residential - Alterations & additions	Leichhardt LEP 2013	MDR1	CI 4.4 FSR	Acceptable setbacks and amenity implications. Respects existing pattern of development	0.27% or 1.83m	Council	17/11/2022					Approved	
DA02220719	IS	12623	24	Kingston Street	HOBFIELD	2045	1. Residential - Alterations & additions	Ashfield LEP 2013	MDR2	Height of Buildings	Minor variation on environmental impacts	0.2% or 0.05m	Council	30/11/2022					Approved	



Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy	Environmental planning instrument (Variation 2)	Development standard to be varied (Variation 2)	Justification of variation (Variation 2)	Extent of variation (Variation 2)	Environmental planning instrument (Variation 3)	Development standard to be varied (Variation 3)	Justification of variation (Variation 3)	Extent of variation (Variation 3)	Application Decision
DA/2022/0209	B	156791		425	New Canterbury	DULWICH HILL	2203	9: Mixed	Marrickville LEP 2011	IWDB2	4.4 floor space ratio	*The variation is minor in nature. *The variation is a result of the adaptive reuse of the existing building.	3.1% (24.1sqm).	Council	14/02/2023									Deferred Commencement
DA/2022/0243	47	658483		226	Trafalgar Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Site Coverage	The site is small and narrow which limits the possibilities for enlarging the house to provide the needed space. Soft landscaping is over the required area. The objectives of the Standards that at issue are met as the variations do not affect privacy and has minimal impact on solar access. The visual impact on the streetscape and is minimised.	0.6sqm or 0.47%.	Council	11/01/2023								Approved	
DA/2022/0320	18	2209		87	Marion Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Site coverage	The proposal seeks a 10.4sqm or 7.82% variation on the 60% site coverage requirement under Clause 7.82% variation on the Leichhardt Local Environment Plan 2013. *Whilst the proposed development is slightly above the maximum site coverage, the proposal complies with the relevant landscaped area, floor space ratio (FSR) and private open space area requirements applying to the site. It is also consistent with the objectives of the development standard and the objectives for developments of the zone in which the development is proposed to be carried out. It is the proposed development's consistency with the objectives of the development standards and the objectives of the zone that make the proposed development in the public interest."	10.44sqm or 7.82%	Council	23/01/2023							Approved		
DA/2022/0389	100	2626		711	Parramatta Road	LEICHHARDT	2040	11: Industrial	Leichhardt LEP 2013	IWDIN2	Section 4.4 Floor space ratio	Protection of industrial lands	44.7sqm or 7%	Council	31/01/2023									Deferred Commencement
MOD/2022/0193	1	956255		631	King Street	NEWTOWN	2042	8: Commercial / retail / office	Marrickville LEP 2011	IWDB2	Floor Space Ratio	Approved development already breaches FSR development standard	105.41sqm or 21.6%	Council	9/01/2023									Approved
DA/2022/0480	1	1264762		54	Short Street	BIRCHGROVE	2041	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	Sufficient Landscaped area and tree planting provisions.	3.94sqm or 4.1%	Council	6/03/2023									Approved
DA/2022/0551	100	1254591		44	Evans Street	ROZELLE	2039	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Section 4.4 - Floor Space Ratio	Lot B is consistent with development standard and zone objectives	14.3sqm or 9.8%	Council	9/03/2023	Leichhardt LEP 2013	Section 4.1 Minimum Subdivision Lot Size	Lot B is consistent with development standard and zone objectives	18.04sqm or 9%					Approved
DA/2022/0573	10	1256816		23	Gordon Street	ROZELLE	2039	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Clause 4.1 Minimum Lot Size	*The proposal will result in a development that is consistent with the housing needs of the community, creating lot sizes of sufficient size and dimension to accommodate residential development / a residential dwelling that is compatible with, or capable of being compatible with, the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; *The proposed subdivision will not result in any undue adverse impacts on the amenity of the subject dwelling on the site or any undue adverse amenity impacts on adjoining properties; and *The proposed subdivision will result in lots at No. 23 Gordon Street that are considered to be consistent with the widths, sizes and shapes and pattern of neighbouring lots along Gordon Street and nearby Hornsey and Quirk Streets, which include a number of lots between approximately 4-9 metres in width and under 200sqm in area, and that are rectangular and generally rectangular in shape as proposed under the application - also see Subdivision assessment later in this report.	15.67%	Council	14/02/2023	Leichhardt LEP 2013	Clause 4.1 Minimum lot size	*The proposal will result in a development that is consistent with the housing needs of the community, creating lot sizes of sufficient size and dimension to accommodate residential development / a residential dwelling that is compatible with, or capable of being compatible with, the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; *The proposed subdivision will not result in any undue adverse impacts on the amenity of the subject dwelling on the site or any undue adverse amenity impacts on adjoining properties; and *The proposed subdivision will result in lots at No. 23 Gordon Street that are considered to be consistent with the widths, sizes and shapes and pattern of neighbouring lots along Gordon Street and nearby Hornsey and Quirk Streets, which include a number of lots between approximately 4-9 metres in width and under 200sqm in area, and that are rectangular and generally rectangular in shape as proposed under this application - also see Subdivision assessment later in this report	14.76%				Approved	
DA/2022/0592	L	3094		47	Junior Street	LEICHHARDT	2040	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Floor Space Ratio	The proposal will result in a development similar in 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 in keeping with adjacent properties. There are no unacceptable adverse impacts in terms of shadow, view, visual and acoustic privacy impacts resulting from the proposed variation to the floor space ratio. Strict compliance with the development standard would result in an inflexible application of the control that would not deliver any additional benefits to the owners or occupants of the surrounding properties or the wider local community.	29.12% (23.048sqm)	Council	14/02/2023								Approved	
DA/2022/0618	D	24270		35	Evans Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	*Despite the variation to site coverage sought, the proposed development complies with the minimum landscaped area requirement specified under Clause 4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013. *The proposed development seeks to incorporate new landscaping at the front and rear of the site that will be sufficient to enable new plantings. The landscaped area at the rear of the site is directly connected to the private open space and open plan living, dining and kitchen room, allowing for residents to easily access and enjoy landscaped space in an established urban area. *The alterations and additions are considered to integrate with the scale, form, and material to the existing dwelling. The proposed works are located at the rear of the site and hence are not visible from Evans Street. The street presentation of the dwelling remains as per existing, thereby preserving the character of the conservation area. *Stormwater plans have been prepared as part of this application to ensure stormwater runoff is adequately drained and discharged from the site. *Adequate private open space, which is accessed directly from the open plan living, dining and kitchen room, is provided within the rear setback.	2.2% or 2.3sqm	Council	9/02/2023	Leichhardt LEP 2013	Section 4.4 Floor space ratio	*The variation sought is primarily as a result of the small allotment size. The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents. It is considered unreasonable to strictly enforce the floor space ratio for such small allotments under circumstances where no significant adverse implications to adjoining properties or the public domain will occur. *The proposed alterations and additions respond to the desired future character of the locality noting the proposed built form aligns with the building typology for two and three storey terraces and The Valley 'Balmain' Distinctive Neighbourhood controls outlined in the Leichhardt DCP. *The proposed setbacks, wall height and provision of landscaping and private open space is consistent with the general character of dwellings located along Evans Street. *The existing front portion of the terrace facing Evans Street will remain unaltered by the proposed alterations and additions. *The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents.	6% or 6.3sqm				Approved	

DA/2022/0619	C	24270	37	Evans Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	<ul style="list-style-type: none"> <li>Despite the variation to site coverage sought, the proposed development complies with the minimum landscaped area requirement specified under Clause 4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013.</li> <li>The proposed development seeks to incorporate new landscaping at the front and rear of the site that will be sufficient to enable new plantings. The landscaped area at the rear of the site is directly connected to the private open space and open plan living, dining and kitchen room, allowing for residents to easily access and enjoy landscaped space in an established urban area.</li> <li>No significant adverse implications to adjoining properties or the public domain will occur.</li> <li>The alterations and additions are considered to integrate with the scale, form, and material to the existing dwelling. The proposed works are located at the rear of the site and hence are not visible from Evans Street. The street presentation of the dwelling remains as per existing, thereby preserving the character of the conservation area.</li> <li>Stormwater plans have been prepared as part of this application to ensure stormwater runoff is adequately drained and discharged from the site.</li> <li>Adequate private open space, which is accessed directly from the open plan living, dining and kitchen room, is provided within the rear setback.</li> </ul>	4.14sqm or 7.3%	Council	9/02/2023	Leichhardt LEP 2013	Section 4.4Floor space ratio	<ul style="list-style-type: none"> <li>The variation is primarily a result of the small and narrow allotment size. The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents. It is considered unreasonable to strictly enforce the floor space ratio for such small allotments under circumstances where no significant adverse implications to adjoining properties or the public domain will occur.</li> <li>The proposed development creates an improved outcome for the existing dwelling, resulting in enhanced overall amenity.</li> <li>The proposed alterations and additions respond to the desired future character of the locality noting the proposed built form aligns with the building typology for two and three storey terraces and The Valley 'Balmain' Distinctive Neighbourhood controls outlined in the Leichhardt DCP.</li> <li>The proposed setbacks, wall height and provision of landscaping and private open space is consistent with the general character of dwellings located along Evans Street.</li> <li>The existing front portion of the terrace facing Evans Street will remain unaltered by the proposed alterations and additions.</li> <li>The proposed built form is considered to generally respond to the building envelope and building location (BLZ) controls under the Leichhardt DCP. It is important to note that No.37 Evans Street will be redeveloped at the same time as No.35 and No.39 Evans Street. Once all three properties are redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties.</li> </ul>	9.3sqm or 9.9%				Approved
DA/2022/0620	B	24270	39	Evans Street	BALMAIN	2041	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	<ul style="list-style-type: none"> <li>The proposal complies with the minimum landscaped area requirement specified under Clause 4.3A, Subclause (3)(a)(i) of the Leichhardt LEP 2013.</li> <li>The proposed development seeks to incorporate new landscaping at the front and rear of the site that will be sufficient to enable new plantings. The landscaped area at the rear of the site is directly connected to the private open space and open plan living, dining and kitchen room, allowing for residents to easily access and enjoy landscaped space in an established urban area.</li> <li>No significant adverse implications to adjoining properties or the public domain will occur.</li> <li>The alterations and additions are considered to integrate with the scale, form, and material to the existing dwelling. The proposed works are located at the rear of the site and hence are not visible from Evans Street. The street presentation of the dwelling remains as per existing, thereby preserving the character of the conservation area.</li> <li>Stormwater plans have been prepared as part of this application to ensure stormwater runoff is adequately drained and discharged from the site.</li> <li>Adequate private open space, which is accessed directly from the open plan living, dining and kitchen room, is provided within the rear setback.</li> </ul>	3.18sqm or 6.6%	Council	9/02/2023	Leichhardt LEP 2013	Section 4.4Floor space ratio	<ul style="list-style-type: none"> <li>The variation is primarily a result of the small and narrow allotment size. The additional gross floor area sought will not only improve amenity of the site but will also cater for work from home opportunities, responding to the current liveability needs of residents. It is considered unreasonable to strictly enforce the floor space ratio for such small allotments under circumstances where no significant adverse implications to adjoining properties or the public domain will occur.</li> <li>The proposed development creates an improved outcome for the existing dwelling, resulting in enhanced overall amenity for occupants.</li> <li>The proposed alterations and additions respond to the desired future character of the locality noting the proposed built form aligns with the building typology for two and three storey terraces and The Valley 'Balmain' Distinctive Neighbourhood controls outlined in the Leichhardt DCP.</li> <li>The proposed setbacks, wall height and provision of landscaping and private open space is consistent with the general character of dwellings located along Evans Street.</li> <li>The existing front portion of the terrace facing Evans Street will remain unaltered by the proposed alterations and additions.</li> <li>The proposed built form is considered to generally respond to the building envelope and building location (BLZ) controls under the Leichhardt DCP. It is important to note that No.39 Evans Street will be redeveloped at the same time as No.35 and No.37 Evans Street. Once all three properties are redeveloped, the proposed BLZ will respond to the BLZ of adjoining properties.</li> </ul>	9.87sqm or 8.4%				Approved
DA/2022/0622	2	907628	38	Day Street	LEICHHARDT	2040	2: Residential - Single new dwelling	Leichhardt LEP 2013	IWDR1	Section 4.3A (3)(b) Site Coverage	<ul style="list-style-type: none"> <li>Floor space ratio key development provision is met as there is sufficient provision for landscaping and POS</li> </ul>	3.92sqm or 4.68%	Council	3/02/2023	Leichhardt LEP 2013	Site Coverage	<ul style="list-style-type: none"> <li>The proposal improves upon the existing landscaped area provided for the site by providing new garden beds along the boundary of the site that is not used for vehicle access. These garden beds have a width of 1m and have an appropriate opportunity for substantial plantings such as plants, and small trees that match the existing plantings in the locality. The new garden beds along the south-eastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy.</li> <li>The proposed alterations and additions will enhance the landscaping on the site in areas where currently no landscaping exists. All boundaries that adjoin neighbouring properties will include garden beds with a width of 1m that is suitable for plantings which will improve the landscape corridors between properties.</li> <li>The architectural style of the new works will be consistent with the existing semi-detached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritage character of the area, the frontage of the built forms as viewed from William Street will be maintained, and the extension that can be viewed from The Crescent is subservient to the existing dwelling and decreased in bulk and scale.</li> <li>An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. A net improvement for alterations and additions is considered acceptable.</li> <li>A variation is also sought to the site coverage area permitted on the site. The proposal does not exceed the increased density that exists in terms of building footprint to dwellings further up William Street. Specifically, No. 7 William Street, which is at the top of the hill, provides site coverage of approximately 155m<sup>2</sup>, which is similar to the proposed site density. The increased density at ground level is also a result of the site's inability to build up to a first floor level, due to its location within an HCA and on a highly visible corner. The increased density does not</li> </ul>	20.34sqm or 14.99%				Approved
DA/2022/0380	1	300082	1	William Street	ANNANDALE	2038	1: Residential - Alterations & additions	Leichhardt LEP 2013	IWDR1	Landscaped Area	<ul style="list-style-type: none"> <li>The proposal improves upon the existing landscaped area provided for the site by providing new garden beds along the boundary of the site that is not used for vehicle access. These garden beds have a width of 1m and have an appropriate opportunity for substantial plantings such as plants, and small trees that match the existing plantings in the locality. The new garden beds along the south-eastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy.</li> <li>The proposed alterations and additions will enhance the landscaping on the site in areas where currently no landscaping exists. All boundaries that adjoin neighbouring properties will include garden beds with a width of 1m that is suitable for plantings which will improve the landscape corridors between properties.</li> <li>The architectural style of the new works will be consistent with the existing semi-detached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritage character of the area, the frontage of the built forms as viewed from William Street will be maintained, and the extension that can be viewed from The Crescent is subservient to the existing dwelling and decreased in bulk and scale.</li> <li>An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. A net improvement for alterations and additions is considered acceptable.</li> <li>A variation is also sought to the site coverage area permitted on the site. The proposal does not exceed the increased density that exists in terms of building footprint to dwellings further up William Street. Specifically, No. 7 William Street, which is at the top of the hill, provides site coverage of approximately 155m<sup>2</sup>, which is similar to the proposed site density. The increased density at ground level is also a result of the site's inability to build up to a first floor level, due to its location within an HCA and on a highly visible corner. The increased density does not</li> </ul>	11.625sqm or 34.28%	Council	9/02/2023	Leichhardt LEP 2013	Site Coverage	<ul style="list-style-type: none"> <li>The proposal improves upon the existing landscaped area provided for the site by providing new garden beds along the boundary of the site that is not used for vehicle access. These garden beds have a width of 1m and have an appropriate opportunity for substantial plantings such as plants, and small trees that match the existing plantings in the locality. The new garden beds along the south-eastern corner of the site will allow for a natural barrier of vegetation between neighbouring properties to provide increased natural privacy.</li> <li>The proposed alterations and additions will enhance the landscaping on the site in areas where currently no landscaping exists. All boundaries that adjoin neighbouring properties will include garden beds with a width of 1m that is suitable for plantings which will improve the landscape corridors between properties.</li> <li>The architectural style of the new works will be consistent with the existing semi-detached dwelling and other dwellings in the vicinity of the subject site. To avoid disturbance of the heritage character of the area, the frontage of the built forms as viewed from William Street will be maintained, and the extension that can be viewed from The Crescent is subservient to the existing dwelling and decreased in bulk and scale.</li> <li>An overall increase in landscaped area is proposed, enhancing the potential retention and absorption of surface drainage water on site. A net improvement for alterations and additions is considered acceptable.</li> <li>A variation is also sought to the site coverage area permitted on the site. The proposal does not exceed the increased density that exists in terms of building footprint to dwellings further up William Street. Specifically, No. 7 William Street, which is at the top of the hill, provides site coverage of approximately 155m<sup>2</sup>, which is similar to the proposed site density. The increased density at ground level is also a result of the site's inability to build up to a first floor level, due to its location within an HCA and on a highly visible corner. The increased density does not</li> </ul>				Approved	



DA/2022/0717	103	875575	6	Brett Avenue	BALMAIN EAST	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Section 4.4 Floor Space Ratio	<p>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.</p> <p>The proposal requires an increase in room sizes only at the attic level by extending the width of the existing dormer window.</p> <p>The proposed development continues the use of the site as residential and is consistent with the character of the adjoining townhouses and those in the area.</p> <p>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.</p> <p>The footprint is maintained by the proposal.</p> <p>The added bulk is minimized by keeping the main roof intact and only extending the width of the dormer window.</p>	90.47% or 120.286sqm	Council	14/03/2023							Approved		
DA/2022/0741	1	725459	255	Darling Street	BALMAIN	2041	8: Commercial / retail / office	IWLEP 2022	IWDR2	Clause 4.4 Floor space ratio	<p>The proposal results in a minor reduction in the overall FSR on the site</p> <p>The proposed changes to the Ford Street elevation entry increases the overall accessibility at the site in accordance with relevant Australian Standards</p>	139.02sqm or 29.42%	Council	6/01/2023							Approved		
DA/2022/0794	115	62555	12	Mckell Street	BIRCHGROVE	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3A(3)(a) – Landscaped Area	<p>The development provides for the housing needs of the community.</p> <p>The development provides housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.</p> <p>The proposal provides landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents.</p> <p>The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale.</p> <p>The proposal complies with the Site Coverage development standard, providing a suitable balance between landscaped areas and the built form.</p> <p>The proposal is considered to provide adequate landscaped area for retention and absorption of surface drainage water on site; and</p> <p>The proposal ensures that adequate provision is made for landscaped areas and private open space.</p>	unknown due to strata lot.	Council	14/03/2023	Leichhardt LEP 2013	Clause 4.3A(3)(b) – Site Coverage	<p>The development provides for the housing needs of the community.</p> <p>The development provides housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.</p> <p>The proposal provides landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents.</p> <p>The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale.</p> <p>The proposal complies with the Site Coverage development standard, providing a suitable balance between landscaped areas and the built form.</p> <p>The proposal is considered to provide adequate landscaped area for retention and absorption of surface drainage water on site; and</p> <p>The proposal ensures that adequate provision is made for landscaped areas and private open space.</p>	unknown due to strata lot	Leichhardt LEP 2013	Clause 4.4 – Floor Space Ratio	<p>The development provides for the housing needs of the community.</p> <p>The development provides housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.</p> <p>The proposal provides landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents.</p> <p>The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale.</p> <p>The proposal complies with the Site Coverage development standard, providing a suitable balance between landscaped areas and the built form.</p> <p>The proposal is considered to provide adequate landscaped area for retention and absorption of surface drainage water on site; and</p> <p>The proposal ensures that adequate provision is made for landscaped areas and private open space.</p>	unknown due to strata lot	Approved
DA/2022/0826	23	780474	33	Annesley Street	LEICHHARDT	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Site Coverage	<p>The rear yard will provide adequate private open space for the owner/occupants (it is more than the recommended DCP requirement of 16m<sup>2</sup>).</p> <p>On small lots there is not sufficient area to provide landscape corridors between adjoining properties.</p> <p>The character of the house is maintained.</p> <p>The pervious area on the site will be increased by the new turf area in the rear yard.</p> <p>The FSR standard is complied with.</p> <p>The proposal provides adequate landscaped area and private open space that the owners/occupants are satisfied will meet their needs.</p>	9% or 10.68sqm	Council	1/03/2023							Approved		
DA/2022/0864	2	320180	27	Frazer Street	LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Section 4.3C (3)(a) Landscaped Area	<p>Sufficient POS provided, existing situation with increased permeable landscape area result.</p>	8.43%	Council	30/01/2023	Leichhardt LEP 2013	Section 4.4 Floor space ratio	Non compliance still allows objectives to be met to p	11.25sqm or 8.36%			Approved		
DA/2022/0867	3	34162	7	Merchant Street	STANMORE	2048	1: Residential - Alterations & additions	IWLEP 2022	R2	4.3 HOB	<p>Sufficient environmental planning grounds to justify contravening the development standard.</p>	0.7m or 7.4%	Council	23/02/2023						Deferred Commencement			
DA/2022/0882	B	20161	163	Beattie Street	BALMAIN	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Site Coverage	<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 site coverage is a modest extension and single storey in scale with limited impact on the key features of the period dwelling.</p> <p>The bulk and scale of the development remains reflective of the existing dwelling and consistent with the adjoining properties.</p> <p>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.</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 for both the new development and adjoining properties.</p> <p>The bulk, scale and massing of the proposal maintain the characteristics of the Heritage Conservation Area.</p> <p>The proposed design complies with the required development standards and controls, with the exception to site coverage, and responds to the sites context and positioning providing a functional and proportionate development.</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 between the current streetscape and the transitioning desired residential accommodation.</p>	4.33sqm or 2.42%	Council	21/03/2023							Approved		
DA/2022/0902	A	157952	189	Beattie Street	BALMAIN	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	4.3C(3)(b) Site Coverage	<p>Acceptable streetscape and amenity implications.</p> <p>Respects existing pattern of development</p>	2.33% or 2.74sqm	Council	7/02/2023							Approved		

DA/2022/0981	2	540767	7	Queens Place	BALMAIN	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3A (3)(b) Site Coverage	<ul style="list-style-type: none"> <li>The proposed development ensures consistency with the desired future character of the neighbourhood.</li> <li>The proposal ensures that adequate provision is made for landscaped area and private open space, more than doubling the requirement for the site.</li> <li>The proposal complies with the FSR provisions, proposing a modest addition to the existing dwelling.</li> <li>The proposal continues to meet the objectives of both the zone and the development standard.</li> </ul>	1.01sqm or 1.14%	Council	17/02/2023							Approved				
DA/2022/1030	1	915782	20	Trafalgar Street	ANNANDALE	2038	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3C Landscaped Area	<ul style="list-style-type: none"> <li>The proposal improves the existing non-compliance. Acceptable streetscape and amenity implications. Respects existing pattern of development.</li> </ul>	56.20% or 14.469sqm	Council	6/02/2023							Approved				
DA/2022/1045	9	2279	119	Charles Street	LILYFIELD	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Section 4.3C (3)(a) Landscaped Area	<ul style="list-style-type: none"> <li>The proposed landscaped area is below the minimum of 15%, however, the proposal improves the total landscaped area coverage from the existing.</li> <li>The proposal has been designed to preserve the character of the surrounding area.</li> <li>Amenity to the site will not be compromised.</li> <li>The non-compliance is minimal but improved from existing.</li> </ul>	10.61% (2.95sqm shortfall)	Council	14/03/2023							Approved				
DA/2022/1047	1	434246	4	Fowler Street	LEICHHARDT	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3C (3)(b) Site Coverage	<ul style="list-style-type: none"> <li>The site and its surrounds as existing are a mix of low and medium density residential land uses.</li> <li>The proposed works will provide for a contemporary addition and provide additional space catering for the needs for the owners. The increase of site coverage accommodate the new staircase allows for a better internal configuration of the ground level. The proposed first level rear addition will also provide a new bathroom that will therefore result in greater amenity for the owners.</li> <li>The proposed works retain the existing dwelling ensuring a variety of housing types is provided within the area.</li> <li>The proposed works maintain the existing building at the front of the site ensuring the character of the local area is maintained.</li> <li>The proposed roof form of the new addition has been sympathetically designed to take the form of a traditional pitched roof that is in keeping with the principal roof form of the dwelling. The addition has been strategically designed to sit lower than the existing front portion to ensure it is not visible from the streetscape.</li> <li>The proposed development provides for more than the minimum landscaped area under the LEP.</li> <li>The variation is minor and only 7.17%.</li> <li>The proposed development complies with Council's minimum private open space requirement.</li> <li>The proposal has been designed to respect the streetscape character of the Leichhardt locality and will not detract from the local aesthetic values.</li> <li>The proposed additions maintain solar access to the private open space of no. 8 Fowler Street receiving 3 hours between midday and 3pm in mid-winter.</li> <li>The proposed works do not adversely impact on adjoining properties.</li> </ul>	12.78% (21.15sqm)	Council	7/02/2023	Leichhardt LEP 2013	Clause 4.3C Floor Space Ratio	<ul style="list-style-type: none"> <li>Despite the proposal's non-compliance with the Floor Space Ratio control, the development does not result in any unnecessary bulk or visual impacts on adjoining properties. The development has been designed to ensure it minimises impacts on adjoining properties and maintains a high level of residential amenity and privacy.</li> <li>Despite the proposal's non-compliance with the Floor Space Ratio control, the development does not result in any unnecessary bulk or visual impacts on adjoining properties. The development has been designed to ensure it minimises impacts on adjoining properties and maintains a high level of residential amenity and privacy.</li> <li>The proposed works maintain the existing building at the front of the site ensuring the character of the local area is maintained.</li> <li>The proposed roof form of the new addition has been sympathetically designed to take the form of a traditional pitched roof that is in keeping with the principal roof form of the dwelling. The addition has been strategically designed to sit lower than the existing front portion to ensure it is not visible from the streetscape.</li> <li>Minor repair and maintenance works have been proposed to the building facade. The proposed development also consists of replacing the existing balcony with a Juliette style balcony which is more recessed and poses less of a visual impact from a streetscape perspective. Furthermore, the proposed alterations include the replacement of the garage door with a new door that is sympathetic to the visual characteristics of the locality.</li> <li>The proposed variation to the floor space ratio standard is 18.92m<sup>2</sup> or 9.8% which is considered to be a minor variation and therefore resulting in a development that is appropriate in regard to development density.</li> <li>The proposed development retains its use as a</li> </ul>	9.32% (17.997sqm)					Approved		
DA/2022/1057	1	1029273	36	Cavendish Street	STANMORE	2048	1: Residential - Alterations & additions	IWLEP 2022	IWDR2	Section 4.3 Height of building	<ul style="list-style-type: none"> <li>The proposed works remain below the existing ridge height ensuring the visual bulk and scale of the proposed works are appropriately mitigated.</li> </ul>	0.645m or 6.78%	Council	16/02/2023							Approved				
DA/2022/1059	1	800364	262	Hawthorne Parade	HABERFIELD	2045	3: Residential - New second occupancy	IWLEP 2022	IWDR2	Landscaped area	<ul style="list-style-type: none"> <li>The proposal maintains non-complying landscaped area at 48.6%</li> </ul>	1.4% or 17.1 sqm	Council	21/02/2023							Approved				
DA/2022/1063	A	107419	39	Mackenzie Street	ROZELLE	2039	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.4 Floor space ratio	<ul style="list-style-type: none"> <li>The proposed development ensures consistency with the desired future character of the neighbourhood;</li> <li>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</li> <li>The proposal demonstrates that it meets the objectives of the standard and the zone.</li> </ul>	4.06sqm or 3.85%	Council	28/02/2023	Leichhardt LEP 2013	Clause 4.3A(3)(a) Landscaped Area	<ul style="list-style-type: none"> <li>The proposal seeks to improve the existing provision of landscaping at the site;</li> <li>The proposal maintains the existing non-compliance with the site coverage provision whilst it increases landscaping; and</li> <li>The proposal demonstrates that it meets the objectives of the standard and the zone.</li> </ul>	14.9sqm or 64.65%	Leichhardt LEP 2013	Clause 4.3A (3)(b) Site Coverage	<ul style="list-style-type: none"> <li>The proposal retains the existing Site Coverage (65.8%) whilst at the same time creates a significant improvement in the internal quality of the space;</li> <li>The proposal will increase and improve the landscaped area in the rear yard;</li> <li>The existing site coverage of surrounding buildings and the proposal is in keeping with the area; and</li> <li>The proposal does not involve the removal of trees and is suitable for the use and enjoyment of residents</li> </ul>	6.71sqm or 9.53%			Approved
DA/2022/1063	A	107419	39	Mackenzie Street	ROZELLE	2039	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.4 Floor space ratio	<ul style="list-style-type: none"> <li>The proposal significantly increased the provision of Landscaped Area on the site, from 0.5% to over 10% of the site area;</li> <li>The proposal makes sufficient area for the planting of a canopy tree in accordance with the provisions of the Leichhardt DCP 2013; and</li> <li>The proposal is consistent with the character of the area in terms of density and site coverage.</li> </ul>	4.06sqm or 3.85%	Council	28/02/2023	Leichhardt LEP 2013	4.3C (3)(b) Site Coverage	<ul style="list-style-type: none"> <li>The proposal reduces the existing site coverage by approximately 6sqm, considerable of the reduction in size from the existing deck to the proposed deck;</li> <li>Despite the site coverage non-compliance, the proposal complies with the Floor Space Ratio provision for the site and significantly increases the provision of landscaping on the site; and</li> <li>The site coverage breach does not give rise to any amenity impacts on adjoining neighbours such as privacy or solar access.</li> </ul>	10.7sqm or 11.75%					Approved		
DA/2022/1093	A	439078	23	Montague Street	BALMAIN	2041	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	Clause 4.3A(3)(a) Landscaped Area	<ul style="list-style-type: none"> <li>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.</li> </ul>	7.07sqm or 31.05%	Council	22/03/2023							Approved				
DA/2023/0018	7879	1285875	285	Lilyfield Road	LILYFIELD	2040	13: Subdivision only	IWLEP 2022	IWDR1	Section 4.1 Minimum Subdivision to lot size	<ul style="list-style-type: none"> <li>Proposal does not reduce the existing Landscaped Area. Acceptable streetscape and amenity implications. Respects existing pattern of development.</li> </ul>	7sqm or 3.5%	Council	13/03/2023							Approved				
DA/2023/0069	72	1162	65	Francis Street	LEICHHARDT	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	4.3c(3)(a) Landscaped Area	<ul style="list-style-type: none"> <li>Proposal does not reduce the existing Landscaped Area. Acceptable streetscape and amenity implications. Respects existing pattern of development.</li> </ul>	15.35% or 2.26sqm	Council	9/03/2023							Approved				
DA/2023/0103	23	653462	27	Macauley Street	LEICHHARDT	2040	1: Residential - Alterations & additions	IWLEP 2022	IWDR1	4.3C(3)(b) Site Coverage	<ul style="list-style-type: none"> <li>Acceptable streetscape and amenity implications. Respects existing pattern of development.</li> </ul>	2.03% or 4.34sqm	Council	31/03/2023							Approved				

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	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)
DA2022/0149	6	4081		845	New Canterbury Road	DULWICH HILL	2203	9	WLEP2022	IWB02	Section 4.3 - Height of Building	The proposal is consistent with the objectives of the zone and standard.	14.3% or 2m	Council	18/04/2023								
DA2022/0715	1	970004		63	Upward Street	LEICHHARDT	2040	1	WLEP2022	IWDR1	Section 4.3C3(a)(ii) - Landscaped Area	The landscaped area is increasing from the existing 10% (25.6m <sup>2</sup> ) to 47.3m <sup>2</sup> or 19%. Whilst this is still short of the requirement for 20% (50.56m <sup>2</sup> ) this is a considerable improvement over the existing situation.	6.30%	Council	4/04/2023	WLEP2022	Site Coverage	The site coverage non-compliance is also minor. The non-compliance is partly as a result of the inclusion of a swimming pool. Consequently the landscaped qualities of the site is increasing. The site will also retain mature vegetation within the front and rear of the site. No significant vegetation will be affected.	9.45%				
DA2022/0723	26	34204		27	Buckley Street	MARRICKVILLE	2204	4	WLEP2022	IN2	Section 4.4 - Floor Space Ratio	Existing FSR Breach - Minor increase.	1.53% or 12.16sqm	Council	10/04/2023								
DA2022/0751	141	996914		47	Fair Street	MARRICKVILLE	2204	8	WLEP2022	IWDR4	Section 4.3 - Height of Building	Variation for 80 overland roof feature only. No additional amenity impacts result from the variation.	1.087m or 5.5%										
DA2022/0756	3	666867		142	Milens Street	ROZELLE	2039	4	WLEP2022	IWDR1	Section 4.4 - Floor Space Ratio	Additional FSR is located in part parking basement.	6.87sqm or 1.8%	Council	5/04/2023								
DA2022/0785	A	157284		157	Darling Street	BALMAN	2041	1	WLEP2022	IWDR1	Section 4.4 - Floor Space Ratio	No adverse amenity impacts consistent with development standard and zone objectives.	11% (13.95sqm)	Council	13/06/2023								
DA2022/0802	1	441626		366	Darling Street	BALMAN	2041	6	WLEP2022	IWB02	Section 4.4 - Floor Space Ratio	The proposal is commensurate to the existing building resulting in a slightly reduced FSR and will not adversely impact the amenity of surrounding properties. It achieves the objectives of the standard.	165.2sqm or 42%	Council	18/04/2023								
DA2022/0840	1	215750		95	Louisa Road	BIRCHGROVE	2041	1	WLEP2022	IWDR1	Section 4.4 - Floor Space Ratio	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 achieves the objectives of the standard.	26.4sqm or 29%	Council	18/04/2023	WLEP2022	Clause 4.3C3(a) - Landscaped Area	The amenity of the dwelling in terms of its landscaped area shall provide an acceptable landscaped setting.	13.96% or 100%	WLEP2022	Clause 4.3C3(b) - Site Coverage	Existing and unchanged site coverage % on the site after redevelopment due to the constrained site. The variation will not adversely impact upon the amenity of surrounding properties.	34.4 sqm or 63%
DA2022/0844	3	2279		58	Church Street	LEICHHARDT	2040	1	WLEP2022	IWDR1	Section 4.4 - Floor Space Ratio	Minor breach of 5.49% with little impact	5.49%	Council	10/03/2023								
DA2022/0899	35	1772		32	St Davids	HABERFIELD	2045	6	WLEP2022	IWDR2	Section 6.2D3(d) - Landscaped Area (Haberfield)	Improvement in landscaped area	13.10%	Council	1/06/2023								
DA2022/0920	1	549753		28	Church Street	BALMAN	2041	1	WLEP2022	IWDR1	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> <li>Provides for the housing needs of the community.</li> <li>Provides for a variety of housing types and densities.</li> <li>Provides residential development that maintains the character of built and natural features in the surrounding area.</li> <li>Provides a density of development which is commensurate with the character of the area.</li> <li>Is compatible with the character and style of surrounding buildings and the mixed architectural styles and varied built form in the streetscape and area.</li> <li>The proposal will be compatible with the existing and desired future character of the area in relation to building bulk, form and scale.</li> <li>Minimises amenity impacts to adjoining properties.</li> <li>Ensures development density reflects the locality.</li> <li>Provides an appropriate transition between development of differing densities.</li> <li>Minimises adverse impacts on local amenity.</li> <li>The proposal will result in a development that is consistent with the housing needs of the community, providing additional floor area to a residential dwelling that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.</li> <li>The proposed additions will not result in any undue adverse impacts on the amenity of the subject dwelling on the site or any undue adverse amenity impacts on adjoining properties.</li> </ul>	13.36sqm or 11.7%	Council	9/05/2023								
DA2022/0926	1	952759		56	Oranong Street	HABERFIELD	2045	1	WLEP2022	IWDR2	Section 6.2D3(d) - Landscaped Area (Haberfield)	No reduction in soft landscaping	20.45%	Council	30/05/2023								
DA2022/0933	F	911561		145	Denison Road	DULWICH HILL	2203	1	WLEP2022	R2	Section 4.4 - Floor Space Ratio	The variation to the FSR standard is confined to 3.4m <sup>2</sup> of garage parking space and is largely imperceptible from surrounding properties. The proposed garage does not result in any significant adverse amenity impacts upon adjoining properties with respect to bulk and scale, solar access, and visual impacts. The garage has been recessed from the rear laneway footpath of the site to provide adequate vehicular access - keep paths and is setback from the southern boundary to reduce its visual impact upon the southern adjoining property. The additional floor area contained within the garage structure does not present any significant overshadowing to the private open space of the adjoining property.	1.03% or 3.4sqm	Council	22/05/2023								
DA2022/1004	6	4982		100	Moore Street	LEICHHARDT	2040	1	WLEP2022	IWDR1	Section 4.3C3(b) - Site Coverage	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 is acceptable.	11.89%	Council	5/05/2023								
DA2022/1041	2	1261325		9	Oxford Street	ROZELLE	2039	1	WLEP2022	IWDR1	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> <li>The proposal complies with the remaining development standards of Site Coverage and Landscaped Area.</li> <li>The proposed variation is relatively minor in nature and is not unusual of sites of this size; and</li> <li>The proposal does not give rise to any amenity impacts to neighbours as a result of the non-compliance.</li> </ul>	1.66sqm or 1.35%	Council	13/04/2023								
DA2022/1067	1	80589		21	Bruce Street	ROZELLE	2039	1	WLEP2022	IWDR1	Section 4.4 - Floor Space Ratio	Acceptable amenity impacts, proposal is keeping in line with the existing and surrounding pattern of development. The proposal results in a lesser FSR breach.	7.365% or 11.99sqm	Council	2/06/2023	WLEP2022	4.3C3(a) Landscaped Area	Proposal provides additional landscaped area where there currently is none. Amenity improvement to the subject site and the proposal is keeping in pattern of development of the area.	55.82% or 16.41sqm	WLEP2022	4.3C3(b) Site Coverage	Proposal reduces the overall SC breach and is keeping in pattern of development of the area. Proposal results in minimal to no amenity impacts to the neighbouring properties.	16.37% or 19.25sqm

DA2022/1072	2	180307	61	Young Street	ANNANDALE	2038		1	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	Minor breach acceptable	13.36sqm or 17%	Council	5/05/2023	WLEP2022	Section 4.3C (3)(a) Landscaped Area	No change to existing landscape area as a result of development	19.61sqm or 100%	WLEP2022	Section 4.4 Floor Space Ratio	Minor breach acceptable. 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 achieved the objectives of the standard	3.24sqm or 2.8%
DA2022/1136	2	576682	16	The Boulevards	LILYFIELD	2040		1	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	<ul style="list-style-type: none"> <li>The rear yard area of 256sq will provide adequate private open space for the owner-occupiers.</li> <li>On small lots there is not sufficient area to provide landscape corridors between adjoining properties. Such corridors are not a characteristic of the locality.</li> <li>The character of the house is maintained.</li> <li>The pervious area on the site will be increased by the new turf area in the rear yard.</li> <li>The FSR standard is complied with.</li> <li>The proposal provides adequate landscaped area and private open space.</li> <li>There are no amenity impacts on adjoining properties.</li> <li>The increase in site cover does not lead to any reduction in the amenity of the site in terms of private open and solar access.</li> <li>The FSR standard is complied with.</li> <li>Given the inconsistency between the FSR standard and the site cover standard, the FSR standard should prevail.</li> </ul>	13sqm or 15.10%	Council	10/05/2023								
DA2022/1146	B	417488	86	Hay Street	LEICHHARDT	2040		3	WLEP2022	WDR1	Section 53 (2)(a) - Site Area	<ul style="list-style-type: none"> <li>The secondary dwelling does not require any excavation or building works that would result in environmental impacts or adversely affect the amenity of surrounding properties.</li> <li>The development maintaining an appropriate level of solar access to adjoining living and private open space areas through the incorporation of suitable setback distances to the side and rear property boundaries.</li> <li>The proposed development achieves compliance across all applicable provisions of the WLEP 2022 and the LDCP 2013 including maximum building height, floor space ratio, setback distances, landscaping, private open space, solar access, visual and acoustic privacy.</li> <li>The final development is highly compatible with the adjoining dwelling at 85 Hay Street, Leichhardt and the surrounding streetscape in terms of bulk, scale and visual aesthetic when viewed from the public domain"</li> </ul>	27.6% (124.4sqm)	Council	18/04/2023								
DA2022/1157	2	1151788	95	O'Connor Street	HABERFIELD	2045		1	WLEP2022	WDR2	Section 6.20(3)(d) - Landscaped Area (Haberfield)	<ul style="list-style-type: none"> <li>Improvement to existing</li> <li>The proposed development will result in acceptable streetscape and amenity implications to the subject site and surrounding properties.</li> <li>Respects the existing pattern of development</li> </ul>	23%	Council	1/08/2023	Ashfield LEP 2013	Section 4.3 Height of building	Lower than existing height and compatible with character of the locality	4.20%				
DA2023/0033	A	350789	34	Afnef Street	ANNANDALE	2038		1	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	<ul style="list-style-type: none"> <li>The subject site has a total site area of 198m<sup>2</sup> with a maximum site coverage of 198m<sup>2</sup> 80% = 115.6 m<sup>2</sup> and the existing site coverage is currently at 115.2m<sup>2</sup>. The subject site is substantially smaller compared to neighbouring properties and has a limited site coverage to work within (2m<sup>2</sup>) from what is already existing. Therefore, we seek exception to Clause 4.3C(3)(b) by proposing a site coverage of 148 m<sup>2</sup> considering the existing limited site conditions. The existing site coverage consists of the existing building which provides the necessary housing needs of the residents, and the proposed development improves the daily outdoor needs and entertainment for the residents which does not affect neighbouring properties and meets all other development standards and objectives.</li> </ul>	23.25sqm or 25.53%	Council	4/05/2023								
DA2023/0052	1	224211	27	Piper Street	ANNANDALE	2038		1	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	<ul style="list-style-type: none"> <li>No change to existing established landscaping - application for strata subdivision only</li> </ul>	8.67% (10.2sqm)	Council	3/105/2023								
DA2023/0056	16	356	88	Foster Street	LEICHHARDT	2040		13	WLEP2022	WDR1	Section 4.3C(3)(a)(ii) - Landscaped Area	<ul style="list-style-type: none"> <li>Existing variation, no new building works proposed. Current situation does not change</li> </ul>	32.5sqm or 39%	Council	14/04/2023								
DA2023/0084	71	869413	1	Short Street	LEICHHARDT	2040		7	WLEP2022	WDR1	Section 4.4 - Floor Space Ratio	No change to existing breach	12%	Council	18/04/2023								
DA2023/0086	A	33866	136	Catherine Street	LEICHHARDT	2040		1	WLEP2022	WDR1	Section 4.3C(3)(a)(ii) - Landscaped Area	Consistent with the GFA's of the adjoining properties	65.70%	Council	9/06/2023	WLEP2022	clause 4.4 - Floor Space Ratio	No change to existing breach			24.10%		
DA2023/0089	1	547320	200	Edgware Road	NEWTOWN	2042		9	WLEP2022	B2	Clause 4.4(2B)(A) Floor Space Ratio	<ul style="list-style-type: none"> <li>Notwithstanding site coverage non-compliance, existing landscaped area has been increased from 11% to 15% through removal of paving within the rear yard and this is consistent with cl 4.3A(3) of the WLEP 2022. Areas of soft landscaping and planting is retained to the Boulevards frontage as well as the rear yard which complements built form and facilitates a desirable level amenity to residents.</li> <li>Site context is noted in that allotments are generally narrow in width with built form built close and if not constructed to the side boundary alignments which limits the provision of meaningful landscape. The proposed development does provide an appropriate footprint, noting rear building line which is consistent with adjoining sites and additional landscape further performing established corridor appearance.</li> <li>Proposed development is consistent with desired future character. Specifically with respect to site coverage, the building location zone is consistent with adjoining built form and a landscaped interface retained to the primary frontage visible from the public domain and reinforced to the rear.</li> <li>The proposed development promotes absorption of surface drainage water through increasing permeable surfaces / landscaped area.</li> <li>The proposed development does not seek to increase density of the site, relating only to alterations and additions to the existing single dwelling, which only introduces one additional bedroom.</li> <li>The proposed development facilitates an appropriately landscape setting and one that complies with the minimum requirement. With respect to private open space, this is provided to the rear yard and observes compliance with C3.8 of the Leichhardt Development Control Plan 2013.</li> </ul>	4.61%	Council	9/05/2023								
DA2023/0101	C	504607	21	The Boulevards	LILYFIELD	2040		1	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	<ul style="list-style-type: none"> <li>The proposal enables appropriate density for the subject site and locality.</li> <li>The proposed additional variance is minor in nature and has a minimal impact on the locality, noting that it is only proposed to increase the GFA by an additional 1.7m<sup>2</sup>. The proposal protects the use and enjoyment of the subject site and the public domain.</li> <li>Building form substantially the same as existing as the extra floor space is to square up the kitchen on the ground floor.</li> <li>Whilst still not compliant the quantum of landscaped area is being increased and overall breach is reduced from existing</li> <li>The proposal does not result in adverse impacts, and maintains, the character of the period building and local area.</li> <li>The proposal does not result in adverse impacts on local amenity.</li> <li>The proposal provides housing for the community.</li> <li>The contribution of the HOBI standard is for internal works only, there is no additional breach to the existing.</li> </ul>	7.46sqm or 8.65%	Council	2/106/2023								
DA2023/0110	1	940038	10	Cambridge Street	ENMORE	2042		1	WLEP2022	WDR2	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> <li>Whilst non-compliant at 70% this represents no change from the existing situation on the site</li> </ul>	34.20% OR 101.025SQM	Council	13/06/2023								
DA2023/0114	A	110587	94	Stannore Road	STANNORE	2048		1	WLEP2022	WDR2	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> <li>Whilst non-compliant at 70% this represents no change from the existing situation on the site</li> </ul>	10.74sqm or 3%	Council	18/05/2023								
DA2023/0115	18	2829	1	National Street	LEICHHARDT	2040		1	WLEP2022	WDR1	Section 4.3C(3)(a)(ii) - Landscaped Area	<ul style="list-style-type: none"> <li>Whilst non-compliant at 70% this represents no change from the existing situation on the site</li> </ul>	26%	Council	15/05/2023	Leichhardt LEP 2013	Site cover	16.60%					
DA2023/0120	1	809916	237	Trafalgar Street	PETERSHAM	2049		1	WLEP2022	WDR2	Section 4.3 - Height of Building	<ul style="list-style-type: none"> <li>The proposal does not result in adverse impacts, and maintains, the character of the period building and local area.</li> <li>The proposal does not result in adverse impacts on local amenity.</li> <li>The proposal provides housing for the community.</li> <li>The contribution of the HOBI standard is for internal works only, there is no additional breach to the existing.</li> </ul>	0.6m or 6.3%	Council	23/06/2023								

