

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 d/m/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 sitting 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 considered 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 complies 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 care full 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	85961		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 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.	8.7%	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 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 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	8688		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/2023/0209	8	1772	9	Dalhousie Street	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Development below the existing ground floor level	<ul style="list-style-type: none"> The existing site, dwelling, detail and pattern of development of the site and much of the surrounding development predates and/or is inconsistent with the historically significant period of subdivision and development which are used as the model for the subdivision lot size and detail and character controls. The proposal uses a lowered rear floor and split level to address the natural landscape fall from front to rear. The proposal directly relates to the social and economic welfare of the owners with direct positive impact on the community and future owners 	50.86sqm or 226.69%	Council	28/09/2023	Inner West Local Environmental Plan 2022	Landscaped area	<ul style="list-style-type: none"> The proposal meets the objectives of the zone and facilitates the daily needs of the occupants. The proposal predominantly presents as a single storey dwelling and promotes the character of the HCA. Whist departure from development standard, improvement in landscaped area within the front setback will contribute to garden setting of Haberfield. 	32.87sqm or 18.39%					Deferred Commencement
DA/2023/0215	1	918782	68	Beattie Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Clause 4.4	<ul style="list-style-type: none"> ?The proposal reduces the existing FSR breach. ?The development is compliant with the Landscaped and Site Coverage development standards; ?The proposal will be consistent with the desired future character controls applicable to the site and the pattern of adjoining development; ?The proposal is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; ?The proposed development has been sympathetically designed to ensure there are minimal adverse impacts on locality amenity. The proposed development allows the development to continue to contribute positively to the overall streetscape character; ?The proposal enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood; ?The development does not result in any unnecessary or undue bulk or visual impacts on adjoining properties and is of a scale that is compatible with the existing and surrounding buildings; and ?The development has been designed to ensure it minimises impacts on adjoining properties and maintains a high level of residential amenity. 	29.5%	Council	18/07/2023								Approved	
DA/2023/0233	29	7508	51	Tillock Street	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Section 6.20(3)(e)(ii)	The proposal generally maintains a single storey dwelling appearance. The development below existing ground floor level is achievable due to the natural slope of the land and the internal manipulation of levels within the built form.	113%	Council	04/10/2023								Approved	
DA/2023/0249	5	3447	16	Colgate Avenue	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	Compliance with the standard is unreasonable and unnecessary, and there are sufficient environmental planning grounds to justify contravening the standard. The proposed additions will provide a compatible external bulk and scale and adverse amenity impacts have been minimised.	3.7% or 11.47sqm	Council	10/07/2023								Approved	
DA/2023/0254	1	Lot 7 Sec 22A DP 111126	54	Church Street	BIRCHGROVE	2041	1	Inner West Local Environmental Plan 2022	R1	4.1 Minimum subdivision lot size	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.	37%	Council	10/10/2023								Approved	
DA/2023/0257	2	542014	6	Punch Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	The proposal satisfies the objectives of the standard and zone, there are sufficient environmental planning grounds and the proposal is in the public interest.	32% or 28.1sqm	Council	12/09/2023	Inner West Local Environmental Plan 2022	Site Coverage	The proposal satisfies the objectives of the standard and zone, there are sufficient environmental planning grounds and the proposal is in the public interest.	22% or 11.5sqm				Approved	
DA/2023/0285	B	106937	18	Edith Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Section 4.3C(3)(b) – Site Coverage	<ul style="list-style-type: none"> ?The landscaped area proposed for the site is 31.1m2. The proposed area will be large enough to accommodate substantial tree planting. Two new trees are proposed for the rear landscaped area of the dwelling. ?The proposed location of the primary landscaped area on the site – towards the middle of the site – will be adjacent to landscaped areas in adjoining properties and therefore contribute to the landscaped corridor between adjoining properties. ?The landscape character in the neighbourhood is primarily small planted front landscaped areas with larger private landscaped areas at the rear of properties. The proposal seeks to emulate this pattern of landscaping and will therefore contribute to the existing character of the area. ?The proposed development has primarily been contained adjacent to the rear of the existing dwelling to maximise potential landscaped areas. The location of the primary landscaped area contributes to the landscaped corridor in the locality. ?The variation to the maximum site coverage is (15.2m2) and constitutes 7.3% of the site area. Whilst strict compliance with the site coverage maximum may lead to reduced building bulk it would not necessarily lead to increased landscaped area for the site as paved areas do not contribute to site coverage calculations. The minor site coverage non-compliance allows for compliant landscaped areas for the site. ?The site coverage variation will not compromise landscaping or private open space provisions on the site. The landscaped area and private open space proposed comply with the minimum required. 	16.25% or 20.34sqm	Council	28/07/2023	Inner West Local Environmental Plan 2022	Section 4.4 – Floor Space Ratio	<ul style="list-style-type: none"> ?The extent of floor space non-compliance is minor. Numerically the proposal has an excess of 20.9sqm but if the uninhabitable subfloor space accounts for 17m2 of this floor area. Consequently the excess floor space contributing to building bulk is only 3.9sqm. ?Furthermore the variation does not result in a landscape area non-compliance. Landscape area (as a percentage of site area) proposed for the dwelling (15%) complies with the minimum 15% required. Site coverage (as a percentage of site area) proposed for the site is 67%. Whilst the site coverage exceeds the maximum 60% allowed the variation is contained wholly in the open carport area which does not contribute to dwelling building bulk as viewed from the street (the carport contributes 27sqm which is 20% of site coverage). ?The streetscape presentation of the dwelling will remain unchanged. ?There will be no unreasonable detrimental impacts on privacy and daylight access for neighbouring properties. The proposal does not generate non-compliant shadow impacts on the southern neighbour. There will be no adverse impacts on the public domain as the scale of the proposal is compatible with development in the street. ?The proposal provides enhanced residential accommodation to satisfy housing needs of the community and represents a better utilisation of the site. The proposal will not compromise any of the zone objectives. 	8.55% or 12.49sqm				Approved	
DA/2023/0321	1	931825	113	Chandos Street	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Landscaped area	<ul style="list-style-type: none"> - Consistent with objectives of landscaped area - Does not detract the intention of Haberfield - Consistent with R2 zone 	169.65 sqm or 22.85%	Council	25/07/2023								Approved	
DA/2023/0322	1	572843	47	Darling Street	BALMAIN EAST	2041	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	The proposal satisfies the objectives of the standard and zone, there are sufficient environmental planning grounds and the proposal is in the public interest.	17% or 24.88sqm	Council	12/09/2023	Inner West Local Environmental Plan 2022	Landscape Area	The proposal satisfies the objectives of the standard and zone, there are sufficient environmental planning grounds and the proposal is in the public interest. The proposal will increase on-site landscaping.	34% or 8.12sqm				Approved	
DA/2023/0345	B	163890	60	Church Street	BIRCHGROVE	2041	1	Inner West Local Environmental Plan 2022	R1	4.3C(3)(b)	<ul style="list-style-type: none"> * The overall aims of the IWLEP 2022 will be achieved by this application as it will remain appropriate in size and scale for its locational context; and its heritage and character of surrounding properties will be preserved. There will be no significant adverse impacts on the surrounding environment. *The proposal will not adversely impact the visual amenity or character of the streetscape and accordingly it is considered to be in the public interest. *The proposed ground floor extension and scale are similar to No 58 Church Street, therefore, the impacts are minimal and the siting of the building satisfies the objectives of the building location zones where it can be reasonably assumed development will occur. 	15%	Council	18/08/2023	Inner West Local Environmental Plan 2022	Section 4.3C(3)(a)	<ul style="list-style-type: none"> *The proposal will provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas; * 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 acceptable on-site amenity outcomes and provides a suitable balance between landscaped area and built form; *The footprint and scale of the development will be compatible with the pattern of development in the street and adjoining streets and the desired future character of the area; and *The breach will not result in any undue adverse amenity impacts on adjoining properties. 	62%			Approved		
DA/2023/0362	11	1274762	24	Belmore Street	ROZELLE	2039	1	Inner West Local Environmental Plan 2022	R1	4.3C(3)(a) Landscaped Area	Although exceeding 10% breach, the nominated breach is less than the existing situation on the site, and represents an improvement in soft landscaping provision.	23.9% (7.85sqm)	Council	18/10/2023							Approved		
DA/2023/0363	23	1352	51	Glassop Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Section 4.3C Landscaped Area in R1 General Resident	<ul style="list-style-type: none"> ?There are no landscaping works proposed as part of this development application. ?The design of the development provides a desirable urban form that maintains the existing site as a single residence, with retention of the existing soft landscaped area. ?The proposed first floor additions have been sympathetically designed to consider the amenity and character of the surrounding neighbourhood. ?The development does not itself create any unreasonable impact in terms of privacy or bulk and scale. ?The existing landscaped area is presently non-compliant with the required landscaped area for the site as per Clause 4.3 of the IWLEP 2022. ?No additional amenity impacts arise as a result of the proposal. ?The development achieves the aims and objectives of IWLEP 2022. ?The proposal satisfies the zone objectives. 	2.67% (1.56sqm short)	Council	11/09/2023							Approved		
DA/2023/0364	2	217748	37	Montague Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Landscaped Area Development Standard	<ul style="list-style-type: none"> Compliance with this standard would be unreasonable and unnecessary for the following reasons: 1. The non-compliance with the controls is minor. 2. The site coverage resulting from the proposed development will not be out of character with the site coverage characteristic of numerous other existing and approved developments in the street and wider area. 3. The development application increases permeable landscaped area on the site. The existing property does not currently comply with the numerical requirement ... of 15% landscaped area. The current landscaped area will be increased ... on the site... 4. The amenity to adjacent properties (i.e., sunlight, privacy, views) is protected and compliance with the solar access controls of this Development Control Plan is achieved. 5. The existing boundary fences to the neighbouring properties on the north and south will be retained without alteration, protecting the neighbouring residents from overlooking. The proposed rear deck will be less than 500mm above natural ground level and approximately 1.85m below the top of the adjacent fences. 6. The proposal is compatible in terms of size, privacy and solar access of private open space, outdoor recreation, and landscaping to the surrounding development. 7. The proposal is of a compatible density to other development within the street and wider area, and together with its acceptable scale, and its siting in a location where additions and built forms at this site can be reasonably expected to be carried out the proposal is of an appropriate building location and scale within its context. In Wehbe v Pittwater Council [2007] NSWLEC 827, Preston CJ set out five justifications that may be used to demonstrate that compliance with a development standard is unreasonable or unnecessary. The first justification is applicable to the proposed development which requires that the objectives of the development standard are achieved notwithstanding non-compliance with the standard. The following assessment provides justification of the proposal against the requirements of Subclause 4.3C(1) to demonstrate that the objectives of the development standard are achieved, despite non-compliance with the standard: (a) to provide landscaped areas for substantial tree planting and for the use and enjoyment of residents. -The subject site is not considered to be of sufficient size to support both substantial tree planting and a dwelling. -The proposal seeks to maintain the existing landscaped area at the front of the property on Montague Street. -The proposal seeks to convert the northern lightwell to landscaped area for the amenity of the internal spaces. -The proposal seeks to improve the amenity and functionality of the rear private open space while retaining landscaped area along the northern boundary to be more accessible to the owners as they age in place, without impacting the neighbouring properties. -Given the constraints of the narrow site and its location within a row of terrace houses, compliance with the standard is unreasonable and unnecessary as providing landscaped areas for substantial tree planting has the potential to undermine the structural integrity of the existing and neighbouring dwellings. (b) to maintain and encourage a landscaped corridor between adjoining properties. -The subject site and surrounding area is not characterised by an existing landscaped corridor between adjoining properties. This objective is therefore not considered to be applicable to the proposal. -Despite this, a landscaped area in the rear private open space along the northern boundary is being retained. (c) to ensure that development promotes the desired character of the neighbourhood. -The proposal is minor in nature with no changes proposed to the primary street frontage on Montague Street. -The proposed development will be located to the rear side of the existing dwelling and will be only one storey, subservient to the primary dwelling. The proposed lean-to will maintain the form of the existing lean-to. The design, scale, proportion and materials of the proposed addition is compatible with the architectural character of the existing terrace house and therefore promotes the desired character of the neighbourhood The proposal satisfies the objectives of the standard and zone and there are sufficient environmental planning grounds to justify contravening the standard. -The proposal facilitates the needs for additional carparking spaces of a modern family household. -The development improves deep soil/landscaped area. -The main dwelling building fronting Bland Street remains unchanged. -The development retains location of established landscaped area and is consistent with the neighbourhood. 	4.252sqm or 17.93%	Council	17/08/2023	Inner West Local Environmental Plan 2022	Site Coverage Development Standard	<ul style="list-style-type: none"> Compliance with this standard would be unreasonable and unnecessary for the following reasons: 1. The non-compliance with the controls is minor. 2. The site coverage resulting from the proposed development will not be out of character with the site coverage characteristic of numerous other existing and approved developments in the street and wider area. 3. The development application increases permeable landscaped area on the site. The existing property does not currently comply with the numerical requirement ... of 15% landscaped area. The current landscaped area will be increased ... on the site... 4. The amenity to adjacent properties (i.e., sunlight, privacy, views) is protected and compliance with the solar access controls of this Development Control Plan is achieved. 5. The existing boundary fences to the neighbouring properties on the north and south will be retained without alteration, protecting the neighbouring residents from overlooking. The proposed rear deck will be less than 500mm above natural ground level and approximately 1.85m below the top of the adjacent fences. 6. The proposal is compatible in terms of size, privacy and solar access of private open space, outdoor recreation, and landscaping to the surrounding development. 7. The proposal is of a compatible density to other development within the street and wider area, and together with its acceptable scale, and its siting in a location where additions and built forms at this site can be reasonably expected to be carried out the proposal is of an appropriate building location and scale within its context. ... In Wehbe v Pittwater Council [2007] NSWLEC 827, Preston CJ set out five justifications that may be used to demonstrate that compliance with a development standard is unreasonable or unnecessary. The first justification is applicable to the proposed development which requires that the objectives of the development standard are achieved notwithstanding non-compliance with the standard. The following assessment provides justification of the proposal against the requirements of Subclause 4.3C(1) to demonstrate that the objectives of the development standard are achieved, despite non-compliance with the standard: (a) to provide landscaped areas for substantial tree planting and for the use and enjoyment of residents. -The subject site is not considered to be of sufficient size to support both 	5.82% or 5.52sqm			Approved		
DA/2023/0376	13	2279	40	Charles Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Landscaped areas	The proposal satisfies the objectives of the standard and zone and there are sufficient environmental planning grounds to justify contravening the standard.	22% or 6sqm	Council	08/08/2023							Approved		
DA/2023/0388	48	4568	172	Bland Street	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R1	Landscaped area	<ul style="list-style-type: none"> -The proposal facilitates the needs for additional carparking spaces of a modern family household. -The development improves deep soil/landscaped area. -The main dwelling building fronting Bland Street remains unchanged. -The development retains location of established landscaped area and is consistent with the neighbourhood. 	30.4 sqm or 8.73%	Council	03/09/2023							Approved		
DA/2023/0387	A1	417034	144	Cavendish Street	STANMORE	2048	6	Inner West Local Environmental Plan 2022	R2	Section 4.4 – Floor Space Ratio	The additional density presented by the minor numerical FSR variation does not result in any significant adverse amenity impacts upon adjoining properties with respect to bulk and scale impacts, solar access, or privacy and, as such, the additional density is appropriate for the site.	16.18sqm or 7.42%	Council	20/09/2023							Approved		
DA/2023/0389	2	878947	111	Cecily Street	LILYFIELD	2040	1	Inner West Local Environmental Plan 2022	R1	Section 4.4 – Floor space ratio	Satisfies objectives of standard and zone	22.9% or 32.89sqm	Council	10/10/2023	Inner West Local Environmental Plan 2022	Section 4.3C – Landscaping	Satisfies objectives of standard and zone	9.9% or 2.68sqm	Inner West Local Environmental Plan 2022	Section 4.3C – Site Coverage	Satisfies objectives of standard and zone	8.6% or 9.48sqm	Approved
DA/2023/0395	2	558807	6	William Street	BALMAIN EAST	2041	1	Inner West Local Environmental Plan 2022	R1	Landscaped Area	Compliance with the standard is unreasonable and unnecessary and there are sufficient environmental planning grounds, in that the proposal will retain the existing mature tree on the subject site, provide usable private open space and landscaping in the form of the raised garden beds.	66.5% or 11.92sqm	Council	10/10/2023							Approved		

DA/2023/0418	2	200768	59	Styles Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	<ul style="list-style-type: none"> The proposal is a permissible form of development in the R1 General Residential zone and complies with the objectives of the development standard and zone. The variation of the proposed 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. The balcony will be modified to be smaller in size, include built-up privacy screens and new balustrading. The proposal does not include changes to the front of the dwelling and will not impact the heritage conservation area. The proposal is to improve the amenity for adjoining properties in terms of privacy and noise. 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. The development maintains a density reflective of the existing dwelling house. The proposal is compatible with the established front building alignment and the side and rear setback controls, ensuring that the proposed additional floor space maintains adequate building separation, access, privacy, natural lighting and ventilation. The bulk, scale and massing of the proposal maintain the characteristics of the streetscape. 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. 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. The FSR resulting from the proposed development will not be out of character with the locality in terms of floor space ratio variations. The proposal will not further exceed the other development standards of Landscaped Area and Site Coverage beyond the existing condition. 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. 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. 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 The development enhances the amenity of existing residents and does not result in any undue adverse impacts on adjoining properties and the neighbourhood. 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. 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. The site is permissible and suitable for the proposed development. The variation will not impact any local heritage, environmental significance or view corridor. 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. The proposal achieves the objectives and the key provisions of the DCP. The character of the area remains unaffected as the resultant development. 	3.54% or 3.70sqm	Council	11/09/2023						Approved		
DA/2023/0428	14	1663	10	James Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Site Coverage	<ul style="list-style-type: none"> 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	52	Premier Street	MARRICKVILLE	2204	3	Inner West Local Environmental Plan 2022	R2	Section 53(2)(a) - site area	<ul style="list-style-type: none"> A newly created secondary dwelling contributes to local rental housing There is potential for rental to a moderate-income householder Reasonable amenity outcomes are considered achieved The development retains the low-density residential nature of the site The built form suits the character of built features in the surrounding area The development makes good use of existing infrastructure 	22.7sqm or 5%	Council	27/10/2023						Approved		
DA/2023/0451	12	1265433	22	Walker Avenue	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Vary Landscaped Area under Section 6.20(3)(d).	<ul style="list-style-type: none"> 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 retention 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	40	Philpott Street	MARRICKVILLE	2204	1	Inner West Local Environmental Plan 2022	R2	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> 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	6	Cecily Street	LILYFIELD	2040	1	Inner West Local Environmental Plan 2022	R1	Section 4.3C(3)(b) - Site Coverage	<ul style="list-style-type: none"> The existing site coverage is at the maximum 79.6%. The aim of this proposal is to 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 southern boundary to open up the existing courtyard and creating 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. The existing site coverage of surrounding buildings is above the allowable 60% & the proposal is in keeping with the area. In designing a development that compares to the neighbouring buildings, the quality of the site and the immediate surroundings is considered acceptable to meet the objectives of the LEP. The proposal carefully considers all aspects of the LEP & DCP and the design solution will fit comfortably within its surroundings. 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. The proposal has been designed to preserve the character of the surrounding area. Amenity to the site will not be compromised. 	19.86% or 8.66sqm	Council	13/07/2023	Inner West Local Environmental Plan 2022	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> The existing FSR of surrounding buildings is over the allowable 0.9:1 & the proposal is in keeping with the area. In designing a development that compares to the neighbouring buildings, the quality of the site, and the immediate surroundings is improved. The proposal carefully considers all aspects of the LEP & DCP and the design solution will fit comfortably within its surroundings. The proposal has been designed to preserve the character of the surrounding area. Amenity impacts on neighbours in terms of solar access, privacy, bulk & scale are minimal & considered satisfactory Amenity to the site will not be compromised. 	8.09% or 5.23sqm.				Approved
DA/2023/0492	31	865122	2	Creek Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Cl.4.3C	<ul style="list-style-type: none"> 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. 	8.78%	Council	17/08/2023						Approved		
DA/2023/0521	14	119	2	Wellington Street	ROZELLE	2039	13	Inner West Local Environmental Plan 2022	R1	Section 2.6 - Subdivision	<ul style="list-style-type: none"> 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	21	Dickson Street	NEWTOWN	2042	1	Inner West Local Environmental Plan 2022	R2	Clause 4.4 FSR	<ul style="list-style-type: none"> Development provides for the housing needs of the community within a low density residential environment. Development provides residential development that maintains the character of built and natural features in the surrounding area. The proposed FSR is appropriate for the site and its surrounds. Development will not result in adverse impacts on local amenity. Development will not impact upon tree canopy and protects the use and enjoyment of private properties and the public domain. 	5.35m ² or 3.33%	Council	12/09/2023	Inner West Local Environmental Plan 2022	Clause 4.3 HOB	<ul style="list-style-type: none"> Development it provides for the housing needs of the community within a low density residential environment. Development provides residential development that maintains the character of built and natural features in the surrounding area. Development will not result in adverse impacts on local amenity. The proposed height is compatible with the character of the locality and is consistent with the height development on adjoining sites. Development provides residential development that maintains the character of built and natural features in the surrounding area. Development will not result in adverse impacts on local amenity. The proposed height is compatible with the character of the locality and is consistent with the height development on adjoining sites. 	0.85m or 8.95%				Approved
DA/2023/0574	15	3757	14	Turner Street	BALMAIN	2041	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	<ul style="list-style-type: none"> The proposed development is compatible desired future character of the area, heritage conservation area, and bulk & scale of surrounding development. The proposal provides a suitable balance between landscaped areas and the built form. There is little discernible change to the existing building form or height or bulk when viewed from the public domain. No change is proposed that adversely affects the amenity of existing & future residents. 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. The ground floor of the rear wing will not be a visible dominant element when view from the public domain. 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. 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, & set up from the rear wall plane. 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. 	8.83% or 17.58sqm	Council	04/10/2023						Approved		
DA/2023/0580	1	544964	48	Hawthorne Parade	HABERFIELD	2045	1	Inner West Local Environmental Plan 2022	R2	Landscaped area	<ul style="list-style-type: none"> The proposal enhances the amenity of the subject site and facilitate the daily needs of the occupants. The proposal presents as a single storey dwelling and will maintain the character of the HCA. The development is minor in nature and sympathetic to the current dwelling. 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. The site area is very small - 184.6 m² 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. The proposed development adds a modest 11.03m² over the allowable FSR(GFA), the additions are to the rear & away from the street, and the addition is in an existing alcove on the upper level. 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. 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. The northern orientation to the rear of the lot allows a favorable outcome in terms of overshadowing 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 alcove. 	6.85sqm or 5.04%	Council	01/09/2023						Approved		
DA/2023/0600	40	1031799	5	Norman Street	ROZELLE	2039	1	Inner West Local Environmental Plan 2022	R1	4.4 FSR	<ul style="list-style-type: none"> The proposed development adds a modest 11.03m² over the allowable FSR(GFA), the additions are to the rear & away from the street, and the addition is in an existing alcove on the upper level. 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. 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. The northern orientation to the rear of the lot allows a favorable outcome in terms of overshadowing 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 alcove. 	11.03sqm or 7.47%	Council	21/09/2023						Approved		
DA/2023/0668	3	164582	524	Darling Street	ROZELLE	2039	1	Inner West Local Environmental Plan 2022	R1	FSR	<ul style="list-style-type: none"> 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	15	Brellat Street	ANNANDALE	2038	1	Inner West Local Environmental Plan 2022	R1	Floor Space Ratio	<ul style="list-style-type: none"> 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	87	Phillip Street	BIRCHGROVE	2041	1	Inner West Local Environmental Plan 2022	R1	Section 4.3C(3)(b) Site Coverage	<ul style="list-style-type: none"> Satisfies objectives and development standard 	7% or 4.6sqm	Council	26/10/2023						Approved		
DA/2023/0784	95	1663	7	Francis Street	LEICHHARDT	2040	1	Inner West Local Environmental Plan 2022	R1	Landscaped Area	<ul style="list-style-type: none"> Significant increase on existing landscaping, consistent with objectives of standard and zone. 	5%	Council	26/10/2023						Approved		