

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 ddmmyyyy	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	WV0B2	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	LEIGHWARD	2040	1	WLEP2022	WDR1	Section 4.3C3(a)(ii) - Landscaped Area	The landscaped area is increasing from the existing 10% (25.6m ²) to 47.3m ² or 19%. Whilst this is still short of the requirement for 20% (50.58m ²) 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	8	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	Farr Street	MARRICKVILLE	2204	4	WLEP2022	WDR4	Section 4.3 - Height of Building	Variation for the overrun and roof feature only. No additional amenity impacts result from the variation.	1.087m or 5.5%	Council	13/06/2023								
DA2022/0756	3	666867		142	Mulens Street	ROZELLE	2039	4	WLEP2022	WDR1	Section 4.4 - Floor Space Ratio	Additional FSR is located in part parking basement.	6.87sqm or 1.8%	Council	5/04/2023								
DA2022/0795	A	157294		157	Darling Street	BALMAIN	2041	1	WLEP2022	WDR1	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	BALMAIN	2041	6	WLEP2022	WV0B2	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		WLEP2022	WDR1	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 provided 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	Cherles Street	LEIGHWARD	2040	1	WLEP2022	WDR1	Section 4.4 - Floor Space Ratio	Minor breach of 5.49% with little impact	5.49%	Council	1/05/2023								
DA2022/0899	35	1772		32	St Davids	HABERFIELD	2045	6	WLEP2022	WDR2	Section 6.2C3(d) - Landscaped Area (Haberfield)	Improvement in landscaped area	13.10%	Council	1/06/2023								
DA2022/0900	1	549753		28	Church Street	BALMAIN	2041		WLEP2022	WDR1	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> Provides for the housing needs of the community. Provides for a variety of housing types and densities. Provides residential development that maintains the character of built and natural features in the surrounding area. Provides a density of development which is commensurate with the character of the area. Is compatible with the character and style of surrounding buildings and the mixed architectural styles and varied built form in the streetscape and area. The proposal will be compatible with the existing and desired future character of the area in relation to building bulk, form and scale. Minimises amenity impacts to adjoining properties. Ensures development density reflects the locality. Provides an appropriate transition between development of differing densities. Minimises adverse impacts on local amenity. 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. 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. 	13.36sqm or 11.7%	Council	9/05/2023								
DA2022/0906	1	952759		56	O'Connor Street	HABERFIELD	2045	1	WLEP2022	WDR2	Section 6.2C3(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 ² 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 frontage of the site to provide adequate vehicular access - need path 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	LEIGHWARD	2040	1	WLEP2022	WDR1	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	WDR1	Section 4.4 - Floor Space Ratio	<ul style="list-style-type: none"> The proposal complies with the remaining development standards of Site Coverage and Landscaped Area. The proposed variation is relatively minor in nature and is not unusual of sites of this size; and The proposal does not give rise to any amenity impacts to neighbour's as a result of the non-compliance. 	1.66sqm or 1.35%	Council	13/04/2023								
DA2022/1067	1	80589		21	Bruce Street	ROZELLE	2039		WLEP2022	WDR1	Section 4.4 - Floor Space Ratio	Acceptable amenity impact, 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 neighboring properties	16.37% or 19.25sqm

DA2022/1072	3	180307	61	Young Street	ANNANDALE	2038	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 Boulevard	LILYFIELD	2040	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	<ul style="list-style-type: none">•The rear yard area of 250m² will provide adequate private open space for the owner/occupants.•On small lots there is not sufficient area to provide landscape corridors between adjoining properties. Such corridors are not a characteristic of the locality.•The character of the house is maintained.•The pervious area on the site will be increased by the new turf area in the rear yard.•The FSR standard is complied with.•The proposal provides adequate landscaped area and private open space.•There are no amenity impacts on adjoining properties.•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.•The FSR standard is complied with.•Given the inconsistency between the FSR standard and the site cover standard, the FSR standard should prevail.	13sqm or 15.15%	Council	10/05/2023								
DA2022/1146	B	417488	86	Hay Street	LEICHHARDT	2040	WLEP2022	WDR1	Section 53 (2)(a) - Site Area	<ul style="list-style-type: none">• 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.• 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.• 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.• The final development is highly compatible with the adjoining dwelling at 86 Hay Street, Leichhardt and the surrounding streetscape in terms of bulk, scale and visual aesthetic when viewed from the public domain"	27.6% (124.4sqm)	Council	18/04/2023								
DA2022/1157	2	1151788	65	O'Connor Street	HABERFIELD	2045	WLEP2022	WDR2	Section 6.2(3)(f) - Landscaped Area (Haberfield)	improvement to existing	23%	Council	1/06/2023	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	Aldred Street	ANNANDALE	2038	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	The proposed development will result in acceptable streetscape and amenity implications to the subject site and surrounding properties. Respects the existing pattern of development	23.25sqm or 25.53%	Council	4/05/2023								
DA2023/0052	1	224211	27	Pier Street	ANNANDALE	2038	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	<p>The subject site has a total site area of 196m² with a maximum site coverage of 196m² x 60% = 117.6 m², and the existing site coverage is currently at 115.2m². The subject site is substantially smaller compared to neighbouring properties and has a limited site coverage to work within (2m²) from what's already existing. Therefore, we seek exception to Clause 4.3C(3)(b) by proposing a site coverage of 148 m² 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.</p> <p>No change to existing established landscaping - application for strata subdivision only</p>	8.67% (10.2sqm)	Council	31/05/2023								
DA2023/0056	16	356	88	Foster Street	LEICHHARDT	2040	WLEP2022	WDR1	Section 4.3C(3)(a)(i) - Landscaped Area	Existing variation, no new building works proposed. Current situation does not change.	32.5sqm or 39%	Council	14/04/2023								
DA2023/0084	71	889413	1	Short Street	LEICHHARDT	2040	WLEP2022	WDR1	Section 4.4 - Floor Space Ratio		12%	Council	18/04/2023								
DA2023/0086	A	33866	136	Catherine Street	LEICHHARDT	2040	WLEP2022	WDR1	Section 4.3C(3)(a)(i) - Landscaped Area	No change to existing breach.	65.70%	Council	8/06/2023	WLEP2022	clause 4.4 - Floor Space Ratio	No change to existing breach.	24.10%				
DA2023/0089	1	547320	200	Edgware Road	NEWTOWN	2042	WLEP2022	B2	Clause 4.4(2B)(A) Floor Space Ratio	Consistent with the GFAs of the adjoining properties	4.61%	Council	9/05/2023								
DA2023/0101	C	504607	21	The Boulevard	LILYFIELD	2040	WLEP2022	WDR1	Section 4.3C (3)(b) - Site Coverage	<ul style="list-style-type: none">•Notwithstanding site coverage non-compliance, existing landscaped area has been increased from 11% to 15% through removal of paving within the rear yard and thus is consistent with cl 4.3A(3) of the WLEP 2022. Areas of soft landscaping and planting is retained to the Boulevard frontage as well as the rear yard which complements built form and facilitates a desirable level amenity to residents.•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 reinforcing established corridor apparent.•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.•The proposed development promotes absorption of surface drainage water through increasing permeable surface / landscaped area.•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.•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.	7.46sqm or 8.65%	Council	21/06/2023								
DA2023/0110	1	940308	10	Cambridge Street	ENMORE	2042	WLEP2022	WDR2	Section 4.4 - Floor Space Ratio	The proposal enables appropriate density for the subject site and locality. 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 ² . The proposal protects the use and enjoyment of the subject site and the public domain.	34.20% OR 101.025GM	Council	13/06/2023								
DA2023/0114	A	110587	94	Stannem Road	STANMORE	2048	WLEP2022	WDR2	Section 4.4 - Floor Space Ratio	Building form substantially the same as existing as the extra floor space is to square up the kitchen on the ground floor.	10.74sqm or 3%	Council	18/05/2023								
DA2023/0115	18	2829	1	National Street	LEICHHARDT	2040	WLEP2022	WDR1	Section 4.3C(3)(a)(i) - Landscaped Area	Whilst still not compliant the quantum of landscaped area is being increased and overall breach is reduced from existing	26%	Council	15/05/2023	Leichhardt LEP 2013	Site cover	Whilst non-compliant at 70% this represents no change from the existing situation on the site	16.60%				
DA2023/0120	1	808916	237	Trifalgar Street	PETERSHAM	2049	WLEP2022	WDR2	Section 4.3 - Height of Building	<ul style="list-style-type: none">•The proposal does not result in adverse impacts, and maintains, the character of the period building and local area.•The proposal does not result in adverse impacts on local amenity.•The proposal provides housing for the community.•The contravention of the HCB standard is for internal works only; there is no additional breach to the existing.	0.6m or 6.3%	Council	23/06/2023								

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