

ATTACHMENT A

**SEPP1 VARIATIONS DETERMINED BY
COUNCIL AND REPORTED TO THE
DEPARTMENT OF PLANNING FOR THE
PERIOD APRIL TO JUNE 2012**

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DA Number	No	Street name	Suburb	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Date Determined
D/2011/2135	51	Arcadia Road	Glebe	Residential	Floor Space Ratio / Landscaping	The works will not detract from the heritage character of the area and will not result in any unreasonable amenity impacts to adjoining properties and the landscaped area is only marginally reduced from what currently exists and complies with private open space requirements.	24% / 2%	23/04/2012
D/2012/424	19	Harris Street	Pymont	Residential/ Business	Floor Space Ratio	The proposal is acceptable due to small amount of additional gross floor area, lack of any changes to the external envelope.	0.40%	23/04/2012
D/2011/2160	125	Hereford Street	Forest Lodge	Residential	Floor Space Ratio	The proposed increase is acceptable as the works compliment the scale of neighbouring development that does not result in adverse amenity impact for adjoining properties.	15%	7/05/2012
D/2012/311	1C	Cross Road	Forest Lodge	Residential	Floor Space Ratio	The proposed additional floor space is contained within a proposed roof loft level and the resultant building is consistent with the built form context of the surrounds.	54%	10/05/2012

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D/2012/191	134	Bridge Road	Glebe	Residential	Floor Space Ratio / Landscaping	The works do not result in additional environmental impacts to neighbouring properties and the variation to the landscaped area is minimal.	31% / 3%	18/04/2012
D/2011/1034	6	Colbourne Avenue	Glebe	Residential	Floor Space Ratio / Landscaping	The proposed works are compatible with the surrounding environment in terms of bulk, scale, amenity and streetscape, while preserving the character of the building and conservation area; the landscaping will provide sufficient outdoor amenity for the residents of the site.	71.5% / 55%	14/05/2012
D/2012/6	7	Foss Street	Forest Lodge	Residential	Floor Space Ratio / Landscaping	The proposed built form is consistent with neighbouring development and does not create adverse amenity impacts.	203% / 12.7%	14/05/2012
D/2011/1990	10	Lyndhurst Street	Glebe	Residential	Floor Space Ratio / Landscaping	Proposal maintains consistent built form and provides an increase in soft landscaping.	165% / 14.3%	14/05/2012
D/2011/1991	4	Lyndhurst Street	Glebe	Residential	Floor Space Ratio / Landscaping	Proposal maintains consistent built form and provides an increase in soft landscaping.	164% / 14.2%	14/05/2012
D/2012/304	230	Glebe Point Road	Glebe	Residential	Floor Space Ratio	No increase in building envelope is proposed and the existing non-compliance is only slightly increased.	52%	30/05/2012

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D/2011/2149	36	Junction Street	Forest Lodge	Residential	Floor Space Ratio / Landscaping	Both the increase in FSR and decrease in landscaping are as a result of the infill of the light well/outdoor staircase and do not result in an extension of the rear building line, the variation does not result in any additional environmental impacts to neighbouring properties.	137% / 75%	28/05/2012
D/2012/326	8	Eglington Road	Glebe	Residential	Landscaping	Proposal allows an acceptable level of outdoor amenity.	25.50%	8/06/2012
D/2012/266	242	Young Street	Waterloo	Mixed Use 10b	Provision of no more than 25% of the development as non-residential uses	The development is consistent with the vision for Green Square, will promote economic use of the site. Strict compliance is unreasonable and unnecessary.	75%	5/06/2012
D/2012/467	10	Boyce Street	Glebe	Residential	Floor Space Ratio	The variations are consistent with surrounding properties FSR, will not result in excessive bulk and scale or detrimental impacts on the amenity of surrounding properties or conservation area.	71%	25/06/2012
D/2011/940	35	Talfourd Street	Glebe	Residential	Floor Space Ratio / Landscaping	The proposed double garage was reduced to a single garage increasing the amount of open space. The variation in FSR is contributed to by a lower ground floor.	272% / 42.5%	25/06/2012

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DA Number	No	Street name	Suburb	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Date Determined
D/2011/2082	47	Foss Street	Forest Lodge	Residential	Floor Space Ratio	Proposal maintains streetscape, compatible scale and amenity of neighbours not affected.	36.80%	28/06/2012
D/2012/607	1A	Cardigan Street	Glebe	Residential	Floor Space Ratio	The additional floor area will be maintained within the existing building envelope and will not detract from the heritage character of the area or create any additional amenity impacts to the surrounding properties.	21%	29/06/2012