

# ATTACHMENT A

**SEPP1 VARIATIONS DETERMINED BY  
COUNCIL AND REPORTED TO THE  
DEPARTMENT OF PLANNING FOR THE  
PERIOD JULY TO SEPTEMBER 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/2012/762	12	Mansfield Street	Glebe	Residential	Floor Space Ratio	The bulk and scale of the development remains generally consistent with existing building while the development is sympathetic to the amenity of adjoining properties and the character of the conservation area.	58%	9/07/2012
D/2012/783	6	St James Avenue	Glebe	Residential	Floor Space Ratio / Landscaping	The proposal is not excessive in bulk and scale and does not create any unreasonable adverse amenity impacts.	24% / 33.8%	11/07/2012
D/2012/480	265	Bridge Road	Glebe	Residential	Floor Space Ratio / Landscaping	The objection is considered to be well founded because for both the FSR and the landscaped area control, the proposal maintains/improves the existing performance against these standards.	46% / 3%	18/07/2012
D/2012/734	14	Cook Street	Glebe	Residential	Floor Space Ratio / Landscaping	The variations in FSR and landscaping are consistent with surrounding properties. The proposal will not result in excessive bulk and scale or detrimental impacts on the amenity of the surrounding properties.	28% / 31.5%	25/07/2012

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D/2012/765	9	Hegarty Street	Glebe	Residential	Floor Space Ratio / Landscaping	The proposed building form is generally considered appropriate and does not result in unacceptable overshadowing or overlooking to the neighbouring properties. The proposed landscaping is generally consistent with the neighbouring properties in the row, maintaining a useable space and a satisfactory level of amenity for the subject site.	43% / 35%	27/07/2012
D/2012/354	19-21	Lachlan Street	Waterloo	Aerial Road Reservation 9(a) and Mixed Uses 10(b)	Clause 27J(2) requires provision of no more than 25% of the development as non-residential uses.	Temporary use and no adverse amenity impacts	100%	30/07/2012
D/2012/511	53	Darghan Street	Glebe	Residential	Floor Space Ratio / Landscaping	The variations are consistent with surrounding properties FSR and landscaping and will not result in excessive bulk and scale or detrimental impacts on the amenity of surrounding properties.	101% / 19%	30/07/2012
D/2012/407	108-108A	Derwent Street	Glebe	Residential	Lot Size	Minor variation, subdivision boundary follows along standing occupations	5%	13/08/2012

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D/2012/463	7	Charles Street	Forest Lodge	Residential	Floor Space Ratio / Landscaping	The proposed works are consistent in bulk and scale with development in the locality, maintains adequate private open space and does not result in adverse amenity impacts for adjoining properties.	36% / 16%	14/08/2012
D/2012/1010	415	Glebe Point Road	Glebe	Residential	Floor Space Ratio	The proposed works do not alter the bulk or scale of the dwelling, therefore preserving the character of the building and its contribution to the Conservation Area. The proposal does not result in any adverse amenity impacts to the surrounding development.	14%	16/08/2012
D/2012/715	216-220	Wyndham Street	Alexandria	Mixed Use 10b	Clause 27J(2) requires provision of no more than 25% of the development as non-residential uses.	No adverse amenity impacts	100%	20/08/2012
D/2012/648	180	Wyndham Street	Alexandria	Mixed Use 10b	Clause 27J(2) requires provision of no more than 25% of the development as non-residential uses.	No adverse amenity impacts	100%	20/08/2012

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D/2012/883	39	Darghan Street	Glebe	Residential	Floor Space Ratio	The additional floor space has minimal visual impact on the heritage conservation area and the surrounding streetscape. The proposed development is compatible and consistent with the scale, bulk and density of adjacent properties and surrounding development; and the proposal will not result in unreasonable amenity impacts to surrounding properties either by way of overshadowing or visual and acoustic privacy.	77%	20/08/2012
D/2012/1087	7	York Street	Glebe	Residential	Floor Space Ratio / Landscaping	The proposed are minor increases	56% / 12%	6/09/2012
D/2012/1060	79	Bridge Road	Glebe	Residential	Floor Space Ratio	The proposed works complement the scale of neighbouring buildings and does not result in adverse amenity impacts for adjoining properties.	9%	7/09/2012 7/09/2012