

ATTACHMENT A

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**SEPP1 VARIATIONS DETERMINED BY
COUNCIL AND REPORTED TO THE
DEPARTMENT OF PLANNING FOR THE
PERIOD 1 OCTOBER TO 31 DECEMBER 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/2012/1196	241	Bridge Road	Forest Lodge	Residential	Floor Space Ratio / Landscaping	Existing FSR is retained and landscaping is less than 1 sqm less than minimum.	10% / 1%	3/10/2012
D/2012/869	189	Wigram Road	Forest Lodge	Residential	Floor Space Ratio / Landscaping	The proposed form is considered appropriate in this location, as it does not result in unacceptable overshadowing or overlooking to the neighbouring properties and is consistent with the adjacent second storey addition. Landscaping non-compliance is considered minimal and acceptable.	4% / 2%	7/10/2012
D/2012/1049	41	Darling Street	Glebe	Residential	Floor Space Ratio / Landscaping	FSR is minor variation with no adverse impacts on neighbours and complies with the draft LEP. Landscaping is minor reduction from existing landscaped area and does not remove any landscaped area offering high amenity to residents.	3% / 83%	15/10/2012
D/2012/568	304-308	King Street	Newtown	Mixed Uses 10	Parking (motorcycle)	Variation acceptable due to being close to public transport, a new vehicle crossover would result in negative heritage impact.	100%	15/10/2012
D/2012/1220	47	Foss Street	Glebe	Residential	Lot Size	The new allotments are of a format and size that is consistent with the adjacent properties and does not compromise the historic and existing terrace allotments.	52% / 60% / 17%	15/10/2012
D/2012/1095	168	Hereford Street	Forest Lodge	Residential	Floor Space Ratio / Landscaping	Bulk and scale consistent with neighbouring dwellings. Existing courtyard area is less than standard, no opportunity to increase landscaped area without significant building alterations.	53% / 20%	30/10/2012

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D/2012/880	33	Forsyth Street	Glebe	Residential	Floor Space Ratio / Minimum Lot Size	The proposed FSR is consistent with the pattern of surrounding development and retains an acceptable level of residential amenity. The proposed lot size is consistent with the prevalent subdivision pattern.	36% / 48%	12/11/2012
D/2012/1269	21	Gottenham Street	Glebe	Residential	Floor Space Ratio	The proposal will not result in unreasonable amenity impacts to surrounding properties either by way of additional overshadowing or visual and acoustic privacy.	88%	12/11/2012
D/2011/1009	13A	Glebe Point Road	Glebe	Business	Floor Space Ratio	The proposal is reduced from the size of approved development at the site and results in an improved building form/heritage outcome.	113%	12/11/2012
D/2012/346	14	Mansfield Street	Glebe	Residential	Floor Space Ratio / Landscaping	Most of new gross floor area is within footprint of current building. Proposed landscaping is a minor non-compliance.	58% / 10%	19/11/2012
D/2012/1411	53-55	Glebe Point Road	Glebe	Business	Floor Space Ratio	Proposed is a minor increase from the approved FSR.	3%	22/11/2012
D/2012/1670	51	Darghan Street	Glebe	Residential	Floor Space Ratio	Bulk and scale generally consistent with existing development.	57%	30/11/2012
D/2012/1205	242	Young Street	Waterloo	Mixed Uses 10b	Clause 27J(2) requires provision of no more than 25% of the development as non-residential uses.	The proposal is unlikely to create unreasonable amenity impacts to nearby residential properties.	75%	10/12/2012
D/2012/1100	172	Hereford Street	Glebe	Residential	Landscaping	The courtyard maintains the minimum required private open space and is considered a usable space.	9%	10/12/2012
D/2012/893	188-194A	George Street	Sydney	City Centre	Site coverage	There will be no unreasonable impacts resulting from the proposal.	10%	12/12/2012

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D/2012/657	137	Bridge Road	Glebe	Residential	Floor Space Ratio / Landscaping	The proposal will not result in unreasonable amenity impacts to surrounding properties either by way of overshadowing or visual and acoustic privacy.	148%	13/12/2012
D/2012/1399	12	Bridge Road	Glebe	Business	Floor Space Ratio	The proposed alterations and additions are consistent with the established form of commercial development. The fourth and fifth levels are set back from the street, ensuring that the bulk and scale does not overwhelm the character of the streetscape.	119%	13/12/2012
D/2012/1387	188	Bridge Road	Glebe	Residential	Floor Space Ratio / Landscaping	There will be no additional amenity impact with regard to solar access, views/outlook or privacy from the additional FSR or landscaping.	63% / 20%	13/12/2012
D/2012/1142	21	Junction Street	Forest Lodge	Residential	Floor Space Ratio	The proposal will not result in unreasonable amenity impacts to surrounding properties either by way of overshadowing or visual and acoustic privacy.	70%	13/12/2012
D/2012/1775	28	Toxteth Road	Glebe	Residential	Floor Space Ratio	Compatible bulk and scale and minimal environmental impact.	37.50%	20/12/2012