

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 dd/mm/yyyy
1	202344		4	Abercorn Street	BEXLEY	2207	2: Residential - Single new dwelling	Rockdale Local Environmental Plan 2011	R2 - Low Density Residential	cl 4.3 - Height of Building	Variation is inconsequential and does not result in any unreasonable material planning impacts. Council has previously supported similar non-compliances in similar circumstances where the proposal satisfies the objectives of the zone.	300mm or 3.5%	Council	25/07/2017
Y	417449		301	The Grand Parade	Sans Souci	2219	10: Mixed	Rockdale Local Environmental Plan 2011	R2 - Low Density Residential	cl 4.4 - Floor Space Ratio	The proposal is consistent with the objectives of clause 4.4 FSR, ** The standard is unreasonable and unnecessary in this instance, and there are sufficient environmental planning grounds to vary the development standard. ** The proposal is in the public interest as it satisfies the objectives of the R2 Low Density Residential Zone	0.43 over maximum FSR of 0.51 (093:1 Total FSR)	Council	25/07/2017
1 2	131414 956144		12-14	Herford Street	Botany	2019	14: Other	Botany Bay Local Environmental Plan 2013	R2 - Low Density Residential	cl 4.6(3) - Floor Space Ratio	The development standard is unnecessary in the circumstances of the case as dwelling houses are also permissible in the zone which permit a bulk and scale which far exceeds that for semi-detached dwellings, where an FSR of 0.80:1 would be permitted. The proposal is consistent with the objectives of the zone and the standard is unreasonable and unnecessary in this instance.	24.9sqm or 11% on two lots	Council	25/07/2017
1	1090661		397	Princes Highway	Rockdale	2216	10: Mixed	Rockdale Local Environmental Plan 2011	B4 - Mixed Use	cl4.6(3) - Height Standard	The proposed height variation is restricted to a portion of the building parapet and lift overrun. It does not result in any measurable adverse environmental impacts and the proposal meets the objectives of the development standard and the objectives of the zone. The site is also flood affected, requiring that the development be raised. The variation was not found to be unreasonable or unnecessary in the circumstances of this case	The proposal has a maximum height of 34.43m to the top of the lift overrun which exceeds the maximum permitted height of 34m by 0.43m (1.3%)	DG of Department of Planning	3/08/2017
C and D	393861		228C & 230	Bunnerong Road	Hillsdale	2036	10: Mixed	Botany Bay Local Environmental Plan 2013	B2 - Local Centre	cl4.6(3) - Height Standard	The proposal is consistent in height of the surrounding development and relates to structures that are associated with the rooftop terrace such as the lift overrun, stairhood and rear parapet.Variation is inconsequential and does not result in any unreasonable material planning impacts. The proposal satisfies the objectives of the zone.	2.55m or 18%	Council	8/08/2017
10	5683		610	Princes Highway	Rockdale	2216	5: Residential - New multi unit 20+ dwellings	Rockdale Local Environmental Plan 2011	B4 - Mixed Use	cl4.3 - Height of Building. The maximum building height is 22 metres	The proposal is consistent with the objectives of the height control and zone objectives. The majority of the variation relates to structures associated with the roof top terrace, which provides additional amenity to the residents. The proposal is supported by the design review Panel. The variation does not result in detrimental environmental outcomes. The development provides a built form which does not result in significant adverse impacts upon adjoining or nearby properties in terms of overshadowing, aural and visual privacy, solar access, natural ventilation and views & vistas. The building complies with the height controls in RLEP 2011. The application includes a level of boarding house rooms that will provide a public benefit for the community. The boarding house component of the development has a gross floor area of 348.68m2, which comprises all of the proposed FSR variation. The proposal provides a development that facilitates the orderly economic development of the site in an appropriate manner that will also not prevent redevelopment of adjoining properties in accordance with the Land and Environment Court Planning Principles for site isolation. The proposed non-compliance is commensurate to recent approvals for developments within the same block as the proposed development. The proposal is consistent with the objectives of Part 4 - Designing the Building, of the Apartment Design Guide, providing appropriate internal and external amenity, satisfactory environmental performance and an aesthetically pleasing built form on the subject site. The proposal generally complies with the ADG and relevant planning policies and complements the future character of the locality when viewed in conjunction with the adjoining developments. The urban design response in the form of the proposed development achieves a high quality urban form which allows for increased housing opportunities and choice for future occupants without adversely impacting on the amenity of adjoining properties. The proposed development is in the public interest as it is consistent with the objectives of the zone and FSR control.	Varies (between 0.5m or 2.3% and 2.16m or 9.8%)	Council	12/09/2017

1	319872		3 & 5	Arncliffe Street	Wolli Creek	2205	10: Mixed	Rockdale Local Environmental Plan 2011	B4 - Mixed Use	cl4.4(2) - Floor Space Ratio	The proposal has been amended to address the issues raised by the Bayside Planning Panel and results in better amenity to future residents. The redevelopment of the site is consistent with the objectives of the zone and provides a mixture of compatible land uses that are located nearby to good public transport and on a future regional bicycle route. The proposal will therefore inherently maximise public transport patronage and encourage walking and cycling. It is consistent with the objectives of Clause 4.4 – FSR in that the development does not result in adverse amenity impacts on site, to neighbours or properties within the context of the site. It provides an appropriate built form, intensity and public domain response on the subject site and contributes to the streetscape character of emerging development within Wolli Creek.	3.283:1 (15.2% or additional 348.04sq.m.)	Council	26/09/2017
12	21440		3	Jones Street	Monterey	2217	2: Residential - Single new dwelling	Rockdale Local Environmental Plan 2011	R3 - Medium Density Residential	cl4.3 - Height of Building	The development standard has been virtually abandoned by Council's own actions for entry points to roof top terraces	1.13m or 13.29%	Council	26/09/2017
2	414270		228	Bunnerong Road	Hillsdale	2036	10: Mixed	Botany Bay Local Environmental Plan 2013		cl4.6(3) - Height Standard	The proposal is consistent in height of the surrounding development and relates to structures that are associated with the rooftop terrace such as the lift overrun, stairhood and rear parapet.Variation is inconsequential and does not result in any unreasonable material planning impacts. The proposal satisfies the objectives of the zone.	1.4m or 10%	Council	26/09/2017
1	201192		21	Bay Street	Botany	2019	9: Commercial / retail / office	Botany Bay Local Environmental Plan 2013	B7 - Business Park	cl4.6(3) - Height Standard	The height departure is a result of the subject site being affected by sea level rise. Although the proposal may appear to dominate the streetscape, given that it is the first development of its kind on the street, it remains complaint with the planning controls and objectives for the area.	0.62m or 5.1%	Council	26/09/2017