

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 dd/mm/yyyy
DA-2017/1114	18	16948		244	Wentworth Avenue	Eastgardens	2036	2: Residential - Single new dwelling	Botany Bay Local Environmental Plan 2013	R2 - Low Density Residential	cl 4.4 - Floor Space Ratio	The proposed GFA of 236.5m2 complies with the maximum GFA of 244.03m2 when assessed under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. In this regard, the proposed FSR is within the limits of what is reasonably anticipated for the site, albeit, under a different planning scheme. The excess floor area of 29.62m2 will create no additional impacts given the development complies with height and site coverage controls and will not adversely affect the streetscape. Additional overshadowing impacts have been found to comply with Council's minimum solar access requirements for the adjoining properties. It is considered that any overshadowing and visual privacy impacts created by the proposed development have been addressed accordingly and are within acceptable limits	(14.5% 29.6m <sup>2</sup> )	Council	10/10/2017
DA-2017/321	19	18987		18	Malua Street	Dolls Point	2219	1: Residential - Alterations & additions	Rockdale Local Environmental Plan 2011	R2 - Low Density Residential	Cl 4.3(2) - Height of Buildings	The roof top terrace structure will weather protect the lift well and store room. The structure is lightweight and open on the front and back and is located centrally so it is not visible from the street. The proposal is consistent with the objectives of the height control Loss of views is minimised. A precedent has already been set in the area for roof top terraces having similar structures. A lift is required as one owner has a leg impairment and others are aged.	10.17m high (1.67m or 19.7% variation)	Council	10/10/2017
DA-2017/394	56	792433		23	Earlwood Crescent	Bardwell Park	2207	2: Residential - Single new dwelling	Rockdale Local Environmental Plan 2011	R2 - Low Density Residential	cl 4.3 - Height of Buildings	The variation is necessary to allow a dwelling to step in accordance with the slope of the site	2.5 metre variation to height limit for a 5 metre extent of roofline	Council	24/10/2017
DA-2017/1127	D	383787		9	Cranbrook Street	Botany	2019	1: Residential - Alterations & additions	Botany Bay Local Environmental Plan 2013	R2 - Low Density Residential	cl 4.4A - Floor Space Ratio	The maximum FSR for dwelling houses on sites of the same size is 0.80:1 as per the sliding scale under Clause 4.4A (3)(a). The maximum FSR for semi-detached dwellings is 0.50:1 as per Clause 4.4A (3)(d). As a result, development of a larger scale is anticipated for adjoining sites that do not contain semi-detached dwellings despite being located on similar sized allotments. The additional 34.7m2 of the first floor addition is located wholly over the existing ground floor and therefore does not adversely impact site coverage or landscaping and is compliant with building height. Any overshadowing and visual privacy impacts created by the proposed development have been addressed accordingly and are within acceptable limits.	32% (Additional 34.7m <sup>2</sup> )	Council	14/11/2017

DA-2017/1023	1	795157		79	Middlemiss Street	Mascot	2020	7: Residential - Other	Botany Bay Local Environmental Plan 2013	R2 - Low Density Residential	cl 4.6(3) - Floor Space Ratio	The maximum FSR for a dwelling house on the each site is 0.85:1 as per the sliding scale under Clause 4.4A(3)(a). The maximum FSR for semi-detached dwellings is 0.5:1 as per Clause 4.4A(3)(d). Each dwelling proposes a FSR of 0.67: which is close to the FSR of 0.65:1 which would be permitted for the parent site (without subdivision). The additional bulk does not create any adverse impact to the neighbouring properties in regards to bulk, visual privacy and overshadowing and these issues have been addressed accordingly.	17% (additional 24.9sqm) for each dwelling	Council	28/11/2017
DA-16/237	1	85872		23	Swinbourne Street	Botany	2019	10: Mixed	Botany Bay Local Environmental Plan 2013	B1 - Neighbourhood Centre	cl 4.6(3) - Height of Building	The maximum FSR for the site is 12 metres. The exceedance is resultant to the lift overrun being over the maximum height by 1.55m. This is to allow access to the rooftop garden which is the principal communal open space for the development. This is acceptable as the breach is limited to a small portion of the development and will not create any overshadowing or bulk concerns to the streetscape.	12.9% (additional 1.55m)	Council	28/11/2017
DA-2017/1166	1 3 21	376752 376752 1014063		42	Church Avenue	Mascot	2020	10: Mixed	Botany Bay Local Environmental Plan 2013	B4 - Mixed Use	cl 4.6(3) - Floor Space Ratio	The additional GFA is contained within the approved built form of the development by replacing approved car parking spaces that were contributed to the GFA calculation. The additional GFA does not alter the assessment regarding to bulk, solar amenity and visual privacy and the additional GFA will not create adverse impacts to the neighbouring properties.	3% (additional GFA of 1,084sqm) from the approved development	Council	14/12/2017
DA-2017/105		SP1727		109-110	The Grand Parade	Brighton Le Sands	2216	4: Residential - New multi unit < 20 dwellings	Rockdale Local Environmental Plan 2011	R4 - High Density Residential	cl 4.3 - Height of Building	The 300mm point encroachment was necessary to accommodate a lift overrun and stair shaft	300mm	Council	14/12/2017