

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-2017/1246	15 Sec F	1777		127	Bay Street	Botany	2019	2: Residential - Single new dwelling	Botany Local Environmental Plan 2013	R2 - Low Density Residential	0.5:1	The proposed development adopts an FSR for each dwelling that is less than the maximum requirement for a detached dwelling. The proposal is similar in bulk and scale and FSR to the neighbouring developments and there is no impact onto the surrounding neighbours	0.65:1 (31%)	Council	10/04/2018
DA-2016/86/C	32 & 33	4301		15-17	Gertrude Street	Wolli Creek	2205	5: Residential - New multi unit 20+ dwellings	Rockdale Local Environmental Plan 2011	R4 - High Density Residential	2.2:1 FSR (1836.12 sq/m maximum GFA)	Variation is minimal and the resulting bulk, scale, mass and form of the development is entirely consistent with the future desired character of area. Satisfies objective of FSR standard. Consistent with density massing and scale of approved, emerging and existing developments. Consistent with R4 zone. No adverse environmental planning impacts. Diverse mix of housing provided.	2.207:1 FSR (6.4sq/m surplus GFA) 0.34% variation	Council	24/04/2018
DA-2018/1004	202 6 Sec E	1001451 1787		37A-39	Daphne Street	Botany	2019	4: Residential - New multi unit < 20 dwellings	Botany Local Environmental Plan 2013	R3 - Medium Density Residential	0.85:1 (FSR) 10 metres (Height)	The height exceedance is appropriate for the surrounding context and is partially over because floor levels have to be raised to address flooding. The top floor is setback therefore there is not a significant impact from the streetscape. The FSR exceedance ranges between the lots and is dependent on the lot size with each dwelling being less than 200sqm. The additional car parking space on each dwelling has been included as part of the GFA. Should this space not be included within the calculation, the development would have an exceedance of less than 10%. The bulk and scale of the development is consistent with the surrounding built form and there is no significant impact to the surrounding properties. The additional GFA provides for good amenity to the dwellings	0.98:1 to 1.08:1 - 13.38%- 22.67% (FSR) 11.98 metres - 17.8% (Height)	Council	24/04/2018
DA-2017/1238	1 & 3 21	376752 1014063		42	Church Avenue	Mascot	2020	10: Mixed	Botany Local Environmental Plan 2013	B4 - Mixed Use	3.2:1	Additional car parking on the site was originally included within GFA. The subject proposal will replace the car parking with retail. The retail will provide for an active street frontage which was previously not provided. The proposal is contained within the approved built envelope and no additional impact will occur	3.44:1 (building was previously approved as 3.41:1)	Council	8/05/2018

DA-2017/26	1	3560	83-85	Railway Street	Rockdale	2216	10: Mixed	Rockdale Local Environmental Plan 2011	B2 - Local Centre	Cl. 4.3 - Height	Refer to the planning report for full details. The variation for the residential dwellings is minor and primarily a result of raising the building height to accommodate the levels of the existing building that is proposed to be retained combined with the increased setback at Level 2 rather than Level 4 as required by RDCP 2011. The variation for the canopy and lift accessing the roof terrace will provide the future occupants with a high quality communal area. The height of the proposal will be less than the maximum 28m proposed for the adjoining sites. The height variation does not create an undesirable outcome, the objectives of the zone and clause 4.3 have been met, and the proposal is deemed to be in the public interest, given the public benefit of orderly development of the site outweighs strict adherence to the numeric standards presented by the height control of RLEP 2011. Strict compliance with the height development standard is deemed unreasonable and unnecessary in this instance for the reasons noted above and there are sufficient environmental planning grounds in which to justify the contravention of the height standard for the site. The applicant's clause 4.6 variation is considered to be well founded and the proposed variation to clause 4.3 of RLEP 2011 is supported in this case.	Height = the western portion of the building complies with the height requirements, however the proposal seeks to vary the maximum 22m height standard for the eastern portion of the site by between 950mm (4.3%) for the habitable portion of the building at the front of the site and 5.25m (23.8%) to the top of the lift overrun. The lift and rooftop structures have been provided to allow equitable access to a roof terrace	Council	22/05/2018
DA-2017/501	18	35230	41	Lynesta Avenue	Bexley North	2207	3: Residential - New second occupancy	Rockdale Local Environmental Plan 2011	R2 - Low Density Residential	Minimum Subdivision Lot Size - clause 4.1(3B)(a)	The applicant has provided an amended version of Clause 4.6 for the proposed variation to the minimum lot size for a dual occupancy. The applicant has demonstrated that Clause 4.1(3B) is a development standard rather than a prohibition, associated with sufficient planning grounds to non-compliance.  The proposal is compatible with the predominant subdivision pattern of the locality and has satisfactorily development full compliance with other development controls and objectives. It would be unreasonable and unnecessary to require strict compliance with the development standard as the site is not unduly constrained by its size or shape to accommodate the proposed development which is permissible and meets the objectives of Clause 4.	35 & 36	Council	22/05/2018
DA-2017/1118	35 & 36	11628	1368	Botany Road	Botany	2019	4: Residential - New multi unit < 20 dwellings	Botany Local Environmental Plan 2013	B1 - Neighbourhood Centre	14 metres	Variation approved as non-compliance is attributed to lift access and overrun to the rooftop terraces, pergola and risers. The non-compliance is contained centre to the development and is not visible from the streetscape at Botany Road or Hanna Street	3 metres (approved at 17 metres)	Council	12/06/2018
DA-2017/1188	1 & 2	590657	72-74	High Street	Mascot	2020	3: Residential - New second occupancy	Botany Local Environmental Plan 2013	R2 - Low Density Residential	Floor Space Ratio control	Dwelling house provides for a larger FSR of 0.6:1, similar impacts, compliant with all other controls	Control is 0.5:1 (206.35sqm of GFA), approved 0.502:1 (207.14 sqm of GFA)	Council	12/06/2018
DA-2017/1253	1	660482	40	Ricketty Street	Mascot	2020	12: Industrial	Botany Local Environmental Plan 2013	B7 - Business Park	Floor Space Ratio control	Consistency with District Plan - impacts are appropriate and minimized	control is 3:1 (5502sqm of GFA), approved 3.78:1, (6939sqm of GFA)	Council	12/06/2018

DA-2017/168	A	356310		356-368	Forest Road	Bexley	2207	10: Mixed	Rockdale Local Environmental Plan 2011	B4 - Mixed Use	Height - 16m maximum. FSR - 2:1 maximum	Height & FSR is commensurate to future desired character. Design responds to constraints of site. Nil adverse amenity impacts on site / to neighbors. Consistent with objectives of controls and zone. Consistent with SEPP 65 / ADG	Height - Approved 18.3m - 18.8m. Rooftop / 19.65m. Lift Over Run. FSR - 2.03:1	Council	26/06/2018
DA-2017/199	B	421111		205-207	President Avenue	Monterey	2217	4: Residential - New multi unit < 20 dwellings	Rockdale Local Environmental Plan 2011	R4 - High Density Residential	The maximum permissible height is 14.5m. The maximum permissible FSR is 1:1	The proposed development is generally consistent with the existing controls and current guidelines for this isolated site of a constrained width. The panel is satisfied the development of a modern architectural style will create a positive new addition to the streetscape that will sit comfortably in a landscaped setting that will also provide in the future a significant contribution to the greening of the area. The design of the building also minimises adverse amenity impacts on adjoining properties	Approved height - Lift overrun - 2.942m over the height limit (20% variation). Fire stairs - 1.741m over the height limit (12% variation). Pergola - 1.452m over the height limit (10% variation). Approved FSR - 1.087:1 (8.7% variation)	Council	26/06/2018