

| 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 |
|-----------------------------|------------|-----------|------------------------|---------------|----------------|-------------|----------|--------------------------------------|--------------------------------------|---------------------------------|
| DA-2017/1224 | 2 | 1187426 | | 130-150 | Bunnerong Road | Eastgardens | 2036 | 4: Residential - New multi unit | Botany Local Environmental Plan 2013 | IN1 General Industrial |
| D-2017/1085 | 85 & 86 | 3239 | | 49 | George Street | Eastlakes | 2018 | 2: Residential - Single new dwelling | Botany Local Environmental Plan 2013 | R2 Low Density Residential |
| DA-2017/1185 | 3 | 1221649 | | 256-280 | Coward Street | Mascot | 2020 | 4: Residential - New multi unit | Botany Local Environmental Plan 2013 | B2 - Local Centre |
| DA-2017/1060 | 4 | 10538 | | 213 | King Street | Mascot | 2020 | 4: Residential - New multi unit | Botany Local Environmental Plan 2013 | R3 - Medium Density Residential |

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|--------------|----------|--------|--|----|-------------------|---------|------|--------------------------------------|--|----------------------------|
| DA-2018/1084 | 3 | 136923 | | 57 | Middlemiss Street | Mascot | 2020 | 2: Residential - Single new dwelling | Botany Local Environmental Plan 2013 | R2 Low Density Residential |
| DA-2018/21 | 5 Sec 10 | 1677 | | 41 | Farr Street | Banksia | 2216 | 13: Subdivision only | Rockdale Local Environmental Plan 2011 | R2 Low Density Residential |

| Development standard to be varied | Justification of variation | Extent of variation | Concurring authority | Date DA determined dd/mm/yyyy |
|--------------------------------------|--|---|----------------------|-------------------------------|
| cl4.3: 28m to 39m; cl4.4: 1:1 to 3:1 | The proposal relies on a Stage 1 consent which allowed a greater FSR and building height that is restricted by the Botany Bay LEP 2013. The proposal is compliant with the height and FSR of the Stage 1 consent | Height - 13.6m to 53.6m - variation of 14.6m to 25.6m; FSR - 3.91:1 (36,879.1 sqm) - 30% | Council | 24/07/2018 |
| cl 4.4 - Floor Space Ratio | The proposal and Council's assessment has concluded that compliance with the FSR development standard in unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The proposal will achieve a better design outcome than if it were redevelopd with a dwelling house on each individual lot. Considering the narrowness of the lots width, construction of a suitably sized detached dwelling on each of the lot would not result in a good level of internal amenity. The applicant's clause 4.6 variation is well-founded and the departure in the FSR is compatible with the existing residential development and recently approved development within the locality that is in the public interest. On this basis, it is recommended that the development standard relating to the maximum FSR for the site pursuant to clause 4.4 of the Botany Bay Local Environmental Plan 2013 should be varied in the circumstances as discussed above | 68.90% | Council | 11/09/2018 |
| cl 4.4 - Floor Space Ratio | Additional storeys within Building A does not increase the footprint of the building, the approved number of car parking spaces will absorb the additional units without the requirement for additional spaces, it is of a scale similar to the neighbouring development to the west and will not give rise to any further adverse amenity impacts on neighbouring properties | From 4:41:1 as approved under DA-2014/146 to 4.44:1 | Council | 11/09/2018 |
| cl 4.3 - Building Height | The proposal is consistent with the objectives of the R3 zone, consistent with the objectives of clause 4.3 - Height within BBLEP 2013, does not cause any unreasonable streetscape or amenity impacts and is affected by flooding which dictates that the rear of the building must be elevated above existing ground level | 2.28m or 20.7% | Council | 25/09/2018 |

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| <p>cl 4.4 - Floor Space Ratio</p> | <p>1, The overall bulk, scale, density and building proposed is akin to that which could otherwise be achieved via a proposed dwelling house form which simply by means of definition would be eligible for a greater FSR than an attached dwelling. 2. FSR is appropriate to the size of the proposed lot and the proposed variation is not unreasonable. 3. The resulting bulk, scale, setbacks, rhythm, mass and form of the development are entirely consistent with the future desired character of the area and typology of building forms which could otherwise be achieved within Area 3. 4. The scale and extent of the proposed additional density is not inconsistent with previous approvals within the context of the subject site. The FSR standard for attached dwelling forms within the locality has been consistently varied. 5. The proposal is consistent with the objectives of clause 4.4 FSR and does not result in adverse environmental effects upon the use or enjoyment of adjoining properties. 6. The proposal is consistent with the objectives of R2 - Low Density Residential zone. 7. The layout of dwellings as designed ensures that solar access and natural ventilation is maximised and that internal amenity for future occupants optimized. 8. The development is located in an accessible location, with access to public transport, public amenities including Mascot Library and several public open spaces and schools nearby. The proposal is therefore in the public interest.</p> | <p>The permitted Floor Space Ratio for the site is 0.5:1. The proposed development exceeds the maximum FSR permissible for the site by 34.5% (103.5 sq/m)</p> | <p>Council</p> | <p>25/09/2018</p> |
| <p>cl 4.1 - Minimum lot size</p> | <p>Consistent with the size of lots to the north of the subject site and thus any future development will be consistent with the streetscape</p> | <p>From 450m² to 245.2m²</p> | <p>Council</p> | <p>25/09/2018</p> |