

DCP Variations

Council Ref No.	Variation Type	Lot Number	DP Number	Unit No.	Street Number	Street Name	Suburb	Postcode	Category of Development	Zoning of Land	Development standard to be varied - clause in EPI	DCP & Section	Extent of Variation	Variation Supported	Concurring Authority
Application ID															
DA2016/0177	Density	Lot 249	DP 2179		42	Clarendon Road	Peakhurst	2210	Multi dwelling housing	R2 Low Density Residential - HLEP 2012	Site Area	Hurstville DCP 1	1)(a)Density - Site area per dwelling = 315sqm (4 dwellings proposed = 1260sqm) Proposed Site area = 1132sqm (283sqm/dwg)	Acceptable	Council
DA2016/0182	Building Height	Lot 14 Sec 4	DP 1393		30	Orange St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential - HLEP 2012	PC 2 - Building Height	Hurstville DCP 1	PC 2 - Building Height. DS2.2 Max. ceiling height to external wall = 7.2m. Proposed = 8.3m (conditioned to 7.55m)	Supported	Council
	Building Height										DS2.3 Maximum Building Height		DS2.3 - Max. Building height flat roofed dwellings = 7.8m. Proposed 8.9m (conditioned to 8.15m)	Supported	
DA2016/0185	Setbacks	Lot 163	DP 1297		14A	Patrick St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential - HLEP 2012	PC 3 Setback Controls	Hurstville DCP 1 (Amendment 5)	PC 3 - Setbacks. DS3.3 Garages on secondary frontages are setback a minimum of 1.5m from the boundary alignment. Proposed = The new garage will replace the existing garage.	Supported	Council
DA2016/0188	Setbacks	Lot 3	DP 19491		71	Yarran Rd	Oatley	2223	Alterations and Additions	R2 Low Density Residential - HELP 2012	PC 3 Setback Controls	Hurstville DCP 1 - LGA Wide	PC 3 Setback Controls - Front Setback (Building Line). DS3.1 Minimum setback from the primary street boundary is: a. 4.5m to the main building face, b. 5.5m to the front wall of garage, carport roof or onsite parking space or c. within 20% of the average setback of dwellings on adjoining lots. Proposed = Carport - 3m forward of the building line of the dwelling	Supported	Council
DA2016/0189	Building Height	Lot 64 Sec 31	DP 5510		67	Boorara Ave	Oatley	2223	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC2 Building Height - Not on a battle-axe site, maximum wall height 6.8m. Proposed 56.8m - 9m	Supported	Council
	Building Height										PC 2 Building Height		PC 2 Building Height - Maximum cut & fill 600mm. Proposed 600mm	Supported	
	Building Envelope												Building Envelope - Site allotment width 22m. Proposed 20.11m		
DA2016/0190	Setbacks	Lot 249	DP 206889		57	Elwin St	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	Side Setbacks	Hurstville DCP 1 Amendment 5	Side Boundary Setbacks: 1.5m (first floor). Proposed 1.4m (northern side)	Supported	Council
	Building Height										PC 3 Building Height		PC3 - Building Height. DS2.1 Maximum height is 3m. Proposed = 5.675m	Supported	
DA2016/0192	Building Height	Lot 35 Sec 29	DP 5510		26	Llewellyn St	Oatley	2223	Dual Occupancy	R2 Low Density Residential	Dual Occupancy	Hurstville DCP 1	DCP1 identifies that the maximum height on a battle-axe lot is 6.7m and one (1) storey. The proposed dual occupancy is for an attached "side by side" development on an existing battle-axe lot. The DCP1 includes "design solutions" to be adopted for dual occupancy developments. Option 3 which relates to an attached "side by side" dual occupancy is identified as being for "all sites". In this regard it is considered that a dual occupancy can be considered on the existing battle-axe lot. As such the requirements permit a two (2) storey development with an external wall height of 6.8m.	Supported	Council
DA2016/0193	Site Area	Lot 1	DP 409633		1	Cromdale St	Mortdale	2223	Dual Occupancy	R2 Low Density Residential	PC 1 Site Area	Hurstville DCP 1	PC1 - Site Area and Frontage. DS1.1 - a. 630m2 minimum site area. Proposed a. 16.58m (frontage) / 14.9m (site width for the full length of the site)	Supported	Council
DA2016/0194	Solar Design	Lot 26	DP 9964		35	St Elmo Pde	Kingsgrove	2208	Residential Dwelling	R2 Low Density Residential	PC 6 Solar Design	Hurstville DCP No. 1 Amendment 5	PC 6 - Solar Design. DS6.1 - Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9am and 3pm on 22 June. Proposed. Due to the orientation of the existing subdivision, the adjoining property at No. 33 S Elmo Parade will not receive at least 3 hours sunlight to its windows situated on the northern elevation of the dwelling. However, the principal private open space of adjoining dwelling will receive at least 3 hours of sunlight.	Supported	Council
DA2016/0196	Solar Design	Lot B	DP 409183		63	Morgan St	Kingsgrove	2208	Multi Dwelling Housing	R2 Low Density Residential	4.3.2.8 Solar Design	Hurstville DCP 1	4.3.2.8 Solar Design and Energy Efficiency. Subject and adjoining lots receive 3 hrs solar access between 9am and 3pm on mid-winter equinox. Proposed = Subject site receives 3 hours solar access however adjoining southern property receives limited solar access.	Supported	Council
	Solar Design										4.3.2.8 Solar Design		4.3.2.8 Solar Design and Energy Efficiency. Minimise overshadowing of neighbouring private open spaces or windows to habitable rooms. Proposed - neighbouring property northern windows and private open space overshadowed	Supported	
DA2016/0200	Maximum Height	Lot 340	DP 13496		22	Pallamana Pde	Beverly Hills	2209	Alterations and Additions	R2 Low Density Residential	PC 2 Maximum Height	Hurstville DCP	PC2 Maximum Height is 3m. Proposed is 2.5m to ceiling (3.54 to roof pitch)	Supported	Council
	Setbacks										PC 3 Setbacks		PC 3 Setbacks Minimum side setback is 0.9m. Proposed = 250mm to western side boundary	Supported	
DA2016/0201	Building Height	Lot 132	DP 36317		47	Trafalgar St	Peakhurst	2210	Residential Flat Building	R3 Medium Density Residential	PC 4 Building Height	Hurstville DCP 1	PC4 - Building Height - 12m and 3 stories. Proposed 12m ridge, centrally located on site, due to sloping site, proposal forms part 4 storey residential flat building due to the slope from front (low) to rear (high)	Supported	Council
	Excavation										PC 5 Excavation		PC 5 - Excavation. Maximum excavation 500mm for finished ground floor level. Proposed 1650m - 2,100m Unit 1, north facing unit at front north east corner.	Supported	
	Vehicle access, parking and manoeuvring										PC 7 Vehicle Access		PC7 - Vehicle access, parking and manoeuvring. 1 space per 1-2 bedroom units. 2 spaces per 3 bedroom units. Proposed = A total of thirteen (13) spaces have been provided as this forms a Land and Housing Corporation Benchmark	Supported	
DA2016/0202	Building Height	Lot 66	DP 9020		4	Barr St	Mortdale	2223	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 - Building Height. Maximum cut and fill 600mm. Proposed Max cut = 475mm, max fill = 775mm	Supported	Council
	Solar Access										PC 4 Solar Access		PC 4 Solar Access - At least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwelling between 9am and 3pm on 22nd June. Proposed = The adjoining dwelling to the south will not benefit from direct sunlight on 22 June.	Supported	
	Cut and Fill										PC 8 Cut and Fill		PC 8 Cut and Fill - Cut and fill is limited to a maximum depth of 600mm in accordance with Exempt and Complying provisions for on-site cut and fill. Proposed = Max fill = 775mm	Supported	
DA2016/0210	Setbacks	Lot 3	DP 25105		1100	Forest Rd	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	PC 3 Front Setback	Hurstville DCP 1 Amendment 5	PC 3 Front Setback (Building Line). 5.5m to garage / carport or on-site parking space. Proposed = 3.8m to 7.6m	Supported	Council
	Setbacks										PC 3 Side Boundary Setback		PC3 Side Boundary Setbacks. DS3.5 The minimum side setback inside the FSPA is 900mm (ground floor). Proposed = 1.034m	Supported	
	Car Parking										PC 9 Car Parking		PC 9 Car Parking - DS9.2 New dwellings, at least 1 car space behind the front building setback. Proposed = New carport will be situated at the front of the dwelling.	Supported	
	Car Parking										PC 9 Car Parking		PC 9 Car Parking DS9.3 - Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback.	Supported	
DA2016/0211	Setbacks	Lot 5	DP 216450		7	Cliff Ave	Peakhurst Heights	2210	Alterations and Additions	R2 Low Density Residential	DS 3.1 Setbacks	Hurstville DCP 1 - LGA Wide - Section 4.4 Dwelling Houses on Standard Lots	Front Setback (Building Line): DS3.1 Minimum setback from the primary street boundary is: b. 5.5m to the front wall garage, carport roof or onsite parking space. Proposed = 3.75m ground floor addition	Supported	Council
	Alterations and Additions										PC 15 Alterations and Additions		PC15. Alterations and Additions - DS15.2 Alterations and additions do not intrude within the existing primary street setback. Proposed = Change to existing primary street setback.	Supported	
DA2016/0213	Setbacks	Lot 19 Sec 2	DP 3230		76	Seaforth Ave	Oatley	2223	Residential Dwelling	R2 Low Density Residential	PC 3 Side Boundary Setbacks	Hurstville DCP 1 Amendment 5	PC 3 - Side Boundary Setbacks 1600mm - above ground level. Proposed 1500mm (south range 5.7m - 940mm (north)	Supported	Council

	Solar									PC 6 Solar Design		PC6 - Solar Design DS 6.1 Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9am and 3pm on 22 June. Proposed = Less than 3 hours solar access achieved to main living areas and principal private open space of adjoining dwellings during winter solstice	Supported	
DA2016/0216	Solar Design	Lot 12	DP 7279		21 Donald St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	PC 6 Solar Design	Hurstville DCP 1 Amendment 5	PC 6 - Solar Design. DS6.1 - Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9am and 3pm on 22 June. Proposed = The development will not allow for at least 3 hours of sunlight on the windows of the main living areas during the shortest day of mid-winter. However the rear yard of the adjoining dwelling to the south-east will receive more than 3 hours of sunlight during the same period.	Supported	Council
DA2016/0218	Housing Choice, Affordability and Mix	Lot 10	DP 270611		93 Forest Rd	Hurstville	2220	High Rise Units	B4 Mixed Use Zone	Unit Mix	Hurstville DCP 2	Although there is a variation to the unit mix requirements, the units are varied in layout and size providing a mix of dwelling types and catering to wide range of households. As such, the variation is acceptable	Supported	Council
	Building Height									Building Height		The variation is mainly limited to the parapets, which are a design feature of the proposed buildings and contribute to the high quality of the design. The variation resulting from the lift overrun on Building X2 and the roof of Building F2 are caused by unusual depressions in the ground levels of the site. In this case, it is considered that there are sufficient planning grounds to justify the height variation and full compliance with the standard is unreasonable in this case. Therefore, the justification provided by the applicant is supported.	Supported	
DA2016/0219	Retail Car Spaces	Lot 8	DP 23403		279 Belmore Rd	Riverwood	2210	Mixed Use Development	Zoned B2 Local Centre	Car Parking	Hurstville DCP 1	The proposed development provides two car spaces less than required for the retail component of the development. Four (4) spaces are required under the provisions of the DCP and two (2) have been provided.	Supported	Council
DA2016/0221	Setbacks	Lot B	DP 324542		32 Crump St	Mortdale	2223	Alterations and Additions	R2 Low Density Residential	PC 3 Front Setback	Hurstville DCP 1 Amendment 5	PC 3 Front Setback DS3.1 Minimum setback from the primary street boundary is: 5.5m to garage or other roofed car parking structure. Proposed = 0.6m	Supported	Council
	Landscaped Areas									PC 10 Landscaped Area		PC 10 Landscaped areas and private open space. DS10.1 - 20% of Site Area. Proposed = 20% of site area (498sqm) = 99.6sqm required, however the site provides a total of 86.8sqm	Supported	
	Building Height									PC 2 Building Height		PC2 Building Height. DS2.1 Maximum height is 3m. Proposed (carport) Maximum height 4.5m	Supported	
	Landscape Open Space									PC 4 Landscaped Open Space		PC 4 Landscaped open space. DS4.1 The amount of landscaped open space on the site is in accordance with that specified for the relevant predominant land use type on the site under this DCP. Proposed = 20% of site area (498sqm) = 99.6sqm required, however the site provides a total of 86.8sqm	Supported	
DA2016/0223	Car Parking	Lot A	DP 390581		15 Elwin St	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	PC 9 Car Parking	Hurstville DCP 1 Amendment 5	PC9 Car Parking. DS9.2 New dwellings at least 1 car space behind the front building setback. Proposed = New garage will be situated at the front of the dwelling.	Supported	Council
	Car Parking									DS 9.3 Car Parking		DS9.3 Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed = new garage will be located 4m at the front of the dwelling.	Supported	
	Alterations and Additions									DS 15.2 Alterations and Additions		DS15.2 Alterations and additions do not intrude within the existing primary street setback. Proposed = new garage will be located in the front yard.	Supported	
	Building Height									PC 2 Building height		PC2 Building Height. DS2.1 Maximum height is 3m. Proposed = 5.023m	Supported	
	Setbacks									PC 3 Setbacks		PC 3 Setbacks. DS3.1 Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. Proposed Nil (northern boundary)	Supported	
DA2016/0225	Site Area	Lot 62	DP 35818		1 Bernadotte St	Riverwood	2210	Dual Occupancy	R2 Low Density Residential	PC 1 Site Area	Hurstville DCP 1	PC1 - Site Area and Frontage. DS1.2 - 22m for a detached dual occupancy in a 'side-by-side' configuration where both dwellings have direct street frontage. Proposed = 21.04m	Supported	Council
	Vehicle Parking									DS7.5 Driveways		DS7.5 Driveways 1.5m front side boundaries (excluding access handles or ROW). Proposed = 1.2m at the worst point due to site constraint - acceptable it can meet the performance criteria.	Supported	
	Fencing									PC 13 Fencing		PC 13 - Fencing. DS13.1 Front fences. Maximum height 1m. Proposed = 1.1m	Supported	
DA2016/0226	Maximum Height	Lot 12	DP 202901		25 Caledonia Cres	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Maximum Height	Hurstville DCP 1 Amendment 5	PC 2 - DS2.1 Maximum height 3m. Proposed = Maximum ceiling height 3.6m	Supported	Council
	Setbacks									PC 3 Setbacks		PC 3 - Setbacks DS3.1 Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. Proposed 635mm (side boundaries)	Supported	
	Setbacks									PC 3 Setbacks		PC 3 - Setbacks DS3.1 Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. Proposed 200mm (rear boundaries)	Supported	
DA2016/0228	Setbacks	Lot 32 Sec B	DP 3418		24 Carruthers St	Penshurst	2222	Residential Dwelling	R2 Low Density Residential	PC 3 Setbacks	Hurstville DCP 1	PC 3 Setbacks. Minimum setback from a primary street boundary is: Unit 1 (Option 8 for dwelling on a 12m wide site) = 5.5m. Proposed = Unit 1 = 5.5m to garage and 6.5m to dwelling	Supported	Council
DA2016/0230	Communal Areas	Lot 12	DP 13496		16-20 Tooronga Tce	Beverly Hills	2209	Boarding House	B2 Local Centre	Public Areas	Hurstville DCP 1	Communal / public areas. Good visibility to stairwells, entries, elevators. Proposed. Good visibility is provided from Wyanga Lane.	Supported	Land & Environment
	Building Design									Building Design		Building Design - Appropriate architectural elements and facade articulation. Proposed = The presentation of the development to Wyanga Lane and the rear lane is acceptable.	Supported	
	Vehicular Access and Loading Dock									Vehicle Access		Vehicular Access and Loading Dock - Car parking and loading dock provision complies with Section 3.1 Car Parking.	Supported	
DA2016/0231	Car Parking	Lot 91	DP 238237		35 Renway Ave	Lugarno	2210	Residential Dwelling	R2 Low Density Residential	DS 9.3 Car Parking	Hurstville DCP 1	Car Parking. DS9.3 Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed = Basement garage in front of the front building line	Supported	Council
DA2016/0233	Building Height	Lot 53	DP 11681		657 Forest Rd	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 - Building Height. DS2.3 - Existing ground level is not excavated more than 600mm. Proposed = 930mm	Supported	Council
	Building Height									DS 2.6 Maximum Floor Height		DS2.6 - 3.6 Maximum floor to ceiling height. Proposed - 3.76m	Supported	
	Cut and Fill									PC 8 Cut and Fill		PC 8 Cut and Fill - DS8.1 - Cut and fill limited to 600mm. Proposed Cut 930mm	Supported	
DA2016/0234	Setbacks	Lot 2	DP 530367		37 Moons Ave	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	PC 3 Setback	Hurstville DCP 1 Amendment 5	PC 3 Setback Controls - DS3.1 - 4.5m (to front wall of dwelling). Proposed = 2.1m to 3.85m (existing, unchanged)	Supported	Council
DA2016/0235	Building Height	Lot 72	DP 211604		14 Waterside Pde	Peakhurst Heights	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 - Building Height. DS 2.1 Maximum height is 3m. Proposed = 4.015m	Supported	Council
DA2016/0239	Site Area	Lot 20 Sec 6	DP 2297		19 Waratah St	Oatley	2223	Dual Occupancy	R2 Low Density Residential	Site Frontage	Hurstville DCP 1	22m for detached (side by side). Proposed = 20.115m	Supported	Council
	Solar Access									Solar Access		At least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwelling between 9am - 3pm on 22nd June. Proposed - The proposal does not provide 3 hours of solar access to either the northern windows or significant portions of the rear yard of the southern neighbour.	Supported	
DA2016/0241	Setbacks	Lot 18	DP 18561		9 Moreton Ave	Kingsgrove	2208	Alterations and Additions	R2 Low Density Residential	PC 3 Front Setback	Hurstville DCP 1 Amendment 5	PC 3 - Front Setback. DS3.1 Minimum setback from the primary street boundary is: 5.5m to the front wall of garage, carport roof or onsite parking space. Proposed = 1.4m (carport)	Supported	Council
	Car Parking									PC 9 Car Parking		PC 9 - Car Parking. DS9.2 New dwellings, at least 1 car space behind the front building setback. Proposed = New carport will be situated at the front of the dwelling within the front setback.	Supported	

	Car Parking									DS 9.3 Car Parking		DS 9.3 Enclosed or roofed car accommodation, including garages and carports and located at least 1m behind the main setback. Proposed = New carport will be located 4m at the front dwelling.	Supported		
	Alterations and Additions									DS 15.2 Alterations and Additions		DS15.2 Alterations and additions do not intrude within the existing primary street setback. Proposed = Carport will be located in the front yard.	Supported		
	Setbacks - Outbuildings									PC 3 Setbacks		PC3 - Setbacks - DS3.2 An open carport, awning or similar structure may extend from the dwelling to the side or rear boundary providing Council is satisfied that: engage with and activate the street. Proposed = The new carport will be located within the front setback.	Supported		
DA2016/0243	Maximum Height	Lot 2	DP 515838		128	Mi Mi St	Oatley	2223	Alterations and Additions	R2 Low Density Residential	PC 2 Maximum Height	Hurstville DCP 1 Amendment 5	PC 2 - Maximum Height DS2.1 Maximum height is 3m. Proposed = Maximum height 4m (awning)	Supported	Council
	Setbacks										PC 3 Setbacks		PC 3 - Setbacks DS3.1 Minimum setback for garages, gyms, cabanas and sheds are 900mm. Proposed = 500mm to 860mm (southern side)	Supported	
DA2016/0246	Car Parking	Lot 95	DP 16980		35	Bailey Pde	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	PC 9 Car Parking	Hurstville DCP 1 Amendment 5	PC 9 Car Parking - DS 9.2 - New dwellings, at least 1 car space behind the front building setback. Proposed = new garage will be located in front of the dwelling facade.	Supported	Council
	Car Parking										DS 9.3 Car Parking		DS 9.3 - Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed = The garage will be located in the front of the dwelling	Supported	
DA2016/0247	Building Height	Lot 215	DP 13827		31	Baringa Rd	Mortdale	2223	Residential Dwelling	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 - Building Height - DS2.3 Maximum building height flat roofed dwellings = 7.8m. Proposed = 8.09 - minor parapet	Supported	Council
DA2016/0249	Setbacks	Lot 2	DP 519046		5a	River Rd	Oatley	2223	Alterations and Additions	R2 Low Density Residential	DS 3.4 Side Boundary Setbacks	Hurstville DCP 1	Side Boundary Setbacks - DS 3.4 - 1.5m - first floor level. Proposed = Attached garage - Nil Boundary	Supported	Council
	Landscaped areas and private open space										Landscaped Area		Landscaped areas and private open spaces - DS10.4 - 15sqm of landscaped area to be provided in the front yard. Proposed = No landscaped area is provided in the front yard.	Supported	
DA2016/0254	Swimming Pools	Lot 31	DP 29358		4	Moombara Ave	Peakhurst	2210	Swimming Pool	R2 Low Density Residential	DS 1.10 Swimming Pool	Hurstville DCP 1 Amendment 5	DS 1.10 The swimming pool edge must be at least 1.5 metres from side and rear property boundaries. Proposed = Side setback - 600mm	Supported	Council
DA2016/0256	Building Height	Lot 1	DP 449587		4	Lillian Rd	Riverwood	2210	Dual Occupancy	R2 Low Density Residential	DS .27 Parapet Height	Hurstville DCP 1	DS 2.7 Flat roof parapet height maximum 450mm measured from the uppermost internal ceiling to the top of the parapet. Proposed = 900mm (flat / skillion roof)	Supported	Council
DA2016/0265	Site and Building Layout	Lot C	DP 433576		68	Ogilvy St	Peakhurst	2210	Residential Dwelling	R2 Low Density Residential	PC 1 Site and Building Layout	Hurstville DCP 1	PC 1 Site and Building Layout - DS1.2 Offset windows, doorways and balconies to allow for natural observation while protecting privacy. Proposed = Windows and elevated decks are directly adjacent to northern side neighbour	Conditioned	Council
	Landscaping Plants										PC 8 Landscaping Plants		PC 8 Landscaping Plants - Detailed landscape plan showing excavation, location of site services, proposed levels, drainage, construction detail and planting schedule. Proposed = Drainage, services, levels not shown	Conditioned	
	Building Height										PC 2 Building Height		PC 2 Building Height DS2.3 Maximum parapet height 7.8m (for flat roof and other roof designs). Proposed = 8.46m to northern side of front master bedroom and up to 8.3m for the northern wall of the staircase	Supported	
	Façade Articulation										PC 4 Façade Articulation		PC 4 Façade Articulation - DS 4.1 Dwellings must have a front door or window to a habitable room facing the primary street frontage. Proposed = A door or window to a habitable room does not face the street.	Supported	
	Car Parking										PC 9 Car Parking		PC 9 Car Parking - DS9.5 Hard stand car spaces within the front setback must not have a slope / grade greater than 1:10. Proposed = Driveway grade of 1:4.93 or 20.25%	Supported	
	Car Parking										PC 9 Car Parking		PC 9 Car Parking - DS 9.6 Vehicle crossing width at the front property boundary 2.7m - 4.5m. Proposed 7.4m	Supported	
	Car Parking										PC 9 Car Parking		PC 9 - DS 9.9 Driveway gradients must be constructed in accordance with Australian Standard 2890 (2004). Proposed = 1:4.92 (20.25%)	Supported	
DA2016/0270	Car Parking	Lot 13	SP 66381	13	181	Forest Rd	Hurstville	2220	Commercial	B4 Mixed Use Zone	Recreational Area	Hurstville DCP No 2	Section 5.4 Recreational Area, Recreation Facility (indoor) - Identify car parking demand through a Transport and Parking Assessment Study. Proposed = 5 Common car parking spaces for all units within the subject line.	Supported	Council
DA2016/0273	Site Area	Lot 83	DP 3406		242	Carrington Ave	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	PC 1 Minimum Site Area	Hurstville DCP 1	PC 1 Minimum site area - 450sqm. Proposed = 398.4 sqm	Supported	Council
DA2016/0276	Building Height	Lot 259	DP 36317		83	Lawrence St	Peakhurst	2210	Residential Flat Building	R3 Zone	PC 4 Building Height	Hurstville DCP 1	PC 4 Building Height - the maximum building height in accordance with the Hurstville LEP 2012 and 3 storeys. Proposed = 13.5m to top of lift (RL59.3 - RL 45.8) 12.8m maximum to pergola structure on roof (RL 58.2 - RL 45.4)	Supported	Council
DA2016/0277	Solar Design	Lot 186	DP 11934		86	Marine Dr	Oatley	2223	Alterations and Additions	R2 Low Density Residential	PC 6 Solar Design	Hurstville DCP 1 Amendment 5	PC 6 Solar Design - DS6.1 - Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9am - 3pm on 22 June. Proposed = The adjoining dwelling to the south will not receive 3 hours of sunlight during the shorted day of mid-winter season (existing)	Supported	Council
	Alterations and Additions										DS15.7 Setbacks		DS15.7 - Where an existing single storey dwelling is not setback 900mm from a side boundary, the first floor additions may have the same setback. Proposed = The existing garage has a setback of 295mm from the southern boundary of the site and the new garage will be constructed over existing garage retaining the same side setback.	Supported	
DA2016/0278	Landscaped areas and private open space	Lot 3	DP 220368		4	Green Pl	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	PC 10 Site Area	Hurstville DCP 1	PC 10 - DS10.2 20% of site area. Proposed = 20% of site area (556.4sqm) - 111.28sqm	Supported	Council
	Building Height										PC 2 Building Height		PC 2 Building Height DS2.1 Maximum height is 3m. Proposed = (covered Pergola). Max height of 3.2m	Supported	
	Landscaped Open Space										PC 4 Landscaped Open Space		PC 4 Landscaped Open Space - DS4.1 The amount of landscaped open space on the site is in accordance with that specified for the relevant predominant land use type on the site under this DCP. Proposed = As mentioned in PC10 of Section 4.4 - 20% of site area (556.4sqm) - 111.28sqm	Supported	
DA2016/0279	Maximum Height	Lot 57	DP 15347		22	Morotai Ave	Riverwood	2210	Dual Occupancy	R2 Low Density Residential	PC 2 Maximum Height	Hurstville DCP 1 Amendment 5	PC 2 Maximum Height - DS2.1 Maximum height is 3m. Proposed = Maximum height is 3.2m	Supported	Council
DA2016/0280	Building Height	Lot A	DP 344480		56	Llewellyn St	Oatley	2223	Residential Dwelling	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 Building Height - DS2.1 Max - ridge height as per LEP - 9m. Proposed = 11.39m	Supported	Council
	Building Height										PC 2 Building Height		PC 2 Building Height - DS2.2 Max ceiling height to external wall = 7.2m. Proposed = 10.85m	Supported	
	Setbacks										PC 3 Setbacks		PC 3 - Setbacks - Front setback 5.5m to garage/carport or on-site parking space. Proposed = 1.5m	Supported	
DA2016/0284	Building Height	Lot 161	DP 1956		111	Dora St	Hurstville	2220	Residential Dwelling	R2 Low Density Residential	PC 2 Building Height	DCP 1 - LGA Wide - Section 4.4 Dwelling Houses	PC 2 Building Height - DS 2.1 Max. ceiling height to external wall = 7.2m. Proposed = 7.38m at the worst point	Supported	Council
DA2016/0285	Setbacks	Lot 23	DP 206906		47	Pindari Rd	Peakhurst	2210	Residential Dwelling	R2 Low Density Residential	PC 3 Setbacks	Hurstville DCP 1 Amendment 5	PC 3 Setbacks - DS3.1 - Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. Proposed = 600mm	Supported	Council
DA2016/0286	Setbacks	Lot 13	DP 9964		11	St Elmo Pde	Kingsgrove	2208	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1 Amendment 5	Side Setbacks DS3.4 - 900mm - ground floor level - Proposed Nil setback (south) carport	Supported	Council
DA2016/0289	Car Parking	Lot 1	DP 36292		236	Belmore Rd	Riverwood	2210	Commercial	B2 Local Centre	Recreational Area	Hurstville DCP 1	Recreational Area, Recreation Facility (indoor) - Identify car parking demand through a Transport and Parking Assessment Study. Proposed = No car spaces allocated to the tenancy. No additional on site parking is proposed.	Supported	Council

DA2016/0292	Swimming Pools	Lot A	DP 335667		40 Millett St	Hurstville	2220	Swimming Pool	R2 Low Density Residential	DS 1.10 Swimming Pool	Hurstville DCP 1 Amendment 5	Swimming Pool DS1.10 The swimming pool edge must be at least 1.5 metres from side and rear property boundaries. Proposed = Side Setback = 1m Rear Setback = 1m	Supported	Council
DA2016/0294	Dwelling Density Setbacks	Lot 18	DP 20347		10 Amy Rd	Peakhurst	2210	Multi Dwelling Development	R2 Low Density Residential	PC 3 Dwelling Density PC 6 Setbacks	Hurstville DCP 1	PC 3 Dwelling Density - R2 zone = 315sqm / dwelling. Proposed = 305 sqm / dwelling PC 6 Setbacks Minimum rear setback 6m. Proposed Rear Setback = 5.96m	Supported	Council
DA2016/0297	Building Height	Lot 91	DP 136222		64 Villiers Ave	Mortdale	2223	Secondary dwelling	R2 Low Density Residential - HLEP 2012	4.1.3.3 Building Height	Hurstville DCP 1	Max. ceiling height to external wall = 7.2m Proposed North: Max 6.93m South: Max 7.53m	Acceptable	Council
DA2016/0299	Building Height	Lot 298	DP 13827		7 Balmoral Rd	Mortdale	2223	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 Building Height - creates low rise streetscapes predominantly comprising buildings of us to two storeys that are surrounded by landscaped open space. Proposed Part 2 and Part 3 storeys	Supported	Council
	Building Height									PC 2 Building Height		PC 2 Building Height DS2.2 Maximum ceiling height to external wall = 7.2m. Proposed Ceiling Height = 7.78	Supported	
	Setbacks									PC 3 Setbacks		PC 3 Setbacks - Side Boundary DS3.4 The minimum side setback outside the FSPA is 900mm (ground floor) and 1.2m (first floor). Proposed = First floor level 1.047m to 1.073m	Supported	
DA2016/0306	Building Height	Lot 268	DP 11934		87 Lansdowne Pde	Oatley	2223	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 - Building Height DS2.1 Maximum ridge height as per LEP - 9m. Proposed = 9.22m	Supported	Council
DA2016/0308	Setback	Lot 15	DP 30811		3 Yurunga St	Beverly Hills	2209	Residential Dwelling	R2 Low Density Residential	PC 3 Setbacks	Hurstville DCP 1	PC 3 Setbacks - Side Boundary 1.2m - first floor level. Proposed = East 1m / West 1.2m	Supported	Council
DA2016/0313	Car Parking	Lot 278	DP 11934		5 Lansdowne Pde	Oatley	2223	Alterations and Additions	B1 Neighbourhood Centre	Car Parking	Hurstville DCP 1	Under the provisions of DCP 1 four car spaces are required for the proposed use. The subject site contains two car spaces within a double garage located at the rear of the site. The existing two car spaces a considered sufficient for the proposed use	Supported	Council
DA2016/0318	Building Height	Lot 40	DP 36030		179 Gloucester Rd	Beverly Hills	2209	Residential Dwelling	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 - Building Height - DS2.3 for flat roofed dwellings, maximum height to the top of the parapet of the building : 7.8m above the existing ground level vertically below that point. Proposed = 8.53m	Supported	Council
	Setbacks									PC 3 Setbacks		PC 3 - Rear Setback Ground Floor level - 3m. Proposed = 900mm to 3.965m	Supported	
	Setbacks									PC 3 Setbacks		PC 3 - Rear Setback First Floor Level - 6m. Proposed = 900mm to 3.965m	Supported	
	Setbacks									PC 3 Setbacks		PC3 - Rear Setback Where a first floor balcony is proposed at the rear, 6m from the balustrade. Proposed = 930mm	Supported	
	Visual Privacy									PC 7 Visual Privacy		PC 7 - Visual Privacy - DS7.1 Windows to be offset by 1m. Proposed = First floor windows are offset at least 900 from the rear boundary and there will be no potential privacy or overlooking impacts as the windows will be constructed from obscure glazing.	Supported	
	Fencing									8.1 Solid Fencing		8.1 Solid Fencing - Solid fences such as block masonry, paling, brushwood and sheet or panelled fences shall not exceed 1.8m in height at any point when measured above Council's footpath level. Proposed = The new front fence is from the primary street and the building line of the site - maximum height 2.1m above Council's footpath.	Supported	
	Fencing									8.1 Solid Fencing		8.1 Solid Fencing - Solid fences to the primary frontage should be set back a minimum distance of 1.5m from the boundary. The setback area shall be landscaped to soften the appearance of the wall when viewed from the street. Proposed = Due to the land constraint, the new sold front boundary fence will be situated only 800mm from the front boundary of the site.	Supported	
DA2016/0319	Building Height	Lot 268	DP 16765		87 Baumans Rd	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 - Building Height DS2.1 Maximum height is 3m. Proposed = 3.945m	Supported	Council
	Setbacks									PC 3 Setbacks		PC 3 - Setbacks. DS3.1 Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. Proposed = 500mm	Supported	
DA2016/0320	Vehicle Parking	Lot 20	DP 12621		70 Beronga Ave	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	PC 7 Vehicle Park	Hurstville DCP LGA Wide DCP No. 1 Section 4.3 Dual Occupancy	PC 7 Vehicle access, parking and manoeuvring - DS7.5 Driveways 1.5m from side boundaries (excluding access handles or ROW). Proposed = 1.4m	Supported	Council
	Vehicle Parking									PC 7 Vehicle Park		PC 7 Vehicle Access, parking and manoeuvring - DS7.7 - Attached dual occupancies share the same gutter crossing.	Supported	
DA2016/0331	Driveway Width	Lot 1	DP 21353		9 Henry Lawson Drive	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential - HLEP 2012	PC 7 Vehicle Park	Hurstville DCP 1	PC 7 Vehicle access, parking and manoeuvring DS7.4 - Driveways minimum width 3m, maximum width 6m Proposed 2.7m-3m each	Acceptable	Council
	Driveway Width									PC 7 Vehicle Park	Hurstville DCP 1	PC 7 Vehicle access, parking and manoeuvring DS7.5 - Driveways 1.5m from side boundaries (excluding access handles or ROW) Proposed 1.2m (Unit 2 - West Only)	Acceptable	
DA2016/0332	Cut and Fill	Lot 168	DP 36317		15 Gover St	Peakhurst	2210	Dual Occupancy	R3 Medium Density Residential - HLEP	PC 8 Cut and Fill	Hurstville DCP 1	PC 8 cut and Fill DS8.1 - Cut and fill limited to 600mm. Proposed Fill = 640mm	Supported	Council
DA2016/0334	Building Height	Lot 33	DP 11934		26 Macken Cres	Oatley	2223	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 Building Height - Maximum ridge height as per LEP = 9m. Proposed = <9m maximum height to ridge.	Supported	Council
DA2016/0336	Fencing	Lot 10	DP 233771		47 Roberts Ave	Mortdale	2223	Dual Occupancy	R2 Low Density Residential	PC 13 Fences	Hurstville DCP 1	PC 13 DS13.1 - Front fences maximum height 1m. Proposed = Height 1.3m	Supported	Council
	Swimming Pools									PC 1 Swimming Pool	Hurstville DCP 1	PC 1 DS1.1 The top of the pool is as close to existing ground level as possible. Proposed = Inground swimming pools can provide 1.5m setback except to the internal side boundary.	Supported	
DA2016/0337	Pool Sitting and Noise Control	Lot 43	DP 236254		90 Allwood Cres	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	PC 1 Swimming Pool	Hurstville DCP 1 Amendment 5	PC 1 - DS1.2 Provided one point on the swimming pool or one side of the swimming pool is at or below existing ground level, then one other point or one other side may be up to 500mm above existing ground level. Proposed = The finished coping height of the pool will be more than 500mm above the existing ground levels.	Supported	Council
	Pool Sitting and Noise Control									PC 1 Swimming Pool	Hurstville DCP 1 Amendment 5	PC 1 - DS1.3 When consent is granted for a swimming pool having a height above natural ground level in excess of 500mm, any landscaping treatment must be completed before the swimming pool is filled with water. Proposed = The finished coping levels of the pool will be more than 500mm above the existing ground levels.	Supported	
	Pool Sitting and Noise Control									PC 1 Swimming Pool	Hurstville DCP 1 Amendment 5	PC 1 - DS1.4 On steeply sloping sites, Council may consider allowing the top of the swimming pool at one point or along one side to extend up to 1000mm above natural ground level, provided that the exposed face of the swimming pool wall is treated to minimise impact. Proposed = The proposed pool will have coping levels of 1.22m at its north - western corner.	Supported	
	Pool Sitting and Noise Control									PC 1 Swimming Pool	Hurstville DCP 1 Amendment 5	PC 1 - DS1.10 The swimming pool edge must be at least 1.5 metres from side and rear property boundaries. Proposed = Rear setback = 1m	Supported	
DA2016/0340	Site Area	Lot Y	DP 28198		45 Mountview Ave	Beverly Hills	2209	Dual Occupancy	R2 Low Density Residential	Site Area and Frontage	Hurstville DCP 1	Site Area and Frontage - 630sqm outside FSPA. 22m width for detached dual occupancy in a 'side-by-side' configuration where both dwellings have direct street frontage. Proposed = Site Area - 737.6sqm / Frontage = 21.255m	Supported	Council
DA2016/0342	Building Height	Lot 3	DP 24145		26 Lillian Rd	Riverwood	2210	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 - Building Height - DS2.6 - 3.6m Maximum floor to ceiling height. Proposed = 3.75m	Supported	Council
	Building Height									PC 2 Building Height	Hurstville DCP 1	PC 2.7 - Flat roof parapet height maximum 450mm measured from the uppermost internal ceiling to the top of the parapet. Proposed = 600mm (pitched roof)	Supported	
DA2016/0346	Building Height	Lot 115	DP 530836		65 Gungah Bay Rd	Oatley	2223	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 - Building Height - DS2.6 - 3.6m maximum floor to ceiling height. Proposed 3.95mm maximum	Supported	Council
DA2016/0347	Setbacks	Lot B	DP 311679		25A Queens Rd	Hurstville	2220	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks First floor side: 1200mm. Proposed N-E: 1,264m / S-W: 1,024mm	Supported	Council
DA2016/0353	Maximum Height	Lot 31	DP 4156		70 Queens Rd	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	PC 2 Maximum Height	Hurstville DCP 1	PC2 - Maximum Height - DS2.1 Maximum height is 3m. Proposed Maximum height 4.234m	Supported	Council

DA2016/0357	Setbacks	Lot 33	DP 14174		3 Meadowland Rd	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	PC 3 Front Setbacks	Hurstville DCP 1	PC 3 Front Setbacks - Minimum setback from the primary street boundary is: 5.5m to the front wall of garage, carport roof or onsite parking space. Proposed = 4.656m	Supported	Council
	Vehicle Parking									PC 9 Vehicle Access	Hurstville DCP 1	PC 9 Vehicle access, parking and manoeuvring. DS9.1 Minimum car parking for 3 or more bedroom dwellings, 2 car parking space. Proposed = single garage.	Supported	
DA2016/0358	Setbacks	Lot 34	DP 1866		2 Clevedon Rd	Hurstville	2220	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1 Amendment 5	The proposal does not provide the minimum required side boundary setback for the proposed single carport. A condition of consent will require that the proposal satisfies the requirements of the BCA. Should construction of the carport satisfy the BCA, the location will have a negligible impact on adjacent neighbours and is supported on merit in terms of impact on adjacent neighbours.	Supported	Council
DA2016/0359	Solar Access	Lot 60	DP206906		48 Pindari Rd	Peakhurst Heights	2210	Dual Occupancy	R2 Low Density Residential	PC 4 Solar Access	Hurstville DCP 1 Amendment 5	PC4 Solar Access - At least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwelling between 9am and 3pm on 21 June. Proposed 3 hours solar access achieved given east-west orientation.	Supported	Council
DA2016/0364	Setbacks	Lot 22	DP 215321		2 Sunlea Ave	Mortdale	2223	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Rear Setback DS3.6 Ground floor level - 3m. Proposed 1500mm to 7654mm	Supported	Council
DA2016/0370	Building Height	Lot 9 Sec 16	DP 2297		50 Mi Mi St	Oatley	2223	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Amendment 5	PC 2 - Building Height. DS2.1 Maximum height is 3m. Proposed is 4m	Supported	Council
DA2017/0001	Building Height	Lot 36	DP 36368		2 Richards Ave	Peakhurst	2210	Residential Flat Building	R3 - Medium Density Residential	PC 4 Building Height		The maximum building height is in accordance with the Hurstville LEP 2012 - Proposed Rooftop Terrace: 13.179m to top of lift (RL33.139) over by 1.2m maximum 12.8m max to pergola structure on roof (RL32.95) Remainder of building complies	Acceptable	Council
	Building Height									PC 4 Building Height		Maximum number of storeys is 3 storeys - Proposed 3-4 storeys (where the basement external wall is more than 1m above the existing ground level)	Acceptable	
	Setback									PC 6 Setbacks		Side/rear setbacks and building separations are to be provided in accordance with the design criteria in the Visual Privacy section (3f) of the ADG - Proposed West: 4m (non-habitable rooms) - 6m Western neighbouring properties setback (Dual occupancy at 132 Belmore Rd = 14m & Single dwelling at 130 Belmore Rd = 13m) East = 3m - 5.3m (overall separation from the approved RFB at 6-8 Richards Ave is min. 10m - 12.3m) North = 5.3m (bedrooms and balconies in the centre of the rear wall) - 7.4m NB: Encroachment into side setbacks for popout windows with windows facing the rear (no privacy impact)	Acceptable	
	Ground Level									Building Height		The maximum height of a basement above natural ground level is 1m - Proposed Max. 1.5m above the existing ground level	Acceptable	
DA2017/0052	Building Height	Lot 450	DP 13496		35 Yoorami Rd	Beverly Hills	2209	Dual Occupancy	R2 Low Density Residential - HLEP 2012	PC 2 Building Height	PC2 Building Height SECTION 4.3 DUAL OCCUPANCY	DS2.7 - Flat roof parapet height maximum 450mm measured from the uppermost internal ceiling to the top of the parapet - Proposed 450mm - 600mm	Acceptable	Council
										PC 3 Setbacks	PC3 - Setbacks	DS3.9 - Ground floor rear setback 7m - Proposed DW1: 1.2m-4m DW2: 6m-8.8m measured from the splayed rear boundary	Acceptable	
DA2017/0073	Swimming Pool	Lot 3	DP 11627		24 Barnards Ave	Hurstville	2220	Alterations and Additions	R2 Low Density Residential - HLEP 2012	PC 1 Swimming Pool	Hurstville DCP 1	DS1.10. The swimming pool edge must be at least 1.5 metres from side and rear property boundaries. - Proposed 1m	Acceptable	Council
DA2017/0075	Setbacks	Lot 24	DP 239037		12 Oak St	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks - Garage 5.5m Proposed 3.14m	Acceptable	Council
	Number of storeys									Number of Storeys / Levels		2 Storeys Proposed 2-3 storeys in part	Acceptable	
	External Wall Height									External Wall Height		7.2m Proposed 7.6m (max) in part along eastern and western side elevations	Acceptable	
DA2017/0076	Building Height	Lot 20	DP 236412		13 Cedar St	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Building Height	Hurstville DCP 1 - Building Height	Maximum ceiling height to external wall = 7.2m. Maximum parapet height 7.8m (for flat roof and other roof designs). Proposed = Ceiling height to external wall = 8m and Parapet height = 8.2m	Supported	Council
DA2017/0081	Setbacks	Lot 318A	DP 11934		68 Lansdowne Pde	Oatley	2223	Alterations and additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1 - Setbacks	Side Setback - Requirement 1500mm. Proposed Nil to Western Boundary	Supported	Council
DA2017/0089	Wall Height	Lot 4	DP 29015		20 Boovong Ave	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks - Wall Height. Requirement 7.2m. Proposed 7.8m	Supported	Council
	Setbacks									Outbuilding		Outbuilding Setback Height Requirement 3m. Proposed 3.6m - 5.63m external walls	Supported	
DA2017/0094	Allotment Width	Lot B	DP 375414		165 Belmore Rd	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	Site Width	Hurstville DCP 1	Allotment Width provision 22m - detached dual occupancy. Proposed = 20.11m	Supported	Council
	Balconies									Balconies		Rear balcony depth provision 2m with walls or privacy screens. Proposed 3m with walls for U2	Supported	
DA2017/0096	Site Area	Lot 7	DP 14738		26 Broadarrow Rd	Narwee	2209	Dual Occupancy	R2 Low Density Residential	PC 1 Site Area	DCP 1 - LGA Wide - Section 4.3 Dual Occupancy	DS1.1 - a. 630m2 minimum site area. Proposed 626sqm	Supported	Council
	Site Area									PC 1 Site Area		PC1 - Site Area and Frontage. DS1.2 - c. 15m minimum width/frontage for corner sites to the primary street frontage. Proposed = c. 13.5m (without 3m x 3m splay)	Supported	
	Building Envelope									Building Envelope		Building Envelope Option 5 (corner site only). Number of storeys: 1 or 2 (front) + 1 or 1.5 storey (rear). Proposed = Unit 1 (front) = 2 storeys, Unit 2 (rear) = 2 storeys and 1 storey (garage)	Supported	
	Building Envelope									Number of Levels / Storeys		5.5 for rear dwelling fronting Wiruna Crescent. Proposed = Maximum 6.2m (two storey part of Unit 2) and Maximum 3m (single storey garage of Unit 2)	Supported	
	Setbacks									DS 3.19 Rear Wall Height		DS3.19 - 3.5m from rear wall of the dwelling fronting the primary street to the proposed internal allotment boundary. Proposed = 3.1m	Supported	
DA2017/0099	Site Area	Lot 24	DP 5619		18 Botany St	Carlton	2218	Dual Occupancy	R2 Low Density Residential	PC 1 Site Area	DCP 1 - GA Wide - Section 4.6 Secondary Dwellings	PC1 Minimum site area 450sqm. Proposed = 307sqm	Supported	Council
	Height									PC 3 Height		PC3 Height 1 storey. Proposed = 2 storeys	Supported	
DA2017/0101	Building Height	Lot 39	DP 211604		8 Waterside Pde	Peakhurst Heights	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Building height	Hurstville DCP 1 Section 4.4 Dwellings on Standard Lots	PC2 Building Height - Development creates low rise streetscapes predominantly	Supported	Council
	Building Height									PC 2 Building Height		PC2 DS2.2 Max ceiling height to external wall = 7.2m. Proposed Ceiling height - 7.76m	Supported	
	Setbacks									Setbacks		Side Boundary Setbacks DS3.4 - 1.5m first floor level. Proposed 995mm to 1m (west)	Supported	
DA2017/0102	Building Envelope	Lot 164	DP 210472		45 Pindari Rd	Peakhurst Heights	2210	Dual Occupancy	R2 Low Density Residential	Building Envelope	Hurstville DCP 1 - LGA Wide - Section 4.3 Dual Occupancy	Building Enveloped Option 5 (corner site only) Number of storeys: 1 or 2 (front) + 1 or 1.5 storey (rear). Proposed = DWG B (front) = 2 storeys DWG A (front) = 2 storeys and 1 storey (garage)	Supported	Council
	Building Envelope									Building Height		5.5 for rear dwelling fronting Monterra Avenue. Proposed Maximum 5.6m (two storey part of DWG A) and Maximum 4m (single storey garage of DWG A)	Supported	
	Setbacks									PC 3 Setbacks		PC3 - Setbacks (45 Pindari Rd - Irregularly shaped corner allotment) DS3.18 - 1.2m to the boundary of the neighbouring allotment fronting the secondary street. Proposed = DWG A: 0.99m - 2.8m (East)	Supported	
	Setbacks									DS 3.10 Setbacks		DS3.10 First Floor Rear Setback 9m. Proposed = DWG B: 8.8m - 11m	Supported	
DA2017/0106	Number of Storeys	Lot 10	DP 36030		35 Thomas St	Hurstville	2220	Dual Occupancy and Boundary Adjustment	R2 Low Density Residential	Number of Storeys / Levels	Hurstville DCP 1	Number of storeys / levels provisions 2 storeys. Proposed = 2 storey rear and middle and part 3 storey at front of site	Supported	Council
	External Wall Height									Wall Height		External wall height provision 6.8m. Proposed 7.7m (N-W) max. 7.5m (S-E) max	Supported	
	Rear Balcony Depth									Balcony		Rear Balcony Depth provision 2m with walls or privacy screens. Proposed = 2.8m (rear first floor balcony)	Supported	

DA2017/0107	Building Height	Lot B	DP 412188		44	Boorara Ave	Oatley	2223	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC2 Building Height - Development creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open space. Proposed = Part 2 and Part 3 storey.	Supported	Council
	Building Height										DS 2.2 Ceiling Height		DS2.2 Maximum ceiling height to external wall = 7.2m. Proposed = Ceiling height - 7.86m	Supported	
	Building Height										DS 2.3 Building Height		DS2.3 For flat roofed dwellings, maximum height to the top of the parapet of the building is: a. 7.8m above the existing ground level vertically below that point. Proposed = flat roof height = 8.56m	Supported	
	Setbacks										PC 3 Setback		PC3 - Setback DS3.1 5.5m to garage/carport or on-site parking space. Proposed = Nil setback	Supported	
	Car parking										PC 9 Car parking		PC9 Car parking DS9.2 New dwellings at least 1 car space behind the front building setback. Proposed = new carport will be situated at the front of the dwelling within the front setback.	Supported	
	Car parking										PC 9 Car parking		PC9 Car parking DS 9.3 Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed - new carport will be at the front of dwelling.	Supported	
DA2017/0110	Setback	Lot 31	DP 35151		18	Rayment Ave	Kingsgrove	2208	Residential Dwelling	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Rear Setback 3m/6m. Proposed 1.4m/1.2m	Supported	Council
DA2017/0111	External Wall Height	Lot A	DP 362196		53	Elwin St	Peakhurst	2210	Residential Dwelling	R2 Low Density Residential	Wall Height	Hurstville DCP 1	External wall height 7.2m. Proposed 7.65 (maximum) southern side elevation	Supported	Council
DA2017/0114	Building Height										PC 2 Building Height		PC 2 - Building Height - DS 2.2 Max ceiling height to external wall = 7.2m. Proposed (ridge - third floor level bedroom and stairs): more than 9m - max. 12.06m for a distance of 3.7m. Max. 11.76m	Supported	Council
DA2017/0116	Solar Access	Lot 466	DP 13496		26	Ponyara Rd	Beverly Hills	2209	Residential Dwelling	R2 Low Density Residential	Solar Access	Hurstville DCP 1	Overshadow of adjoining dwelling house during midwinter solstice.	Supported	Council
DA2017/0119	Setbacks	Lot 40	DP 13827		72	Balmoral Rd	Mortdale	2223	Residential Dwelling	R2 Low Density Residential	PC 3 Setbacks	Hurstville DCP 1	PC3 - Setback Side Boundary. DS 3.4 1.2m - first floor level. Proposed = 1.19m (west)	Supported	Council
DA2017/0124	Site Area and Frontage	Lot 18	DP 10395		7	Thomas St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	Site Width	Hurstville DCP 1 - LGA Wide - Section 4.3 Dual Occupancy Housing	The subject site is a parallelogram with a 16.09m frontage, however when the allotment width is calculated at 90 degrees from the side boundary, the allotment width is 14.54m	Supported	Council
	Building Height										PC 2 Building Height		PC2 Building Height DS2.3 - Existing ground level is not excavated more than 600mm. Proposed 815mm maximum <1000mm	Supported	
	Solar Access										PC 4 Solar Access		PC4 Solar Access DS 4.1 - 3 hours on living rear windows and PPOS between 9am and 3pm. Proposed Variation to south-eastern neighbour	Supported	
	Cut and Fill										PC 8 Cut and Fill		PC 8 - Cut and Fill. DS8.1 - Cut and fill limited to 600mm. Proposed Cut 815mm.	Supported	
DA2017/0125	Site Area and Frontage	Lot 19	DP 10395		9	Thomas St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	Site Width	Hurstville DCP 1 - LGA Wide - Section 4.3 Dual Occupancy Housing	The subject site is a parallelogram with a 16.09m frontage, however when the allotment width is calculated at 90 degrees from the side boundary, the allotment width is 14.54m	Supported	Council
	Building Height										DS 2.1 Wall Height		DS2.1 - 6.8m maximum wall height. Proposed 7.2m	Supported	
	Building Height										DS 2.3 Ground Level		DS 2.3 Existing ground level is not excavated more than 600mm. Proposed 670mm maximum	Supported	
	Building Height										DS 2.4 Floor Levels		DS2.4 - Floor levels are a maximum of 1m above the finished ground level. Proposed 1200mm	Conditioned	
	Solar Access										PC 4 Solar Access		PC 4 - Solar Access DS 4.1 - 3 hours on living area windows and PPOS between 9am and 3pm. Proposed Variation to south-eastern neighbour	Conditioned	
	Vehicular access, parking and manoeuvring										DS 7.6 Hard Stand Space		DS7.6 - Maximum gradient of hard stand space 1:10. Proposed 1:6.78	Conditioned	
	Vehicular access, parking and manoeuvring										DS 7.9 Driveway		DS7.9 - Internal driveway grades satisfy AS2890.1-2004	Conditioned	
	Cut and Fill										DS 8.1 Cut and Fill		DS8.1 - Cut and fill limited to 600mm. Proposed Cut 670mm Fill 870mm	Supported	
DA2017/0126	Building Height	Lot 24	DP 21352		52	Ogilvy St	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	Building Height PC2. DS 2.1 Where not on a battle-axe site, maximum wall height (excluding roofs) in meters in 6.8m. Proposed maximum 7.4m wall height in small portion at lower area of site in southwest corner	Supported	Council
DA2017/0129	Number of Storeys	Lot 255a	DP 384332		30	Clarendon Rd	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	Number of Storeys / Levels	Hurstville DCP 1	Number of storeys/levels 2 storeys. Proposed Part 2-3 storeys	Supported	Council
DA2017/0134	Vehicular access, parking and manoeuvring	Lot 27	SP 80522	Suite 134	10	Park Rd	Hurstville	2220	Fit out and use as Medical Centre	B4 - Mixed Use	Car Parking	Hurstville DCP 2	Onsite parking. The proposal provides 3 consulting rooms and 2 practitioners requiring a total of 5 car parking spaces. The proposed provides a total of two (2) on site spaces resulting in a deficiency of 3 spaces.	Supported	Council
DA2017/0135	Building Height	Lot 102	DP 263121		12	Wayne Ave	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 Building Height - DS2.2 - Max. ceiling height to external wall = 7.2m. Proposed Ceiling Height - 7.34m	Supported	Council
	Setbacks										Setbacks		Side Boundary Setbacks. 1.5m - first floor level. Proposed = 2.3m & 1.205m	Supported	
DA2017/0137	External Wall Height	Lot 11	DP 554699		105	Belmore Rd	Peakhurst	2210	Boundary Adjustment and Dual Occupancy	R2 Low Density Residential	External Wall Height	Hurstville DCP 1	External Wall Height 6.8m. Proposed = 7.8m (N), 7.6m (S)	Supported	Council
DA2017/0142	Setbacks	Lot 466	DP 16545		34	Lyla St	Narwee	2209	Alterations and Additions	R2 Low Density Residential	PC 3 Setbacks	Hurstville DCP 1	PC 3 Setbacks. DS 3.1 Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. Proposed Side Setback = 355mm and rear setback = 480mm	Supported	Council
DA2017/0145	Site Area and Frontage	Lot 179	DP 13496		4	Adina Pl	Beverly Hills	2209	Dual Occupancy	R2 Low Density Residential	Site Area and Frontage	Hurstville DCP 1	Site Area and Frontage 630m2 / 15m for attached dual occupancy. Proposed 885m2 and 14.45m	Supported	Council
DA2017/0146	Setbacks	Lot 44	DP 30258		53	Renway Ave	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Side Western Setback 1.2m First Floor. Proposed 1.035mm to 2.275m	Supported	Council
	Allotment Size										Allotment Size		Rear (Southern Side) 3m - Ground Floor and 6m - First Floor. Proposed = From the existing building footprint, the allotment does not comply with the ground floor and first floor controls. However, the allotment does satisfy the provisions of the objectives.	Supported	
	Number of Storeys										Number of Levels / Storeys		Two (2) Storeys. Proposed = Three (3) storeys	Supported	
DA2017/0153	Site Area and Frontage	Lot 17	DP 35407		922	Forest Rd	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	PC 1 Site Area	Hurstville DCP 1 - LGA Wide - Section 4.3 Dual Occupancy	PC1 - Site Area and Frontage DS1.1 - a 630m2 minimum site area. Proposed 619.7sqm	Supported	Council
	Site Area and Frontage										PC 1 Site Area		PC1 - Site Area and Frontage DS1.2 - a 15m minimum width (attached dual occupancy). Proposed Frontage 24.69m	Supported	
	Setbacks										DS 3.11 Setbacks		DS3.11 - Council may consider lesser setbacks for irregular allotments provided minimum allotment area and width requirements are satisfied and the performance criteria will be achieved. Proposed 2.9m - 14.96m (ground floor of Unit 2). 2.9m - 14.96m (first floor of Unit 2)	Supported	
DA2017/0161	Setbacks	Lot 2	DP 510035	7A	Thomson Av	Beverly Hills	2209	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 2		Side min. 900mm ground floor Note: Council may permit a variation to the minimum side setbacks for irregular shaped lots if it can be demonstrated that this will result in the retention of principal private open space or significant trees and the achievement of the performance criteria. Proposed = As existing 70mm - 100mm to northern side boundary on irregular shape lot.	Supported	Council
DA2017/0164	Number of Storeys	Lot 89	DP 11681		37	Mavis Ave	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	Number of Levels / Storeys	Hurstville DCP 1	Number of Storeys/Levels. 2 storeys, maximum 6.8m external wall height. Proposed DWG A (South): 6.38m - 7.88m DWG B (north): 6.1m - 7.64m	Supported	Council
DA2017/0167	Setbacks	Lot 22	DP 25632		35	Orana Cr	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Side Setbacks 900mm. Proposed 0m to the garage	Supported	Council

DA2017/0175	Site Area and Frontage	Lot 5 Sec 31	DP 5510		72	Yarran Rd	Oatley	2223	Dual Occupancy	R2 Low Density Residential	PC 1	Hurstville DCP 1 - LGA Wide - Section 4.3 Dual Occupancy Housing	PC 1 - Site Area and Frontage. DS1.2 – 22m for detached dual occupancy. Proposed 20.11m	Supported	
DA2017/0180	Setbacks	Lot 277	DP 13496		36	Tamilli St	Beverly Hills	2209	Dual Occupancy	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Rear Setback - ground floor 7m (min / First Floor 9m (min). Proposed = Ground floor 5.9m - 11.8m / First floor 6.2m - 12.9m	Supported	Council
DA2017/0181	Building Height	Lot 51	DP 7148		26	Blackshaw Ave	Mortdale	2223	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 - LGA Wide - Section 4.3 Dual Occupancy Housing	PC 2 - Building Height - DS2.6 – 3.6 Maximum floor to ceiling height. Proposed 4.2m maximum	Supported	Council
	Vehicular Access, parking and manoeuvring										PC 7 Gutter Crossing		PC 7 - DS7.7 – Attached dual occupancies share the same gutter crossing. Proposed Separate crossings provided	Supported	
	Cut and Fill										PC 8 Cut and Fill		PC 8 - Cut and Fill - DS8.1 – Cut and fill limited to 600mm. Proposed - Up to approximately 900mm	Supported	
DA2017/0190	Setbacks	Lot 658	DP 13496		16	Kooemba Rd	Beverly Hills	2209	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Side Setbacks 5.5m to the front wall of garage, carport roof or onsite parking space or within 20% of the average setback of dwellings on adjoining lots. Proposed. 7.5m to garage.	Supported	Council
DA2017/0191	Setbacks	Lot 203	DP 2179		1A	Amy Rd	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Side Setbacks 2m. Proposed = 1.6m	Supported	Council
	Parking Spaces										Parking Spaces		Number of Parking Spaces - 1 space per 10 seats or 1 space per 10m2 GFA (whichever is greater). Proposed = 5 spaces	Supported	
DA2017/0197	Building Height	Lot 22 Sec 10	DP 3230		23	Bay Rd	Oatley	2223	Residential Dwelling	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	Maximum ceiling height is 7.2m above the existing ground level vertically below that point. Proposed = the maximum ceiling height is approximately 8.34m and therefore does not comply.	Supported	Council
	Building Height										PC 2 Building Height		Maximum height to the top of the parapet is 7.8m above the existing ground level vertically below that point. Proposed = The maximum parapet height is approximately 8.54m and therefore does not comply.	Supported	
	Vehicle access, parking and manoeuvring										PC 9 Vehicle access, parking and manoeuvring		PC 9 Vehicle access, parking and manoeuvring - Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed = The proposed garage is located forward of the main setback and therefore does not conform to this requirement.	Supported	
	Landscaped Areas										PC 10 Landscaped Areas		15m2 of landscaped area to be provided in the front yard. Proposed = 10.36m2 is provided which does not comply with the 15m2 minimum	Supported	
	Basements										PC 12 Basements		PC 12 Basements - Basements do not protrude more than 1m above existing ground level at any point. Proposed = A portion of the basement protrudes more than 1m above existing ground level but is acceptable given the fall in the land.	Supported	
DA2017/0202	Dwelling Density	Lot 231	DP 2179		55	Amy Road	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	PC 3 Dwelling Density	Hurstville DCP 1 - LGA Wide - Section 4.2 Multiple Dwelling Housing and Attached Dwellings	PC3 - Dwelling Density - R2 zone 315sqm. Proposed = 286sqm	Supported	Council
	Vehicular Access, parking and manoeuvring										PC 7 Vehicle Access		PC7 Vehicle Access and parking - Vehicle access and manoeuvring does not occupy more than -40% of the frontage where the total site frontage to the street is 20m or less. Proposed - Combined driveway width is 9m (44.7%)	Supported	
DA2017/0208	Vehicle Access, Parking and Manoeuvring	Lot 6	DP 27292		28	Clarke St	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	Section 3.1 Vehicle Access, Parking and Manoeuvring	Hurstville DCP 1	DS 1.1 and DS 2.3. Minimum street frontage of 18m where a separate entry and exit one way drive-through access is proposed.	Supported	Council
	Child Care Centres										Part 5.3 Child Care Centres		DS 2.4. Steeply sloping sites will not be considered due to issues relating to access. Although the site rises 4 metres from front to rear, it is not considered to be steep because the building is two levels with wheelchair access provided via a lift at the front of the building and the backyard is essentially level with the ground floor of the additions.	Supported	
DA2017/0212	Open Type Fences	Lot 28	DP 11270		55	Moons Ave	Lugarno	2210	Fence	R2 Low Density Residential	Fencing	Hurstville DCP 1	8.2 Open Type Fence - Open type fences must not exceed 1.8m in height above natural ground level but may be erected on the boundary alignment. Proposed = New 1.9m high open front fence.	Supported	Council
DA2017/0213	External Wall Height	Lot 13	DP 29015		7	Koorabel St	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Wall Height	Hurstville DCP 1	External Wall Height Maximum 7.2m. Proposed = 8.7m	Supported	Council
DA2017/0220	Setbacks	Lot 2	DP 205584		4	Kims Ave	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Front setback- The proposed detached double carport is located forward of the 5.5m primary building line for garages/carports, with only a 2.161m setback at the nearest point. This is considered satisfactory as the steeply sloping site and existing layout of the built and natural site conditions makes this the most logical choice for two off street parking spaces to be provided. There are also a number of existing street trees in front of this property that help to reduce any degree of visual impact on the streetscape that this open double carport may have. Accordingly this encroachment to the primary building line is supported.	Supported	Council
	Heights Outbuilding										Outbuilding Height		Height- The overall height of the proposed double carport is 3.1m to the top of the front parapet. This is a very minor non-compliance of 100mm, and the main portion of roof is 140mm under the 3m height limit. This very minor variation in height is supported as proposed.	Supported	
DA2017/0224	2nd Floor Depth	Lot 34	DP 4796		27	Carroll St	Beverley Park	2217	Dual Occupancy		2nd Floor Depth	Kogarah DCP 2013	2nd Floor Depth - 60% (max). Dwelling 1 (East) = exceeds 60% Dwelling 2 (West) = exceeds 60%	Supported	Council
DA2017/0226	Setbacks	Lot Y	DP 413541		11	Melvin St	Beverly Hills	2209	Dual Occupancy	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Rear setbacks: The DCP requires the ground floor of dwellings be setback 7m from the rear boundary, and the first floor be setback 9m from the rear boundary. Proposed Dwelling A is setback 8.966m from the rear boundary. This complies at ground floor level and is encroaching 0.034m past the setback control in one part due to the angle of the rear boundary. This small portion is considered acceptable and does not have adverse effects as the dwelling has generous side setbacks and is lower than the maximum allowable building height. Proposed Dwelling B is setback 11.084m at ground and first floor from the rear boundary which complies. Terrace/alfresco structures can encroach into the rear setback and the proposed terraces are setback sufficiently from boundaries and have flat roof construction so are not unreasonably intrusive.	Supported	Council
	Building Height										Wall Height		Wall height: The DCP allows maximum 6.8m wall height. The proposed dwellings have a maximum 7.469m wall height due to the dwelling being a flat roof design. Given that the overall building height is well below the allowable maximum building height at 7.46m while 9m is allowed the wall height is acceptable.	Supported	
DA2017/0228	Building Height	Lot 2	DP 337942		5	Castle St	Blakehurst	2221	Residential Dwelling and Swimming Pool	R2 Low Density Residential	Building Height	Kogarah DCP	1.2.2. Building Heights. CL 1.2.2 (1) Maximum height. 7.2m underside of ceiling. Proposed = 9.21m	Supported	Council
	Building Height										Building Height		1.2.2. Building Heights. CL 1.2.2 (1) Maximum height. 7.8m to top of parapet. Proposed = 9.69m (max) for dome, 9.12m for external wall 9.21 (w)	Supported	
DA2017/0233	Vehicular Access, Parking and Circulation	Lot 4 Sec 50	DP 5023		20	Ada St	Oatley	2223	Residential Dwelling and Swimming Pool	R2 Low Density Residential		Kogarah DCP 2013	Car access areas and garages/carports do not visually dominate either the development or the streetscape. Garaging should be setback behind the primary façade. The maximum driveway width between the street boundary and the primary building façade is 4m. Proposed = 6m - Existing two driveways	Supported	Council
DA2017/0234	Basement Garage	Lot 999	DP 999999		31	Louisa St	Oatley	2223	Dual Occupancy	R2 Low Density Residential	Basement Garage	Kogarah DCP 2013	Basement Garage 12.5% slope. Proposed 4.7%	Supported	Council

DA2017/0241	Building Height	Lot 81	DP 26198	59	Valentia Ave	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 - Building Height. DS2.2 - Max ceiling height to external wall = 7.2m. Proposed Ceiling height = 7.62m	Supported	Council
	Setbacks									PC 3 Rear Setback		PC3 - Rear Setback DS3.4 - 1.5m - first floor level. Proposed 900 (existing, unchanged)	Supported	
	Car Parking									PC 9 Car Parking		PC9 - Car Parking. DS 9.3 - Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed = The new garage will be located behind the dwelling façade (porch) but not 1m behind the main setback.	Supported	
	Building Height									PC 2 Building Height		PC2 - Building Height. DS2.1 Maximum height is 3m. Proposed = 3.1m	Supported	
DA2017/0248	Setbacks	Lot 999	DP 999999	18	Joffre St	Sth Hurstville	2221	Dual Occupancy	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	Setbacks Rear 3m. Proposed 1.5m to 3.55m	Supported	Council
	Building Height									Building Height		Building height 2.7m Ceiling height and 3.5m overall height. Proposed Ceiling Height 2.93m and Overall Height 4.31m	Supported	
DA2017/0255	Setbacks	Lot 11	DP 5619	22	Cronulla St	Carlton	2218	Dual Occupancy	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks-The attached garage that is part of the Secondary dwelling (but ancillary to the main dwelling) should be setback 1.5m off the rear boundary as it abuts the rear lane. There are a number of existing garages that are closer than 1.5m off the rear boundary that access off Cronulla lane so this proposal is not setting a precedent. To set the garage further off the rear boundary and leave the Secondary Dwelling (which complies with setback requirements) would be of no benefit, and to set both further off the rear boundary would reduce the small amount of backyard that is currently proposed. Accordingly the setback of 900mm as proposed is considered sufficient in this particular case. Height- The attached garage that is part of the Secondary dwelling (but ancillary to the main dwelling) should have an overall height limit of 3m, however the pitched roof proposed over both the Secondary Dwelling and attached garage has an overall height of 4.444m. To modify or change the height of the garage roof would result in an unsatisfactory design with poor aesthetics, and no benefit gained by the change. Accordingly the height is considered satisfactory as proposed.	Supported	Council
DA2017/0258	Building Height	Lot 999	DP 999999	151	Kyle Pde	Kyle Bay	2221	Alterations and Additions	R2 Low Density Residential	Building Height	Kogarah DCP 2013	Building Height Maximum ridge height as per LEP. Maximum ceiling height to external wall = 7.2m. Proposed 8.292m	Supported	Council
	Visual Privacy									Windows		Windows from active rooms are to be offset between adjacent dwellings so as to avoid direct overlooking onto neighbouring windows. Maximum depth of 2.5m and setback a minimum 3m from any adjoining property boundary and limited to a cumulative total of 40m2 per dwelling. Proposed Depth - 5.5m and 47sqm	Supported	
DA2017/0259	Street Frontage	Lot 999	DP 999999	35	Lynwood St	Blakehurst	2221	Dual Occupancy	R2 Low Density Residential	Street Frontage	Kogarah DCP 2013	Street frontage 18m. Proposed 15.24m	Supported	Council
	Height Parapet									Building Height		Height Parapet 7.8m (max). Proposed 8.2m	Supported	
	2nd Floor Depth									Floor Depth		2nd Floor Depth 60% (max). Proposed 62%	Supported	
DA2017/0260	Outbuilding Size	Lot 999	DP 999999	10	Alma St	Hurstville	2220	Dual Occupancy	R3 Medium Density Residential	Outbuilding Size	Kogarah DCP 2013	Outbuilding Size 70m2. Proposed = 76.1m2	Supported	Council
	Outbuilding Height to Roof									Outbuilding Height		Outbuilding Height to Roof 3.5m (max). Proposed 4.3m	Supported	
	Outbuilding Height to Eaves									Outbuilding Height		Outbuilding Height to Eaves 2.5m (max). Proposed 2.7m	Supported	
DA2017/0261	No Variations												Supported	Council
DA2017/0262	Building Height	Lot 999	DP 999999	139	St Georges Pde	Allawah	2218	Residential Dwelling with Swimming Pool	R3 Medium Density Residential	Ceiling Height	Kogarah DCP 2013	Secondary Dwelling - Height to ceiling 2.7m. Proposed 4m	Supported	Council
	Building Height									Building Height		Secondary Dwelling - Height to Roof Ridge 3.5m. Proposed 4.4m	Supported	
	Setbacks									Setbacks		Primary Dwelling Side Setback (NW) 1.2m (min). Proposed 1.1m - 1.4m	Supported	
	Setbacks									Setbacks		Primary Dwelling Side Setback (SE) 1.2m (min). Proposed 0.9m - 1.2m	Supported	
	Setbacks									Setbacks		Secondary Dwelling Rear Setback 3m (min). Proposed 0.9m	Supported	
	Swimming Pool									Setbacks		Swimming Pool Setback 1.5m (min). Proposed 1.2m -2m	Supported	
DA2017/0264	Floor Space	Lot 999	DP 999999	68	Grove Ave	Penshurst	2222	Alterations and Additions	R2 Low Density Residential	Floor Space Ratio	Kogarah DCP 2013	1.1.1. Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Proposed = The site is a regular allotment and as such the first floor elements are to be setback 24m from the front boundary of the site; however, the development proposes a first floor addition with distance of 28m from front boundary of the site: exceeding the control by 4m.	Supported	Council
	Vehicular Access, parking and manoeuvring									Setbacks		1.4. Garaging should be setback behind the primary façade. Proposed = The new garage will be situated by 1.5m to the front of the dwelling façade.	Supported	
DA2017/0265	Dwelling Density	Lot 3	DP 339026	16	Thurlow St	Riverwood	2210	Dual Occupancy	R2 Low Density Residential	Site Area	Hurstville DCP 1 - Section 4.3 Multiple Dwellings and Residential Flat Buildings.	Where in the R2 Low Density Residential zone, an average of 315m2 site area per dwelling. Proposed = Density has been provided in accordance with the ARH SEPP. The DCP requirement cannot override the provisions available in the SEPP in relation to density.	Supported	Council
	Building Height									Number of Levels / Storeys		Two (2) storeys where in RS Low Density Residential zone and the maximum number of storeys is limited to 1 for the rear most dwelling. Proposed = Dwellings are the front of the site are 2 storeys with attic elements. Rear dwellings are single storey with attic element.	Supported	
	Setbacks and Building Separation									Balconies		The minimum separation distance between balconies and / or windows of different buildings located upon the same site is 5m. Proposed = Compliant with the exception of the separation between dwelling 8 and dwellings 10/11.	Supported	
	Private Open Space									Private Open Space		2 bedrooms or more: - minimum 50m2 - 3m minimum dimension 3 bedrooms or more: - minimum 60m2 - 3m minimum dimension. Principal private open space = 4m x 6m, max. grade of 1 in 20 and must be accessible from main living area.	Supported	
DA2017/0266	Number of Storeys / Levels	Lot 999	DP 999999	14	Martin St	Blakehurst	2221	Alterations and Additions	R2 Low Density Residential	Ceiling Height	Kogarah DCP 2013	7.2m to underside ceiling. Proposed = 7.4m	Supported	Council
DA2017/0267	Maximum Height	Lot 999	DP 999999	65	Queens Rd	Connells Point	2221	Alterations and Additions	R2 Low Density Residential	Ceiling Height	Kogarah DCP 2013	Maximum Height 7.2m underside of ceiling. Proposed = Range 8.15m (front) - 8.45m (rear) along western side elevation. Range 6.36m (front - 8.0m (rear) along eastern side elevation	Supported	Council
DA2017/0269	Building Height	Lot 4	DP 226770	1202	Forest Rd	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 Building Height - Development creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open space. Proposed = Part 2 and Part 3 storey.	Supported	Council
DA2017/0272	Setbacks	Lot 2	DP 203288	56	Boorara Ave	Oatley	2223	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Rear Setback DS3.6 First Floor Level - 6m. Proposed 1.2m (existing, unchanged) and 5.1m.	Supported	Council
DA2017/0274	Building Height	Lot 32	DP 860329	80	George St	Penshurst	2222	Residential Dwelling	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 - Building Height. DS2.3 For flat roofed dwellings, maximum height to the top of the parapet of the building is: a. 7.8m above the existing ground level vertically below that point. Proposed = Parapet height = 8.25m	Supported	Council
	Setbacks									Setbacks		Rear Setback - DS3.6 First Floor Level - 6m. Proposed 4.3m	Supported	
	Car parking									PC 9 Car Parking		PC9 - Car Parking. DS9.1 - 1 & 2 Bedrooms / 1 space. 3 or more bedrooms / 2 spaces. Proposed = A single garage has been behind dwelling façade (Queensbury Road).	Supported	
DA2017/0279	Setback	Lot 1	DP 1072911	47	Isaac St	Peakhurst	2210	Dual Occupancy	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Rear Setback Irregular boundary alignment - First Floor 9m (min). Proposed Dwelling A 8.5m (north-west)	Supported	Council
DA2017/0283	Number of Storeys / Levels	Lot 23	DP 13892	4	Gold Street	Blakehurst	2221	Residential Dwelling with Swimming Pool	R2 Low Density Residential	Number of Storeys / Levels	Kogarah DCP 2013	Number of storeys / Levels. 7.2m to underside of the upper ceiling. Proposed 7.8m to underside ceiling on eastern side.	Supported	Council

DA2017/0291	Building Height	Lot 43	DP 12296	78	Lansdowne St	Penshurst	2222	Dual Occupancy	R2 Low Density Residential	Building Height	Kogarah DCP 2013	Secondary Dwelling Height to Ceiling 2.7m and Height to roof ridge 3.5m. Proposed Height to ceiling 3.85m and Height to roof ridge 5m	Supported	Council
	Two (2) Level Depth									Floor Space Ratio		Two (2) level Depth 60% (max). Proposed 62%	Supported	
	Setbacks									Setbacks		Primary Dwelling Setback - Front 6.26m Side (NW) 1.2m (min). Proposed Front 6m+ and Side 1.39m+	Supported	
	Setbacks									Setbacks		Secondary Dwelling Setback - Rear 3m (min). Proposed 1m - 137m	Supported	
DA2017/0297	Building Height	Lot B	DP 303527	27	The Boulevarde	Sans Souci	2219	Dual Occupancy	R2 Low Density Residential	Building Height	Kogarah DCP 2013	4.4 Floor Space - Underside of the ceiling = 2.7m. Proposed = 2.93m	Supported	Council
DA2017/0298	Building Depth	Lot 10	DP 217869	2	Inala Ave	Kyle Bay	2221	Residential Dwelling with Swimming Pool	R2 Low Density Residential	Building Depth	Kogarah DCP 2013	2nd floor building depth. The rear second floor building façade is articulated so that bedroom 3, which is located in the centre of the allotment, extends into the 60% 2 nd floor site depth by 2.22m. This variation is acceptable as the building is stepped at the non-complying point, so as to provide a minimum side boundary setback of 4.5m. The proposal also complies with the 9m dwelling house height control. On this basis there will be no impact on any adjacent neighbours resulting from the variation and the proposal will satisfy the objectives of the DCP in relation to this control, despite not satisfying the numerical requirement.	Supported	Council
DA2017/0299	Setbacks	Lot 96	DP 11098	43	Pacific Ave	Penshurst	2222	Residential Dwelling	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	Setbacks - Sides: For buildings having a wall height of 3.5m or less, the minimum side boundary setback is 900mm. For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed Sides: North - 1200mm to dwelling wall, 450mm to eaves of roof, nil setback to garage.	Supported	Council
DA2017/0301	Building Height	Lot 78	DP 2818	33	Mcperson St	Carlton	2218	Dual Occupancy	R2 Low Density Residential	Building Height	Kogarah DCP 2013	Height-The maximum height of this secondary dwelling is 5.025m, which does not comply with the DPC height limit of 3.5m. However, this site is flood affected and as such the floor level has been raised above ground level to comply with these flood levels. The land also dips away slightly between the land adjacent to the rear boundary and the rear of the main dwelling. The variation in height does not adversely affect the adjoining neighbour nor the streetscape and as the site is flood affected the variation is considered to be satisfactory.	Supported	Council
	Setbacks									Setbacks		Rear Setback- The rear setback of 900mm does not comply with the DCP requirement of 3m. As stated above this site has Stanley lane running across the rear boundary and as such having a lesser rear boundary setback does not impact neighbours and allows a larger area of open space between the secondary dwelling and the main dwelling. Accordingly this variation is considered satisfactory.	Supported	
DA2017/0303	Setbacks	Lot 351	DP 12759	25	Bunyala St	Carss Park	2221	Dual Occupancy	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	Setbacks - Front 6.3m - 10m. Proposed Front: 5.03m (entry feature) - 6m (main façade)	Supported	Council
	Width of Garage									Garage		Width of Garage 3m. Proposed 4.8m.	Supported	
	Parking Spaces and Driveway Width									Car Parking		Parking spaces and Driveway Width. Maximum driveway width between front boundary and front façade 4m. Proposed 6m	Supported	
DA2017/0304	Setbacks	Lot 13	DP 26347	973	Forest Rd	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1 - Section 4.4 Dwellings on Standard Lots	Side Boundary Setbacks 1.5m - first floor level. Proposed 900mm & 1.5m	Supported	Council
DA2017/0305	Solar Access	Lot 15 Sec 24	DP 6368	119	Myall St	Oatley	2223	Alterations and Additions	R2 Low Density Residential	PC 6 Solar Access	Hurstville DCP 1 - Section 4.4 Dwellings on Standard Lots	PC 6. Solar Access DS6.1 Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9am and 3pm on 22 June. Proposed. Although the development proposes single storey addition at the rear of the site, due to the topography of the locality, there is a degree of overshadowing over the adjoining properties.	Supported	Council
	Building Height									PC 2 Building Height		PC 2 - Building Height. DS 2.1 Maximum height is 3m. Proposed = 4.05m	Supported	
DA2017/0307	Setbacks	Lot 5	DP 22462	162	Kyle Parade	Kyle Bay	2221	Alterations and Additions	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	The applicant has requested that the proposed carport have a nil side boundary setback from the northern boundary. The pitched roof structure of the carport has a maximum overall height from the natural ground level of 4.715metres and a minimum height of only 2.5metres. The proposed carport was previously approved under DA2012/0022.	Supported	Council
	Outbuildings									Outbuilding Height		The applicant has requested that the proposed carport have a maximum height above the natural ground level of 4.715metres. The pitched roof structure of the carport has a maximum overall height from the natural ground level of 4.715metres and a minimum height of only 2.5metres. The proposed carport was previously approved under DA2012/0022.	Supported	
DA2017/0308	Setbacks	Lot 93	DP 11934	2A	Burke St	Oatley	2223	Residential Dwelling	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks Front: Existing: 3.9m to Burke Street. Proposed: 2m - 3.45m to Burke Street. Rear: Existing 0.8m - 0.9m. Proposed 1.5 - 3.12m Side (north): Existing 19.5m to Douglas Haig St. Proposed 9.87m to Douglas Haig St. Side (South): Existing 6.2m Proposed 13.06m	Supported	Council
DA2017/0315	Setbacks	Lot 33	DP 14174	3	Meadowland Rd	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	PC 3 Setback	Hurstville DCP 1 - Section 4.4 Dwellings on Standard Lots	PC 3 Setback - Front. DS 3.1. 5.5m to garage/carport or on-site parking space. Proposed 4.5m to 6.1m	Supported	Council
	Setbacks									DS 3 Floor Levels		DS3.4 1.2m - First floor level. Proposed 1.069, to 2.217m	Supported	
	Solar Access									PC 6 Solar Design		PC 6 Solar Design - Development allows for at least 3 hours of sunlight on the windows of the main living areas and adjoining principal private open space of adjacent dwellings between 9am and 3pm on 22nd June. Proposed. The living areas of the adjoining dwelling to the south west will not receive 3 hours of direct sunlight.	Supported	
DA2017/0321	Building Height	Lot A	DP 408367	52	Seymour St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	Ceiling Height	Kogarah DCP 2013	High Upper Ceiling 7.2m (max) Proposed - 7.9m	Supported	Council
	Second Floor Depth									Floor Depth		2nd Floor Depth - 60% max. Proposed = 71%	Supported	
	Setbacks									Setbacks		Side Setbacks - 0.9m 1-2m Proposed 074m - 1.2m	Supported	
DA2017/0330	Building Height	Lot 33 Sec 29	DP 5510	30	Llewellyn St	Oatley	2223	Residential Dwelling	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 Section 4.4 Dwellings on Standard Lots	PC 2 - Building Height. Development creates low rise streetscapes predominantly comprising buildings of up to two storeys that are surrounded by landscaped open space. Proposed Part 2 and Part 3 storey.	Supported	Council
	Setbacks									PC 3 Setbacks		PC 3 - Setback DS 3.1 - 4.5m (to front wall of dwelling). Proposed = 1.5m however the dwelling will be situated 35.5m from Llewellyn St.	Supported	
	Setbacks									PC 3 Setbacks		PC 3 - 5.5m to garage / carport or on-site parking space. Proposed 1.5m however will be situated behind the dwelling on the front lot and is not visible from Llewellyn Street.	Supported	
	Carparking									PC 9 Car Parking		PC 9 - Car Parking. DS 9.1 - 1&2 bedrooms / 1 space, 3 or more bedrooms / 2 spaces. Proposed = A double garage has been proposed in front of dwelling façade.	Supported	
DA2017/0334	Building Height	Lot 4	DP 23789	31	Shenstone Rd	Riverwood	2210	Alterations and Additions	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1 - Section 4.7 Outbuildings	PC 2 - Building Height. DS 2.1 Maximum height is 3m. Proposed is 4.15m.	Supported	Council
	Setbacks									PC 3 Setbacks		PC3 - Setbacks. DS 3.2 An Open carport, awning or similar structure may extend from the dwelling to the side or rear boundary. Proposed - The new carport will be located within the front dwelling.	Supported	
DA2017/0335	Setbacks	Lot 2	DP 417032	215	Stuart St	Blakehurst	2221	Alterations and Additions	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	Setbacks - Sides: For building having a wall height of 3.5m or less, the minimum side boundary setback is 900mm. For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed. Southwest: existing wall 900mm, proposed rear addition setback 900mm inline with existing wall.	Supported	Council

DA2017/0339	Outbuilding Height	Lot 123 Sec B	DP 1297		82	Patrick St	Hurstville	2220	Residential Dwelling	R2 Low Density Residential	Outbuilding Height	Hurstville DCP 1	Outbuilding Height - Maximum height is 3m. Proposed = 4.2m	Supported	Council
DA2017/0343	Site Width	Lot 11	DP 21371		12	Turon Ave	Kingsgrove	2208	Dual Occupancy	R2 Low Density Residential	Site Width	Hurstville DCP 1	Site Width 15m. Proposed Site is 12.19m wide at front boundary, but 15.53m at the building line.	Supported	Council
DA2017/0345	Primary Building Façade	Lot 9 Sec 2	DP 975493		44	Harris St	Sans Souci	2219	Dual Occupancy	R2 Low Density Residential	Elevations	Kogarah DCP 2013	While the proposal does not comply with the primary building façade control envisaged by the DCP, the proposed front elevation is an acceptable modern design which articulates the front façade by setting back and stepping the ground level more than the first floor, and by including a balcony along the first floor.	Supported	Council
	Garage width										Garage Width		The variation to the garage width is acceptable in this case as the streetscape view shows that the garages are not visible from the street.	Supported	
	Side setback										Setbacks		Side Setbacks of balconies less than 3m	Supported	
	Setback of Pool										Setbacks		Setback of pool waterline less than 1.5m	Supported	
	Basement Parking										Basement		Basement Parking	Supported	
DA2017/0350	Vehicle Access, Parking and Manoeuvring	Lot 677	DP 13496		51	Bundara St	Beverly Hills	2209	Dual Occupancy	R2 Low Density Residential	DS 7.6 Hard Stand Space	Hurstville DCP 1 - LGA Wide - Section 4.3 Dual Occupancy Housing	DS7.6 – Maximum gradient of hard stand space 1:10. Proposed 1:12	Supported	Council
	Vehicle Access, Parking and Manoeuvring										DS 7.7 Gutter Crossing		DS7.7 – Attached dual occupancies share the same gutter crossing. Proposed Separate driveways proposed	Supported	
	Fencing										PC 13 Fencing		PC 13 - Fencing. DS 13.1 - Front fences. Maximum height 1m. Allow street surveillance. Relate to building design. Co-ordinated with adjoining fences. Proposed 1200mm	Conditioned	
DA2017/0351	Wall Height	Lot 4 Sec 3	DP 1769		81	Bassett St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	Wall Height	Hurstville DCP 1	Wall Height - 6.8m (max. Proposed 6.5m - 7.6m)	Supported	Council
	Foundation Height										Foundation Height		Foundation Height 1m (max). Proposed 1.8m	Supported	
DA2017/0352	Site Area	Lot B	DP 337016		36	Romani Ave	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	PC 1 Site Area	Hurstville DCP 1	PC 1 Site Area. DS 1.1. Minimum site area is 450m2. Proposed = 446.4sqm. The site fails to meet to the site area minimum requirements of 450sqm. However, the site area is adequate to enable development that incorporates adequate setbacks, efficient carparking and vehicle access and circulation and achieves a density that is consistent with low density suburban environments.	Supported	Council
DA2017/0361	Setbacks	Lot 285	DP 12759		10	Allawah Ave	Carss Park	2221	Dual Occupancy	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	*1- Rear boundary setback- Councils DCP requires a 3m rear boundary setback where this proposal only has a 900mm setback. Hurstville DCP 1 allows a 900mm setback off side and rear boundaries and the potential impact of this variation is considered minimal. The rear neighbour was contacted and raised no concern with a 900mm rear boundary setback, accordingly this variation is supported.	Supported	Council
	Outbuildings										Building height		*2-Height-Councils DCP has a 3.5m height limit for detached secondary dwellings and this proposal has a 4.86m height limit. This has been caused in part by the Flood Levels for this site. Further, the height of the secondary dwelling 900mm off the rear boundary is 3.4m. The main ridge line of the secondary dwelling is setback approximately 3.9m from the rear boundary, and therefore this non-compliance in height is not considered to unduly impact on the adjoining neighbours' properties.	Supported	
DA2017/0363	Outbuildings	Lot 5 Sec 3	DP 4650		10	St Catherine St	Mortdale	2223	Alterations and Additions	R2 Low Density Residential	Outbuilding Height	Hurstville DCP 1	The height for an outbuilding should not exceed 3m to top of the roof (ridge). This proposed garage/store stands 4.16m high to the top of the hipped tiled roof. As this is a hipped roof the high point is well set back off rear and side adjoining properties and as such is not considered to impact neighbours amenity. This site adjoins a rear lane and both adjoining properties have existing detached garages that face the rear lane. Both adjoining neighbours garages exceed the 3m height limit, accordingly this proposed height variation does not adversely impact the streetscape of Milsop Place. Considering the above points, this variation is supported as proposed.	Supported	Council
DA2017/0369	Side Boundary Setbacks	Lot 102	DP 11934		2	Freeman Ave	Oatley	2223	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1 - Section 4.4 Dwellings on Standard Lots	Side Boundary Setbacks: DS 3.4 1.2m - first floor level. Proposed 2.558m & 1.342m	Supported	Council
DA2017/0370	Site Width	Lot 61	DP 617250		27	Thomas St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	Site Width	Hurstville DCP 1	Site Width: 15m. Proposed 8.23m	Supported	Council
DA2017/0371	Vehicle Access, parking and manoeuvring	Lot 42	SP 53227	42	39	Park Rd	Hurstville	2220	Commercial	B4 - Mixed Use	Car parking	Hurstville DCP 2	# Parking- The application is simply a change of use, there is no additional floor space created and the parking provided to the unit in the original application for the overall development would be considered satisfactory. In addition to this, there is free Council short term (3 hours) car parking available around the corner in MacMahon St, a large amount of parking available at Westfields shopping centre and (1 hour) street parking available as well.	Supported	Council
DA2017/0372	Rhythm of the Built Elements in the Streetscape	Lot 151	DP 19098		23	Lobb Cr	Beverley Park	2217	Alterations and Additions	R2 Low Density Residential	Building Façade	Kogarah DCP 2013	1.2.3 The primary building façade should not exceed 40% of the overall width of the total frontage. Proposed = 12.7m / 20.5m 61%. 9.9m / 16m 61%	Supported	Council
DA2017/0373	Pool Sitting and Noise Control	Lot A	DP 410478		30	Bay Rd	Oatley	2223	Swimming Pool	R2 Low Density Residential	PC 1 Pool Siting	Hurstville DCP 1	PC 1 - Pool sitting & Noise Control. DS 1.2. Provided one point on swimming pool or one side of the swimming pool is at or below existing ground level, then one other point or one other side may be up to 500mm above existing ground level.. Proposed = Pool coping will vary from 460mm to 2.25m.	Supported	Council
											DS 1.3 Pool Height		DS1.3 When consent is granted for a swimming pool having a height above natural ground level in excess of 500mm, any landscaping treatment must be completed before the impact on the surrounding area is reduced. Proposed. Pool copy will vary from 460mm to 2.25m	Supported	
											DS 1.7 Pool level		DS 1.7 Swimming pools are to be constructed so that the top of the bond beam is as close to ground level as possible. Proposed. The finished coping levels of the pool will be on the northern side will be 2.25m above the existing ground levels.	Supported	
DA2017/0374	Building Height	Lot 12	DP 18550		19	Larkhill Ave	Riverwood	2210	Dual Occupancy	R2 Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 - Building Height. DS 2.1 - 6.8m maximum wall height. Proposed. Unit 1 : 7m maximum. Unit 2: 6.8m maximum	Supported	Council
DA2017/0386	Site Area and Frontage	Lot 38	DP 36030		6	Warwick St	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	PC 1 Site Area	Hurstville DCP 1 - LGA Wide (Amendment 5)	PC 1. Site Area and Frontage - DS 1.2 - a. 15m minimum width (attached dual occupancy). Proposed = Frontage: 13.44m	Supported	Council
DA2017/0387	Outbuildings	Lot 401	DP 1158474		14	Seymour St	Hurstville Grove	2220	Alterations and Additions	R2 Low Density Residential	4.4 Outbuildings	Kogarah DCP 203 Section C1 - Low Density Housing - 4. Ancillary Structures	4.4 Outbuildings. (1) Outbuildings are not be located within the front building line and must be set back 900mm from the site boundaries. Windows and glass doors must face into the yard, or be frosted if facing a neighbour's property. Proposed = New awning / pergola will be located in the rear yard of the site with 900mm setback from the western boundary of the site.	Supported	Council

DA2017/0392	Setbacks	Lot 1	DP 506903	2A	Woodlands Ave	Lugarno	2210	Alterations and Additions	R2 Low Density Residential	Setbacks	Hurstville DCP 1	As stated above this above ground swimming pool will straddle the boundary between Lot 1 and Lot 2 (DP 506903) which is known as 2A Woodlands Ave, Lugarno, therefore does not technically comply with the required 1.5m setback. As both lots are owned by the same owner, and this above ground swimming pool can be easily dismantled and removed should one lot be sold separately from the other lot, this non-complying setback (to the boundary line of the two separate lots known as 2A Woodlands Ave) is considered to satisfy the objectives of boundary setbacks. It is noted that the proposed setbacks comply in relation to all other neighbouring properties to number 2A Woodlands Avenue.	Supported	Council
DA2017/0393	Setbacks	Lot A	DP 394668	83	The Promenade	Sans Souci	2219	Alterations and Additions	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	Sides: For buildings having a wall height of 3.5m or less, the minimum side boundary setback is 900mm. For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed FF (in line with existing)	Supported	Council
	Number of Storeys / Levels									Number of Storeys / Levels		Number of Storeys / Levels 7.2m to underside of ceiling. Proposed 7.7m	Supported	
DA2017/0395	Setbacks	Lot 1	DP 955729	66	Park Rd	Carlton	2218	Alterations and Additions	R2 Low Density Residential	Building Height	Kogarah DCP 2013	The development proposes a new secondary dwelling with a maximum parapet height of 4m and ceiling height of 2.74m above the existing ground levels which exceed the maximum allowable heights.	Supported	Council
	Building Height									Outbuilding Height		The development proposes an outbuilding with the maximum wall plate height of 2.84m above the existing ground levels which is more than the allowable ceiling height of 2.5m. However the development proposes the new outbuilding with an overall height of 3.5m above the existing ground levels which complies with the maximum allowable height.	Supported	
DA2017/0400	Setbacks	Lot 45 Sec 1	DP 3230	75	Seaforth Ave	Oatley	2223	Dual Occupancy	R2 Low Density Residential	Setbacks	Hurstville DCP 1	SETBACKS This proposal is to convert an existing detached double garage/outbuilding into a secondary dwelling with adjacent entertaining/bbq area. All of this building is existing including the location of the external walls. The proposal can be made BCANCC compliant and the only objectors concerns were resolved at an onsite meeting. Accordingly, even though the proposal does not meet the setback requirements for a secondary dwelling (rear and both side boundaries) the proposal is supported.	Supported	Council
DA2017/0403	Building and Ceiling Height	Lot 3	DP 355000	76	Clarendon Rd	Peakhurst	2210	Residential Dwelling	R2 Low Density Residential	DS 2.3 Building Height	Hurstville DCP 1	DS2.3. For flat roofed dwellings, maximum height to the top of the parapet of the building is: a. 7.8m above the existing ground level vertically below that point. Proposed = 7.9m.	Supported	Council
DA2017/0404	Building Height	Lot 62	DP 112687	40A	Mavis Ave	Peakhurst	2210	Alterations and Additions	R2 Low Density Residential	Building Height	Hurstville DCP 1	Building height - Maximum ceiling height is 7.2m above the exiting ground level vertically below that point. Proposed 7.6m (as existing)	Supported	Council
DA2017/0410	Swimming Pool	Lot 48 Sec 31	DP 5510	35	Boorara Ave	Oatley	2223	Alterations and Additions	R2 Low Density Residential	Pool Ground Level	Hurstville DCP 1	The top of the pool is as close to existing ground level as possible. Swimming pool edge to be a minimum of 1.5m from side and rear property boundaries. Proposed. Top of pool 0.8m above natural ground level	Supported	Council
DA2017/0413	2nd Floor Depth	Lot 17	DP 4607	29	Culwulla St	Sth Hurstville	2221	Dual Occupancy	R2 Low Density Residential	Floor Depth	Kogarah DCP 2013	2nd Floor Depth. 60% (max) which is 27m for the site. 27.6m measured to the outer side of the rear balcony, which does not comply. However this minor non-compliance is considered acceptable as the balcony does not cause any adverse bulk or amenity issues, subject to a condition regarding privacy.	Supported	Council
	Rhythm of Building									Building Façade		Primary building façade. Maximum 40% of site primary façade which is 6m for the site. Proposed = the proposed primary façade is 7.22m which does not comply. The secondary façade is setback 2.11m on the ground floor, which complies	Supported	
DA2017/0416	Setbacks	Lot 85	DP 16261	64	Walter St	Mortdale	2223	Dual Occupancy	R2 Low Density Residential	PC 3 Setbacks	Hurstville DCP 1	PC 3 Setbacks. DS.12 Frontage. 15m. Proposed DW1: 10.97 (no change)	Supported	Council
	Setbacks									DS 3.1 Setbacks		DS3.1 Front Setback 5.5m. Proposed DW2: 4.13m / 4.03m garage	Supported	
	Setbacks									DS 3.5 Setbacks		DS3.5 Ground floor side setback 900mm. Proposed = DW1: 1.35m (n) 725mm - 1.12m (s) (no change)	Supported	
	Setbacks									DS 3.9 Setbacks		DS3.9 Ground rear: 7m. Proposed = DW1: 3.86m - 4.84m DW2: 4.61 - 5.03m	Supported	
	Fence									Fencing		Front fence 1m Proposed 1.49m maximum height which comprises of columns and infill panels.	Supported	
DA2017/0417	Setbacks	Lot B	DP 418694	2B	Maclairin St	Penshurst	2222	Alterations and Additions	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	The DCP required setback for in-ground swimming pools is 900mm to the pool coping and 1.5m to the waterline. The eastern side boundary setback is 900mm to the edge of the pool coping/wall (approx 150mm wide), therefore the eastern side boundary setback is 1.15m which is 350mm less than the 1.5m to the waterline required by Councils DCP. This is considered a minor variation and the site conditions (sewer and drainage easement down the centre of the site / existing 1m high retaining wall on eastern boundary with a 1.8m high colourbond fence on top) combine to make this minor non-compliance an acceptable variation that will not have any adverse impact on the adjoining properties.	Supported	Council
DA2017/0425	Wall Height	Lot 12	DP 23133	20	Talbot St	Riverwood	2210	Dual Occupancy	R2 Low Density Residential	Wall Height	Hurstville DCP 1	Wall Height 6.8m (mx). Proposed 6m - 7.4m	Supported	Council
DA2017/0429	Setbacks	Lot 242	DP 582656	22A	Mabel St	Hurstville	2220	Alterations and Additions	R2 Low Density Residential	Setbacks	Kogarah DCP 1	Side (North East) 1.2m (min. Proposed = On Boundary	Supported	Council
	Setbacks									Setbacks		Side (South West) 1.2m (min). Proposed 1.16m	Supported	
	Balconies									Setbacks		Balcony Setback 3m (max). Proposed 1.2m	Conditioned	
DA2017/0431	Setbacks	Lot 1	DP 10395	193	Stoney Creek Rd	Beverly Hills	2209	Boarding House	R2 Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks Side 3m. Proposed Southern ground side 900mm - 1200mm. Southern first side: 1200mm (rear portion) - 2m (front portion) - 3m (centre portion)	Supported	Council
	Car Parking									Car Parking		Car Parking - 1 space per 1 or 2 bedroom dwelling, 12 required. Proposed = 6	Supported	
	Car Parking									Car Parking		Car Parking - 1 visitor space per 4 dwellings or part thereof, 3 required. Proposed = None	Supported	
	Car Parking									Car Parking		Car Parking - Parking provided behind the main building face, not visually prominent, and compatible with building design. Proposed = 2 spaced are provided in front of the front building line. 4 spaces are provided within the internal parking area of the ground floor.	Supported	
	Car Parking									Car Parking		Car Parking - Vehicular access and manoeuvring does not occupy more than 40% of the frontage. Proposed = 51%	Supported	
	Private Open Space									Private Open Space		Private Open Space - 6m x 4m (ppos) accessed from living room ppos not located forward the front building line.	Supported	
	Solar Access									Solar Access		Solar Access - 3 hours of sunlight mid winter to main living areas and adjoining POS. Proposed = The shadow diagrams show overshadowing of both 191 Stoney Creek Road and 2 Thomas Street	Supported	
	Streetscape									Streetscape		Streetscape - Varied roof shape and mark the entrance, maximum wall length is 6m at street frontage. Proposed = The entrances to the boarding rooms are in the side elevations. The front wall is approximately 11m	Supported	
DA2017/0435	Setbacks	Lot 200	DP 1208718	17	Empire Ave	Blakehurst	2221	Alterations and Additions	R2 Low Density Residential	Setbacks	Kogarah DCP 2013 - Part C1 - Low Density	Side Setbacks. For buildings having a wall height of 3.5m or less, the minimum side boundary setback is 900mm. Proposed. NIL (Garage)	Supported	Council
	Setbacks									Setbacks		Side Setbacks. For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed = 1.1m (eastern)	Supported	
DA2017/0437		Lot E	DP 388004	19A	Greenacre Rd	South Hurstville	2221	Townhouses with basement parking	R3 - Medium Density Zone	4. Minimum Site and Density Requirement	DCP PART C2 - Medium Density Housing	Minimum site area and density requirements have been set out for various forms of medium density development in the R3 - Medium Density Zone. - 2.1m2 of site per m2 or dwelling for sites coloured yellow in Appendix 4. Proposed = The proposal is for 1,050.1m2 of gross floor area, equating to a total of 2205.2m2. The subject allotment has a combined site area of 1.540m2.	Supported	Council
										6.0 Building Setbacks		Required setback 4.6m. Proposed 3.7m. Variation of 0.892m or 19.13%	Supported	

DA2017/0442	Solar Access	Lot A	DP 370131		42A	Kyle Parade	Kyle Bay	2221	Residential Dwelling	R2 Low Density Residential	Solar Access	Kogarah DCP 2013 Part 1 - Low Density Residential	1.6 Solar Access - At least 50% of the primary private open space of the proposed development should have access to a minimum of four hours of sunlight between 9am - 3pm on 21 June. Proposed. There is a degree of overshadowing over the dwelling at No. 42 Kyle Parade	Supported	Council
DA2017/0443	Solar Design	Lot 93	DP 871040		21A	Junction Rd	Peakhurst	2210	Residential Dwelling	R2 Low Density Residential	PC 6 Solar Design	Hurstville DCP 1 - Section 4.4 Dwelling Houses on Standards Lots	PC 6 - Solar Design. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9am and 3pm on 22nd June. Proposed = The window on the adjoining dwelling to the south-west does not receive direct sunlight during the shortest day of mid-winter season.	Supported	Council
DA2017/0445	Setback	Lot 17	DP 654883		27	Hillcrest Ave	Hurstville	2220	Dual Occupancy	R2 Low Density Residential	Setbacks	Kogarah development Control Plan 2013	Side Setbacks 1.2m. Proposed Dwelling 1 - part 1.2m part 0.9m	Supported	Council
DA2017/0446	Setbacks	Lot 8	DP 16460		29	Boronia St	Kyle Bay	2221	Alterations and Additions	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	Side Setbacks 900mm / 1.2m. Proposed 0-500mm	Supported	Council
	Outbuildings										Setbacks		Outbuildings are not to be located within the front building line and must be set back 900mm from the site boundaries. Proposed 0-500mm	Supported	
DA2017/0452	Setbacks	Lot 2	DP 12173		49	Inverness Ave	Penshurst	2222	Dual Occupancy	R2 Low Density Residential	Setbacks	Kogarah Development Control Plan 2013 Part C1 Low Density Housing	Setbacks Frontage: 18m. Proposed = 15.24m	Supported	Council
DA2017/0454	Floor Space Requirements	Lot 124	DP 11059		37	Panorama St	Penshurst	2222	Alterations and Additions	R2 Low Density Residential	Floor Space Requirements	Kogarah Development Control Plan 2013 Part C1 Low Density Housing	Floor Space Requirements. Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured. Proposed 64%	Supported	Council
	Visual Privacy										Windows		Windows from active rooms are to be offset between adjacent dwellings so as to avoid direct overlooking onto neighbouring windows. Maximum depth of 2.5m and setback a minimum 3m from any adjoining property boundary and limited to a cumulative total of 40m2 per dwelling. Proposed Setback 2m	Supported	
DA2017/0455	Street Frontage	Lot 14 Sec 11	DP 1963		46	Bruce St	Kogarah Bay	2217	Dual Occupancy	R2 Low Density Residential	Street Frontage	Kogarah DCP No 2013 Part C1 KDCP 2013	Street Frontage 18m (min). Proposed = 15.24m	Supported	Council
	Height of Garage										Outbuilding Height		Height of Garage. No more than 1m aboveground. Proposed = 1.4m maximum on the south east (side) elevation.	Supported	
	Primary Building Façade										Building Façade		Primary building façade. Maximum 40% of site primary façade. Proposed 52% ground floor and the second floor has no setback.	Supported	
	Car Parking										Car Parking		Car Parking. Maximum driveway length between street boundary and primary building façade 4m. Proposed 6.5m.	Supported	
	Basement Parking										Basement Parking		Basement Parking. Suitable sites for basement parking: slope of the site more than 1:9 (12.5%). Proposed 3%.	Supported	
DA2017/0465	Site coverage	Lot 38	DP 1808		19	Empress St	Hurstville	2220	Residential Flat Building	R3 – Medium Density Residential	Site Coverage	Kogarah DCP 2013 Part 2 - Medium Density Housing	The proposed development has a site coverage of 55.8% (796sqm) in lieu of the maximum allowable 45% (641.6sqm). This non-compliance is largely the result of the DCP provisions not being reflective of the density controls permitted under the LEP. While numerically non-compliant, the proposed site coverage does not promote an overly dominant building form and will not unreasonably deny the opportunity for the provision of deep soil landscaping along the site perimeters.	Supported	Council
	Common Open Space										Site Area		The proposal provides 28.4% or 405sqm of communal open space in two (2) separate locations on both the ground and third floor level (See excerpts below) that fails to comply with Council DCP controls of 660sqm. While failing to comply with Council's DCP provisions, the proposed areas combined exceed the minimum ADG requirements for communal open space which in this requires 356.4sqm or 25%. It is considered that as the proposed communal open space satisfies the ADG requirement and is adequate for the scale of development providing enabling opportunities for social interaction between residents.	Supported	
	Impervious Area										Impervious Area		Council's DCP allows 784.2sqm impervious area whereas 1049sqm (73.6%) of the proposed development could be considered impervious. However, the proposal provides 512sqm (35.9%) of landscape area at ground level of which 376sqm (26.3%) is considered to be located within deep soil zones. This area significantly exceeds the ADG requirement of 99.75sqm (7%).	Supported	
	Building Setbacks										Setbacks		The DCP requires minimum street setbacks of 5.0m and the proposed development observes the following street setbacks: Empress Street: 5.0m Finney Street: 3.0m Cole Lane: 3.0m While the street setbacks to both Finney Street and Cole Lane are non-compliant, it is considered that they are both acceptable as: The proposed 3.0m setback to Finney Street is not inconsistent with existing developments on street corners within the locality that have varied setbacks to Finney Street and do not demonstrate a cohesive pattern.	Supported	
	Solar Access										Solar Design		Given the orientation of the subject site to neighbouring properties and proposed development reflecting the desired future character anticipated by the height and floor space ratio specified within KLEP 2012, largely unavoidable shadowing will be cast on neighbouring developments. This impact is most notably evident upon review of the 21 June shadow diagram submitted as part of the architectural plan set which indicates a considerable amount of shadow being cast by the proposed development over the existing townhouse developments located at 25-27 Empress Street and 32-36 West Street	Supported	
	Parking										Setbacks		Access to the basement garage is proposed from Cole Lane. Due to the fall of the land and the flood liable nature of the land, a considerable portion of the basement carpark will be located above ground. This design outcome is contrary to the DCP requirements which outlines that the parking area is to be a maximum of 1m above the ground level for the purpose of providing natural ventilation. In this regard, the site characteristics and constraints do result in the basement protruding up to 2.5m within the southern-most corner of the building. In order to alleviate any potential visual impacts that may result from this non-compliance, the proposed basement is generously setback from the site perimeters in order to allow for the provision of deep soil landscaped areas within these areas. The proposed planting in these locations will assist in obscuring the protruding basement wall from both the south eastern neighbouring property and from Cole Lane.	Supported	
DA2017/0466	Parking	Lot 11	SP 69788	1	292	Princes Hwy	Carss Park	2221	Commercial	B1 – Neighbourhood Centre	Car Parking	Kogarah DCP 2013	The DCP does not specifically identify indoor recreation facilities when referring to car parking requirements. Car Parking for "Other uses" is specified to be provided at the rate of 1 space per 40m² of gross floor area. This would equate to 9.2 car parking spaces for the use. However an assessment under the RMS Guide to Traffic Generating Developments suggests that 3 car parking spaces per 100m² of gross floor area should be provided for gyms. In accordance with the DCP, a total of 9.2 car parking spaces are to be allocated to the premises which is a shortfall of 1.2 spaces. The shortfall in this instance is considered acceptable given a public carpark comprising of 24 spaces is located 50m from the site at the corner of Carinya Place and Carwar Lane and is accessible 6 days a week.	Supported	Council
DA2017/0467	Setbacks	Lot 11	DP 20149		206	Belmore Rd	Riverwood	2210	Alterations and Additions	Zone B2 – Local Centre	Setbacks	Hurstville DCP 1	(1) Setback – Plans indicate that an element of the proposal extends beyond the front boundary on to Council's Footpath. A condition of consent will require that the plans lodged with the construction certificate demonstrate that the entirety of the proposal is within the property boundary.	Conditioned	Council

DA2017/0468	Street Frontage	Lot 24 Sec 3	DP 1884	120	Railway Pde	Mortdale	2223	Dual Occupancy	R2 Low Density Residential	Street Frontage	Kogarah DCP 2013	Street Frontage 18m (min). Proposed = 15.24m	Supported	Council
	Residential Levels									Number of Levels / Storeys		Residential Levels 2 (max). Proposed = 3	Supported	
	Upper Floor Depth									Floor Depth		Upper Floor Depth 60% (max). Proposed = 69%	Supported	
	Setbacks									Setbacks		Setbacks Side 1.2m (min). Proposed 0.9m - 1.2m	Supported	
DA2017/0475	Setbacks	Lot B	DP 22806	61	West Cres	Hurstville Grove	2220	Dual Occupancy	R2 Low Density Residential	Setbacks	Kogarah DCP 2013	Setbacks - Front. 4.6m. Proposed = 2.8m - 7.7m Rear. 8.3m. Proposed = 7.8m - 11.3m	Supported	Council
DA2017/0476	Rhythm of Building	Lot 4	DP 14076	3	Miowera Ave	Cars Park	2221	Alterations and Additions	R2 Low Density Residential	Rhythm of Building	Kogarah DCP 2013	Rhythm of buildings Rear Setbacks - 6m (min) Proposed = 4.755m	Supported	Council
DA2017/0478	Setbacks	Lot 4	DP 388264	3	Gungah Bay Rd	Oatley	2223	Dual Occupancy	R2 Low Density Residential	Setbacks	Hurstville DCP 1	PC4 Setbacks DS4.,1 The minimum setback to side and rear boundaries is 900mm. Proposed = Nil setback (rear and southern side setback)	Supported	Council
DA2017/0483	???													Council
DA2017/0484	Building Height	Lot 5 Sec 34	DP 6848	51	Wyong St	Oatley	2223	Dual Occupancy	R2 Low Density Residential	Building Height	Kogarah DCP 2013	1.2.2. Building Heights (1) 7.2m to the underside of the upper ceiling. Proposed 8.2m	Supported	Council
DA2017/0488	Floor Space	Lot B	DP 354468	1	Castle St	Blakehurst	2221	Alterations and Additions	R2 Low Density Residential	Floor Space	Kogarah DCP 2013 Part C1 - Low Density - Dwelling Houses and Secondary Dwellings	1.2.1 - Floor Space - Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Proposed = The proposed development includes a two / three residential level element. A variation is sought for the habitable room which extend past the 60% depth point for the subject site.	Supported	Council
	Building Height									Building Height		1.2.2 - Building Heights - 7.2m to the underside of the upper ceiling. Proposed = 12.306m	Supported	
	Building Height									Building Height		1.2.2 - Building Heights - 9m to the top of the ridge (pitched roof). Proposed = 12.355m	Supported	
	Open Space									Open Space		1.3 - Open Space - 15% of the site area must be deep spoil landscaped area. 15% x 733.5 = 110.02m ² . Proposed 100sqm or 13.6%	Supported	
DA2017/0492	Excavations	Lot 164	DP 11934	38	Marine Dr	Oatley	2223	Alterations and Additions	R2 Low Density Residential	Cut and Fill	Hurstville DCP 1 Part 6.5 - Additional Controls for Development in the Foreshore	Must minimise excavation and construction materials satisfactory to Council. Proposed = Excavation of up to 4.2m involved due to steep slope of site. Construction materials are face brick with colourbond roof which will have satisfactory external appearance.	Supported	Council
	Retaining Walls									Retaining Wall		Retaining walls must not be located between FSBL and MHHM. Proposed = Development proposes retaining walls to the sides and rear of the boatshed.	Supported	
DA2017/0500	Setbacks	Lot CP	SP 90909	54	Woids Ave	Allawah	2218	Residential Flat Building	Zoned R3 Medium Density Residential	Setbacks	Kogarah DCP 2013 - Part C1	Part C2 - Medium Density Housing, Part 6 Building Setbacks stipulates that for residential flat buildings the side and rear boundary setbacks must be 3m plus ¼ the amount that the wall height exceeds 3m. The wall height of the building is a maximum 14.3m when measured from natural ground level. As such, the proposed building has not achieved a minimum of 5.3m from all side and rear boundary setbacks. The new building work has been generally setback 6m from the northern and southern side boundaries for primary living spaces with point intrusions to service area and stairways to the north for Unit 10. The study to Unit 11 presents a highlight window to that same boundary on a setback of 4.3m, aligning with the existing floorplate and wall for the unit below. The master bedroom for that unit presents a similar setback with the fenestration offset to the alignment of the building. The proposed additional floors have been designed to be recessed from the existing floorplate to reduce visual bulk impacts and allow for landscaping to soften and compliment the scale of the building. Screen planting and privacy screens have been provided to ensure no visual or aural privacy impacts to adjoining properties.	Supported	Council
	Impervious Area									Impervious Area		Part C2 - Medium Density Housing, Part 8 Open Space states that residential flat buildings must provide for a maximum of 55% impervious area of site. The proposal does not comply with this requirement, having 58% (475.7sqm) of impervious area on the site. The new ramp and additional footpaths increases the impervious area by only 16sqm. The existing deep soil landscaping along the external perimeters of the site has been maintained and can appropriately manage the amount of water from the site.	Supported	
	Private Open Space									Balconies		Part C2 - Medium Density Housing, Part 8 Open Space states that where provided courtyards for ground floor units must be a minimum of 35sqm/ dwelling, with a minimum dimension of 3m. Otherwise all dwellings must be provided with a balcony 12sqm in area with a minimum dimension of 3m. The proposed balcony to Unit 11 (one bedroom) is 8sqm in area and provides minimum dimension of 2.1m. The balcony to Unit 10 (two bedroom) is also 8sqm in area and provides a minimum dimension of 2.1m. It is noted that a communal rooftop terrace of 110sqm has been provided to compensate for the shortfall in private open space to the new units. This is considered acceptable, given the constraints to provide for larger balconies on site.	Supported	
	Adaptable and Accessible Housing									Adaptable Units		Part C3 - Medium Density Housing, Part 13 Adaptable and Accessible Housing states that for developments containing between 11 and 20 units, 2 adaptable units must be provided. The proposal does not include the provision of adaptable units to meet this control. Although the proposal results in a total of 11 units, only 3 new units are proposed. Site access has been improved with the inclusion of a new access ramp to the entry of the building, however there is no opportunity to retrofit the vehicular and pedestrian access to enable compliant Adaptable Units to be provided.	Supported	
	Parking									Car Parking		Part B4 General Controls outline car parking requirements for the subject development. The proposed development requires provision for 19 car parking spaces as outlined below: 10 x 2 bedroom units requires 15 spaces @ 1.5 spaces per unit; 1 x 1 bedroom unit requires 1 space @ 1 space per unit; 2.2 spaces (say 3 spaces rounded up) required for visitor parking @ 1 visitor space per 5 units. The existing development provides 14 space basement carpark comprising 12 resident spaces and 2 visitor spaces. Of the resident parking provision, 4 are provided in a tandem arrangement which have been allocated to Units 5, 6, 7 and 8. The remaining 4 units are allocated a single car space in the basement. This car parking provision (of 12 resident and 2 visitor spaces) complied with the car parking requirements of Council for the existing development. The development proposes a total of 12 off-street parking spaces comprising 11 resident spaces (1 space per unit) and 1 visitor parking space. The development proposes to install a mechanical system of sliding platforms in the basement to enable each unit to have access to a car parking space, noting that some of these parking spaces are in a tandem/stacked formation	Supported	
DA2017/0501	Allotment Width	Lot 218	DP 13496	5	Cooloongatta Rd	Beverly Hills	2209	Residential Dwelling	R2 Low Density Residential	Allotment Width	Hurstville DCP 2012	Allotment width 15m. Proposed No. 5: 15-13.96m	Supported	Council
DA2017/0504	Setbacks	Lot D	DP 358040	707	King Georges Rd	Penshurst	2222	Dual Occupancy	R2 Low Density Residential	Setbacks	Kogarah Development Control Plan 2013 - Part C1 Low Density Housing	Setbacks - Frontage 18m. Proposed 15.24m	Supported	Council
	Setbacks									Setbacks		CL 1.2.4.2 Front Setback - Average = 9.15m. Proposed Range: 5.5m - 6m	Supported	
	Wall Height									Wall Height		First Floor Side Wall Height more than 3.5m. 1.2m. Proposed N-W 900mm - 1,210mm and S-E 900mm = 1,200mm	Supported	
	Wall Height									Setbacks		Ground Rear 6m. Proposed DW1: 6.3m and DW2: 6m measured from rear N-E solid wall, 2.23m rear alfresco	Supported	
DA2017/0507	Building Height	Lot 68	DP 24258	45	The Promenade	Sans Souci	2219	Residential Single Dwelling	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Upper Ceiling 7.2 (max) - Proposed 8.4 (max)	Supported	Council

	Building Height									Building Height		Roof Parapet 7.8 (max) - Proposed 8.7 (max)	Supported	
	Balconies / Terraces									Balconies / Terraces		Total Area 40m2 (max) - Proposed 155m2	Acceptable	
	Balconies / Terraces									Balconies / Terraces		Width 2.5m (max) - Proposed 4.6m	Acceptable	
	Balconies / Terraces									Balconies / Terraces		Setback 3m (min) - Proposed 1.2m	Acceptable	
DA2017/0513	Floor Space Requirements	Lot 1	DP 721717	16	Stuart St	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	Facades	Kogarah DCP 2013 Part C1 - Low Density Housing	(5) Blank walls and flat facades should be avoided. Walls longer than 10m should be articulated by a minimum 300mm projection or indentation in the facade.	Supported	Council
	Rhythm of Built Elements in the Streetscape									Frontage Width		1.2.3 Rhythm of the Built Elements in the Streetscape (1) The primary building facade should not exceed 40% of the overall width of the total frontage (Figure 6).	Supported	
	Rhythm of Built Elements in the Streetscape									Building Façade		1.2.3 Rhythm of the Built Elements in the Streetscape (2) The secondary building facade should be set back a minimum of 1.5 metres from the primary building facade (Figure 7).	Supported	
	Front Setbacks									Setbacks		(1) Where the setback of an adjacent building is greater than 5m, an appropriate setback may be achieved by ensuring development is set back: the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2.0m (Figure 9); or the average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2.0m (Figure 10). Proposed front setback: Minimum 6.37m. Minimum front setbacks of development on adjoining sites: 14 Stuart St - 7.40m / 18 Stuart St 7.50m. Note: The difference in setback of the two adjoining buildings is less than 2m	Supported	
	Side Setbacks									Setbacks		Side Setback - For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed - The wall height of the eastern elevation garage wall to dwelling 1 has a height of 3.9m and has been setback from the eastern side boundary 900mm. The proposed wall height of the western elevation garage wall to dwelling 2 has a height of 3.95m and has been setback from the western side boundary by 900mm.	Supported	
	Open Space									Open Space		1.3 Open Space - (3) Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year round use.	Supported	
	Visual Privacy									Visual Privacy		1.5.1 Visual Privacy - (1) Windows from active rooms are to be offset between adjacent dwellings so as to avoid direct overlooking onto neighbouring windows.	Supported	
	Visual Privacy									Visual Privacy		1.5.1 Visual Privacy - (2) Where terraces and balconies are proposed and are elevated more than 1.5m above ground level (finished) and are located behind the street front facade, they are restricted to a maximum width of 2.5m and must be setback a minimum 3m from any adjoining property boundary.	Supported	
	Solar Access									Solar Access		1.6 Solar Access - (1) At least 50% of the primary private open space of the proposed development should have access to a minimum of four hours of sunlight between 9am-3pm on 21 June.	Supported	
DA2017/0525	Street Frontage	Lot 5	DP 6862	4	Hurstville Rd	Hurstville	2220	Dual Occupancy	R2 - Low Density Residential	Street Frontage	Kogarah DCP 2013	Street frontage 18m (min). Proposed = 15.24m	Supported	Council
	Residential Levels									Residential Levels		Residential Levels 2 (max). Proposed = 3 levels	Supported	
DA2017/0526	Subdivision	Lot 2	DP 506036	66	Moons Ave	Lugarno	2210	Boundary Adjustment, Torrens Title and Alterations and Additions	R2 - Low Density Residential	Subdivision	Hurstville DCP No 1	Where the site is only accessible by an inclinator, an access way with a minimum width of 2m is to be provided. Proposed = 66A: 1.5m	Conditioned	Director
	Subdivision									Subdivision		Where the site is only accessible by an inclinator, an access way with a minimum width of 2m is to be provided. Proposed = 66B: 1.52m	Conditioned	
	Setbacks									Setbacks		Side Setback 900mm/1.5m. Proposed = 0m/1.11m	Supported	
	Setbacks									Setbacks		Side Setback 900mm/1.5m. Proposed = 250mm/1.8m	Supported	
	Outbuilding Setbacks									Outbuilding Setbacks		Outbuilding setback 900mm. Proposed = Carport 66A: 0m 66B: 0m	Supported	
	Building Height									Building Height		Building Height. Maximum ridge height as per LEP. Proposed = 66B 9.781m	Supported	
	Building Height									Building Height		Maximum Parapet Height. Proposed = 66B: 8.694m	Supported	
	No Of Parking Spaces									No Of Parking Spaces		Front Garage proposed for No. 66	Supported	
DA2017/0529	Street Frontage	Lot 65 Sec 3	DP 1604	30	Waitara Pde	Hurstville	2220	Dual Occupancy	R2 - Low Density Residential	Street Frontage	Kogarah DCP 2013	2.1 Dual occupancies (attached) - street frontage 18m (min). Proposed =15.24m	Supported	Council
DA2017/0534	Street Frontage	Lot 23 Sec 3	DP 18584	79	Stuart St	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	Street Frontage	Kogarah DCP 2013	Street frontage 18m (min). Proposed = 16.37m	Supported	Council
	Side Setbacks									Setbacks		Setbacks - Side (N) 1.2m (min). Proposed = 9.0m - 2m	Supported	
DA2017/0538	Side Setbacks	Lot 2	DP 503492	46	Llewellyn St	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks Side (Southwest) GF 0.9m / FFL 1.5m. Proposed 0.9m to garage.	Supported	Council
	Side Setbacks									Setbacks		Setbacks Side (Southeast) GF 0.9m / FFL 1.5m. Proposed 0m to garage and storage	Supported	
	External Ceiling Height									Ceiling Height		External ceiling (wall) height: 7.2m. Proposed 7.8m	Supported	
	Height to Parapet									Building Height		Height to Parapet (flat roof dwellings): 7.8m. Proposed 9m	Supported	
DA2017/0541	Privacy	Lot 3	DP 536424	127	Terry St	Connells Point	2221	Alterations and Additions	R2 - Low Density Residential	Windows	Kogarah DCP 2013	1.5 Privacy (1) Windows from active rooms are to be offset between adjacent dwellings so as to avoid direct overlooking onto neighbouring windows. Proposed = Windows three and four (W3 and W4) in bedroom 3, have the potential to overlook the neighbouring private open space and pool located to the east. It is recommended that W3 be relocated and W4 be deleted. A condition will be enforced detailing the new location.	Supported	Council
DA2017/0543	Floorspace	Lot 2	DP 607461	7	Nelson St	Sans Souci	2219	Residential Dwelling	R2 - Low Density Residential	Floor Space	Kogarah DCP 2013	1.2.1 - Floor Space - Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Required distance = 20.5 x 0.6 = 12m. Proposed = The first floor element proposes a distance of 14m encroaching by 2.1m over the required 60% of depth of the site.	Supported	Council
	Setbacks									Setbacks		1.2.4 Building Setback Front Setback - Where the setbacks of the adjacent buildings are 0m - 5.0m, an appropriate setback may be achieved by ensuring development is setback the same distance as one or the other of the two adjoining dwellings. In this case = 7.5 = 3 = 10.5/2 = 5.25m. Proposed = 4.5m to dwelling	Supported	
	Setbacks									Setbacks		1.2.4 Building Setback Rear Setback - Buildings are to have a minimum rear setback of 15% of the average site length (in this case of t his site 15% x (20.5 x 15/100) = 3.075m) or 6m, whichever is greater - in this case = 6m. Proposed = 4m	Supported	
	Swimming Pool									Swimming Pool		4.6 Swimming pools, spas and enclosures (3) Swimming pools/spas must be positioned a minimum of 900mm from the property boundary with the water line being a minimum of 1500mm from the property boundary. Proposed 1.4m (rear)	Supported	
DA2017/0544	Allotment Width	Lot 53 Sec 3	DP 6565	2	Walton St	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	Allotment Width	Kogarah DCP 2013	Allotment width (attached) 18m. Proposed = 15.24m	Supported	Council
DA2017/0549	Floor Space Ratio	Lot 3	DP 309012	116	Kyle Parade	Kyle Bay	2221	Dual Occupancy	R2 - Low Density Residential	Building Scale and Height 1.2.1	Kogarah DCP 2013	1.2.1 Floor Space - Clause 7 - 60% depth = 22% variation	Supported	Council
	Fenestration and External Materials									Fenestration and External Materials 1.2.5		1.2.5 Fenestration and External Materials - Clause 6 - single garage openings = proposed double garage with single panel lift door	Supported	
DA2017/0552	Setbacks	Lot 7 Sec 1	DP 11145	26	Rosemont Ave	Mortdale	2223	Alterations and Additions	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	The primary setback to Rosemont Ave is to be encroached by the proposed carport, however as this is an older dwelling, vehicular access down the side driveway is not practical or safe due to the narrow width. There are a number of other properties in this street that have carports forward of the primary building line so this carport will not look out of character with the existing streetscape. It is also noted that this proposed carport is to be setback 900mm off the front boundary. The design of the proposed carport is a simplistic skillion roof on four steel columns but this is in character with the majority of other carports in this street	Supported	Council
DA2017/0554	Outbuildings Heights	Lot 13	DP 10359	16	Boronia Pde	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	DS 2.1 Maximum Height	Hurstville DCP 1	DS2.1 Maximum Height is 3m. Proposed = double garage: 3.795m	Supported	Council

DA2017/0559	Setbacks	Lot 11	DP 571607		229	Woniara Rd	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	Rear boundary- Councils DCP requires a 3m setback off the rear boundary but this proposal is only setback 900mm off the rear boundary. The rear neighbours property has vacant yard located adjacent to this common boundary, and the northern side neighbour has a detached outbuilding built up to their rear boundary. Accordingly this reduced setback is not out of character nor considered to impact on neighbours amenity due to the reduced setback. This variation is also supported.	Supported	Council
	Setbacks										Setbacks		North/west side boundary- Side boundary setbacks under Kogarah DCP 2013 is 900mm or the existing dwelling setback, whichever is the greater of the both. The intent of this "existing dwelling setback" is so that the secondary dwelling will be hidden behind the main dwelling and therefore not visually impact on the streetscape. The main dwelling is setback approximately 2.6m off the north western side boundary, but due to the levels of the site and the fact that there is an attached carport with roller door and a detached garage down the north western side of the dwelling, it is unlikely that the proposed secondary dwelling will be visible from the street. Accordingly this variation is supported.	Supported	
	Setbacks										Setbacks		South/east side boundary- Side boundary setbacks under Kogarah DCP 2013 is 900mm or the existing dwelling setback, whichever is the greater of the both. The intent of this "existing dwelling setback" is so that the secondary dwelling will be hidden behind the main dwelling and therefore not visually impact on the streetscape. The main dwelling is setback approximately 1.4m off the south eastern side boundary. Due to the existing site levels where the front yard is over a metre above footpath level, and the existing amount of front and side gardens and landscaping in the front yard, it is unlikely that the secondary dwelling will be visible from the street down this side of the main dwelling. Accordingly this variation is supported.	Supported	
	Height										Building Height		Height- The overall height of the proposed secondary dwelling exceeds the DCP limit by up to 1.4m on this sloping site. This height is to the roof ridge, which is well clear of any site boundary, and is not considered to impact on any adjoining neighbours or the streetscape. Accordingly this variation is supported.	Supported	
DA2017/0560	Building Heights	Lot 15 Sec 2	DP 5453		212	Woniara Rd	South Hurstville	2221	Dual Occupancy	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Secondary Dwelling: 2.7m to the underside of the ceiling. Proposed = 3.6m	Supported	Council
	Building Heights										Building Height		Secondary Dwelling: 3.5m overall building height. Proposed = 5.11m	Supported	
	Outbuildings Heights										Outbuilding Height		Maximum height of outbuildings is: 3.5m to the ridge. Proposed = 4m	Supported	
	Outbuildings Heights										Outbuilding Height		Maximum height of outbuildings is: 2.5m to the underside of the eaves above natural ground level. Proposed 2.7m	Supported	
DA2017/0563	Number of Storeys / Levels	Lot 38 Sec 6	DP 3111		610	King Georges Rd	Penshurst	2222	Dual Occupancy	R2 - Low Density Residential	Number of Storeys / Levels	Hurstville DCP 1	Number of Storeys / Levels - 2 storeys. Maximum 6.8m external wall height. Proposed = Max 7.1m (East)	Supported	Council
DA2017/0568	Height Ceiling	Lot 162	DP 1040171		29	Argyle St	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	Building Height	Hurstville DCP 2012	PC2 Building Height DS2.2 Height ceiling 7.2m. Proposed = 9m.	Supported	Council
	Building Height										Building Height		PC2 Building Height DS 2.3 Building height (flat roof). 7.8m. Proposed = 9.4m	Supported	
DA2017/0569	Setbacks	Lot 28	DP 9915		162	Lugarno Pde	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks Side: 900mm/1.5m. Proposed 1m - Proposed deck	Supported	Council
	Setbacks										Setbacks		Setbacks Side: 900mm/1.5m. Proposed Proposed deck - 230-3800	Supported	
	Setbacks										Setbacks		Setbacks Side: 900mm/1.5m. Proposed Carport - 28.9m / 28.9m	Supported	
DA2017/0573	Building Height	Lot 28 Sec 36	DP 4868		5A	Algernon St	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Building Height Roof 7.8m (max). Proposed = Dwelling 1 8.1m	Supported	Council
	Second Level Depth										Building Depth		Second Level Depth 60% (max). Proposed = 68.95% Dwelling 1	Supported	
	Car Parking										Car Parking		Carparking 3 spaces (min). Proposed = 3 garage spaces (Dwelling 1 has only 1 car space)	Supported	
DA2017/0575	Setbacks	Lot 1 Sec 7	DP 1884		30	Coleborne Ave	Mortdale	2223	Dual Occupancy	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	Front Dwelling Setbacks - Principal Street 5.5m (min). Proposed = 5.11m+	Supported	Council
	Setbacks										Setbacks		Rear Dwelling Setbacks Secondary Street 4.5m (min). Proposed = 2.6m - 6.14m	Supported	
	Setbacks										Setbacks		Rear Dwelling Setbacks Side Boundary 3.7m - 3.9m. Proposed = 1.2m - 3m	Supported	
DA2017/0578	Vehicle access, parking and circulation	Lot 1	DP 1090610		40	Russell St	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Vehicle Access	Kogarah DCP 2013	Vehicle access, parking and circulation. Garaging should be setback behind the primary facade. Proposed = Garage in front of the building facade.	Supported	Council
	Outbuildings										Setbacks		Outbuildings - Outbuildings are not to be located within the front building line and must be setback 900mm from the site boundaries. Proposed = 600mm side setback.	Supported	
DA2017/0579	Floor Space Requirements	Lot 999	DP 999999		47	Boronia St	Kyle Bay	2221	Dual Occupancy	R2 - Low Density Residential	1.2.1 Floor Space Requirements	Kogarah DCP 2013	Floor Space Requirements - (7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Proposed = No. 47 65% No. #a 64%	Supported	Council
	Side and Rear Setbacks										1.2.4.3 Side and Rear Setbacks		Rear Setbacks - Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is greater. Proposed No. 47 (to W): 3.8m to alfresco and No. 3A (to N): 3.55 to alfresco	Supported	
DA2017/0580	Outbuildings	Lot 240	DP 13827		31	Barwon Rd	Mortdale	2223	Alterations and Additions	R2 - Low Density Residential	Outbuilding Height	Hurstville DCP 1	Outbuildings. DS2.1 Maximum height is 3m. Proposed = 3.2m	Supported	Council
DA2017/0582	Building Heights	Lot 2	DP 525371		219	Queens Rd	Connells Point	2221	Residential Dwelling	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	1.2.2 Building Height : Single Dwelling (1) 7.2m to the underside of the upper ceiling. Proposed = 8.53m	Supported	Council
	Building Heights										Building Height		1.2.2 Building Height : Single Dwelling 7.8m to the top of the parapet. Proposed = 9.30	Supported	
	Rhythm of the Built Elements in the Streetscape										Building Façade		1.2.3 Rhythm of the Built Elements in the Streetscape. (1) The primary building façade should not exceed 40% of the overall width of the total frontage. Proposed = The primary façade exceeds 40%	Supported	
	Visual Privacy										Visual Privacy		1.5.1 Visual Privacy. (2) Where terraces and balconies are proposed and are elevated more than 1.5m above ground level (finished) and are located behind the street front façade, they are restricted to a maximum width of 2.5m and must be setback a minimum 3m from any adjoining property boundary. The first floor balcony located the rear of the proposed dwelling is 4.56m wide.	Supported	
DA2017/0583	Building Height	Lot 21 Sec 36	DP 4868		31	Herbert St	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Building Height Upper Ceiling - 7.2m (max). Proposed = 8.4m (max)	Supported	Council
	Building Height										Building Height		Building Height Rooftop - 7.8m (max). Proposed = 9m (max)	Supported	
	Second Floor Depth										Floor Depth		Second Floor Depth - 60% (max). Proposed = 63.8%	Supported	
	Setbacks										Setbacks		Setbacks Front 13.1m. Proposed = 12.8m+	Supported	
	Glazing to Front Façade										Front Façade		Glazing to Front Façade 35% (max). Proposed = 48%	Supported	
	Balconies										Balconies		Balconies / Terraces per dwelling 40m2 (max). Proposed = 44m2 (unit 1 only)	Supported	
DA2017/0587	Outbuildings	Lot 2	DP 814106		110	Princes Hwy	Beverley Park	2217	Child Care Centre	R2 - Low Density Residential	Outbuilding Height	Kogarah DCP 2013	Outbuildings (5) Maximum height of outbuildings is 3.5m to the ridge and 2.5m to the underside of the eaves above natural ground level. Proposed = (5) Existing carport on elevated slab at rear lane level. Proposed garage encloses the sides of this carport structure for improved amenity / security. Max Ridge height 4.3m, height to underside eaves 4.1m	Supported	Council

DA2017/0588	Visual Privacy	Lot CP	DP 359064		45	Queens Rd	Connells Point	2221	Use of Terrace in front of house	R2 - Low Density Residential	Visual Privacy	Kogarah DCP 2013	1.5.1 – Visual Privacy Control (2) states that where terraces and balconies are proposed and are elevated more than 1.5m above ground level (finished) and is located behind the street front façade; they are restricted to a maximum width of 2.5m and must be setback a minimum 3m from any adjoining property boundary. The terrace in question is not located behind the street front façade and as such, the above requirements are not applicable. Control (3) states that the area of balconies or terraces greater than 1.5m above ground level is limited to a cumulative total of 40m² per dwelling. The balcony contains an area of 34.56m² and when combined with the elevated balcony at the rear of the dwelling, the site supports a cumulative total of 50.36m² of balcony space, which exceeds 40m². The resulting non-compliance is 10.36m².	Supported	Council
DA2017/0589	Swimming Pool	Lot 1	DP 340283		27	Pacific Ave	Penshurst	2222	Swimming Pool	R2 - Low Density Residential	Swimming Pool	Kogarah DCP 2013	4.6 Swimming pools, spas and enclosures. (3) Swimming pools/spas must be positioned a minimum of 900mm from the property boundary with the water line being a minimum of 1500mm from the property boundary. Proposed 1.3m (northern setback)	Supported	Council
DA2017/0590	Setbacks	Lot 7	DP 9849		13	Colvin Ave	Carlton	2218	Alterations and Additions	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	#1 Setbacks - The proposed front boundary setback of (maximum) 1.085m does not comply with the primary building line to the house (approx. 5.5m) but there are a number of neighbouring dwellings in this street that have carports forward of the dwelling. The subject site also has an existing carport that extends almost up to the front boundary that the proposed carport is replacing. Accordingly it is considered that there is no further encroachment of the proposed carport on the existing primary building line.	Supported	Council
DA2017/0591	Number of Storeys / Levels	Lot A	DP 357042		38	Russell St	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Number of Storeys / Levels	Kogarah DCP 2013	Number of storeys / Levels. Max. 9m to ridge. Proposed = Max. 9.35m above existing ground level.	Supported	Council
	Number of Storeys / Levels										Number of Storeys / Levels		Number of storeys / Levels. M7.2m to underside ceiling. Proposed = 8.5m to underside ceiling.	Supported	
DA2017/0596	Setbacks	Lot B	DP 421305		178B	Terry St	Connells Point	2221	Alterations and Additions	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	#1 Outbuilding setbacks- The proposed detached lift will be located 20 mm off the north eastern side boundary and the required setback for "outbuildings" is 900mm. Council does allow this to be varied where the wall of the outbuilding closer than 900mm off a site boundary is a wall without any openings (ie windows or doors), and if Council is happy that the reduced setback for the outbuilding will not adversely affect the neighbours amenity with respect to noise and visual impact or the streetscape. The perfect example of this is detached garages in a backyard. This is a detached lift, and was neighbour notified, no objections were received; it complies with BCA Fire Safety Provisions and is considered satisfactory as proposed.	Supported	Council
	Fences										Outbuilding Height		#2# Outbuilding height-The allowable height for an "outbuilding" is 3.5m to top of roof and 2.5m to the underside of any eaves. This is a detached lift with a small floor plate area (1.72m long by 1.345m wide) that is located at the middle of where the land slopes away approx. 4.7m over a 5 m length. As the lift is cut into this sloping section of land it will project 3.6m above the highest point of natural ground level. This was neighbour notified and no objections were received. This variation for a detached lift on this steeply sloping section of land is support due to the extenuating circumstances of the site.	Supported	
	Outbuildings										Fences		#3# Fences- The existing colourbond /or brushwood fencing along the boundary of the right of carriage steps down the site with the prevailing descending topography of this property. Accordingly the existing fencing often exceeds the maximum 1.8m DCP height controls at various transition points along this north eastern side boundary. This is accepted and necessary to ensure adequate screening to ensure a degree of privacy between neighbours. The proposed boundary fencing again will exceed the DCP height controls at various transition points but this is necessary to maintain privacy between neighbours. No objections were received to this proposal and accordingly this variation to the heights of the boundary fencing is also supported on this site which has the constraint of topography.	Supported	
DA2017/0598	Setbacks	Lot 1	DP 503499		94	Stuart St	Blakehurst	2221	Alterations and Additions	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	#1-Side boundary setbacks to the southern side do not comply with Councils DCP in respect of the proposed garage extension. The existing double garage has the side wall butting up to the southern side boundary, and the submitted survey plan shows that the balcony above the existing garage actually encroaches over the southern side boundary by 0.065m for its entire length. The rear first floor balcony shall be reduced from 3.31m width to 2.5m in width. This rear first floor balcony shall also have 1.8m high privacy screens provided to the northern and southern sides of the balcony, to protect the privacy of adjoining neighbours.	Supported	Council
DA2017/0599	Design and layout of Car Parking Areas	Lot 127 Sec B	DP 6862		24	Hurstville Rd	Hurstville	2220	Dual Occupancy	R2 - Low Density Residential	Car Parking	Kogarah DCP 2013 - Part C1	4. Design & layout of Car Parking Areas. Natural Ventilation is provided. Proposed = Natural ventilation has not been provided, however as the garages would be provided for individual dwellings, it is not expected that continual ventilation of the garages would be required. The noncompliance is considered to be supportable.		Council
	Design and layout of Car Parking Areas										Car Parking		4. Design & Layout of Car parking Areas. Design permits vehicles to enter and exit the site in a forward direction. Proposed = The driveway designs do not permit forward entrance/egress to the site; the proposal is however for driveways that would each service a single dwelling. The constraints of the site would not permit vehicular manoeuvring within the site boundaries. Further, as the site does not adjoin a classified road, the technical noncompliance is considered to be satisfactory.		
	Floorspace Requirements										Floor Space Requirement		1.2.1 Floorspace Requirements - (5) Blank walls and flat facades should be avoided. Walls longer than 10m should be articulated by a minimum 300mm projection or indentation in the facade.		
	Floorspace Requirements										Floor Space Requirement		1.2.1 Floorspace Requirements - (6) The overall building should present a building mass that is in proportion with the allotment size, provides opportunities for modulation and articulation of the building and does not detract from the satisfaction of any other applicable design principle		
	Floorspace Requirements										Floor Space Requirement		1.2.1 Floorspace Requirements - (7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries, see Figures 1 and 2. Proposed = Depth of the site : 51.19m The first floor of the attached dual occupancy would extend 32.55m (63.5%) into the allotment from the street boundary. This is non-compliant with the 60% allotment depth of 30.714m		
	Building Heights										Building Heights		1.2.2 Building Heights - (4) Foundation areas, garages, basements, storage rooms or the like must not have an external wall height greater than 1m above ground level (existing) at any point on the building. Proposed = The front portion of the excavated garage has an external wall height of 1.2m above ground level existing. This has been calculated from the top of the external wall of the garage at FL: 24.70 and existing ground level directly beneath at RL: 23.50		
	Rhythm of the Built Elements in the Streetscape										Building Façade		1.2.3 Rhythm of the Built Elements in the Streetscape. (1) The primary building façade should not exceed 40% of the overall width of the total frontage (Figure 6).		
	Rhythm of the Built Elements in the Streetscape										Building Façade		1.2.3 Rhythm of the Built Elements in the Streetscape. (2) The secondary building façade should be set back a minimum of 1.5 metres from the primary building façade (Figure 7).		
	Fenestration and External Materials										Building Façade		1.2.5 Fenestration and External Materials - (5) Glazing shall be limited to a maximum 35% of the total area of the overall street front façade. This includes both primary and secondary façade bays (Figure 15). Proposed: Front façade area: 97.57m2. Proposed glazed areas: 38.8m2, or 39.7% of the frontage		

	Fenestration and External Materials									Building Façade		1.2.5 Fenestration and External Materials - (6) Where garaging is in the front facade it should be limited to a maximum of two garage bays, with separate garage door openings of a maximum width of 3 metres. Proposed = Two single width garages proposed. The garage doors would be 3.2m wide; it is considered unlikely that the 200mm noncompliance would have a discernible impact on the streetscape, and the placement of the garage doors below ground level and articulated features on higher levels would further lower the visual prominence of such features. The noncompliance is therefore considered to be supportable on merit.		
	Vehicular access, parking and circulation									Car Parking		1.4 Vehicular Access Parking and Circulation - (8) Basement parking is not encouraged on flat sites. Garaging should be provided at ground level unless the slope of the site exceeds 1:8 (12.5%) in which case a basement or suspended garage may be acceptable. Proposed = The average slope of the site is approximately 10.2%. At grade parking is considered impractical and would likely increase the visual prominence of garage structures. The proposed parking arrangement is therefore considered to be supportable.		
	Dual Occupancies									Site Area		2. Dual Occupancies - (1) Minimum site requirements for dual occupancies. Dual Occupancies (attached) Minimum Frontage - 18m, Minimum Site Area - 850m2. Proposed Frontage 15.24m and Site Area 779.9m2		
	Dual Occupancies									Site Frontage		2. Dual Occupancies. (5) No more than one third of the width of the frontage of a property should be used for driveways and accessways. Proposed = one third of 15.24m = 5.08m. Total width of driveways proposed = 5.6m		
	Retaining Walls									Retaining Walls		4.2.3 Retaining Walls - (3) A retaining wall that is visible from the street or public area must: (i) be constructed to a height no greater than 1.0m, and (ii) be designed so that there is a minimum setback of 1.0m between retaining walls and landscaping is provided in the setback areas, and (iii) be constructed of materials that do not detract from the streetscape. Proposed = Disregarding walls associated with the excavated driveways, retaining walls up to 1.15m high are required to contain planters within the front setback. A condition to reduce the heights of the walls is unlikely to have a discernible impact on the streetscape, given that the walls are not a prominent design feature. It is instead recommended that a condition ensure that the colours/materials of the walls are consistent with the remainder of the development, to ensure that such elements are of high visual quality.		
	Swimming Pool									Swimming Pools		4.6 Swimming Pools. Spas and Enclosures - (3) Swimming pools/spas must be positioned a minimum of 900mm from the property boundary with the water line being a minimum of 1500mm from the property boundary. Proposed = Dwelling 1: Eastern setback 3.05m (to coping). Western setback: to coping: 0m and to water: 1m. Dwelling 2: Western setback: 3.05m (to coping). Eastern setback: to coping: 0m and to water: 1m.		
DA2017/0600	Setbacks	Lot J	DP 420903		11 Boronia Pde	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	Balconies	Hurstville DCP 1	*(1) The proposed balcony extension to the front of the dwelling will be situated over the existing double garage that extends up to the front boundary of this site. The neighbouring dwellings are both setback more than 15m from the street frontage. A 4.5m setback is required from the primary street boundary however this is to the main building face which complies. The proposed balcony extension is setback 4.05m off the front boundary, will add to the bulk of the existing garage that encroaches the primary building line, but is considered aesthetically pleasing when viewed from the street. It is also noted that a number of properties in this section of Boronia Parade have garages or carports that encroach the primary building line. Accordingly no objection is raised to the proposed balcony.	Supported	Council
	Landscaping									Landscaping		*(2) The existing site has a large stencilled concrete area around the in-ground pool in the backyard and an existing driveway up the northern side of the dwelling. There are also areas of solid rock located onsite. Accordingly the amount of deep landscaping is less than 153.8m ² but this does not alter with the proposed works and is therefore considered satisfactory.	Supported	
DA2017/0602	Street Frontage	Lot 23 Sec 5	DP 1884		40 Carrington Ave	Mortdale	2223	Dual Occupancy	R2 - Low Density Residential	Street Frontage	Kogarah DCP 2013	Street frontage - 18m (min). Proposed = 15.24m	Supported	
	Upper Floor Depth									Floor Depth		Upper Floor Depth - 60% (max). Proposed = 67%	Supported	
	Setbacks									Setbacks - Front		Setbacks - Front 5.8m. Proposed 5m - 6.4m	Supported	
	Setbacks									Setbacks - Side (SW)		Setbacks - Side (SW) 1.2m (min). Proposed = 0.3m - 1.68m	Supported	
	Setbacks									Setbacks - Side (NE)		Setbacks - Side (NE) 1.2m (min). Proposed = 0.9m - 1.68m	Supported	
DA2017/0610	Wall Height	Lot 347	DP 13496		34 Pallamana Pde	Beverly Hills	2209	Dual Occupancy	R2 - Low Density Residential	Wall Height	Hurstville DCP 1	Wall Height 6.8m (max). Proposed = 7.2m	Supported	
	Setbacks									Setbacks		Rear Setback 3.5 (min). Proposed Unit 01 - 1.5m	Supported	
DA2017/0611	Swimming Pool	Lot 999	DP 999999		17 The Appian Way	South Hurstville	2221	Residential Dwelling	R2 - Low Density Residential	Swimming Pool	Kogarah DCP 2013	4.6 Swimming pools, spas and enclosures. On steeply sloping sites, Council may consider allowing the top of the swimming pool at one point or along one side to extend up to 1m above natural ground level, provided that the exposed face of the swimming pool wall is treated to minimise impact. The materials and design of the retaining wall should be integrated with, and complement the style of the swimming pool. Proposed = Due to steep topography of the rear yard the southern coping of the pool will be 1.3m above the existing ground levels.	Supported	Council
DA2017/0612	Setbacks	Lot 4 Sec 47	DP 82777		8 to 12 Oatley Ave	Oatley	2223	Alterations and Additions	Zoned B2 – Local Centre zone and R3 – Medium Density Residential	Setbacks	Kogarah DCP 2013	D2 - 16.4.1 Setbacks - For this block fronting Oatley Avenue, the rear setbacks are: Ground Floor - 6m. Proposed = The rear of the site is setback 1.9m to the stairs that access the terrace and 0.6m to the landscape planter and single garage. The gaming room sits below the terrace level and not visible from the rear.	Supported	Council
DA2017/0613	Building Height	Lot 1	DP 808463		3 Cross St	Hurstville	2220	Alterations and Additions	B4 Mixed Use zone	Building Height	Hurstville DCP 2 - Hurstville City Centre - Section 4.2 The Controls	The proposed centre management building will exceed the maximum building height control by 3m for an area of 310sqm which represents less than 1% of the site area. As the proposed variation is still 14m lower than the existing height of the building, and when considered in the context of the entire site, the non-compliance is considered minor. The location of the additional height limits its visibility and it would not result in any unreasonable visual bulk or detrimental impacts on the amenity of neighbouring properties. As such, the variation is considered acceptable.	Supported	
	Floor Space Ratio									Floor Space Ratio		(2) Floor space ratio. The applicant's planning consultant has submitted the following information to support the increase in floor space ratio: 'The proposed development will result in a minor increase of 0.01:1 to the existing floor space ratio of Westfield Hurstville. The increase in floor area does not result in any significant increase in the overall bulk and scale of the building, and is not visible from a pedestrian level. The proposal would not obstruct important views, result in any negative visual impacts, or detrimentally affect neighbour amenity'.	Supported	
DA2017/0619	Site Width	Lot 6 Sec 10	DP 7124		78 Waratah St	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	Site Width	Hurstville DCP 1	Min. Site Width: DS1.2 - a. 22m for detached dual occupancy. Proposed Min. 20.12m		Council
	Building Height									PC 2 Building Height		PC2 Building Height. DS2.1 Where not on a battle axe site, maximum wall height in metres in 6.8m. Proposed Dwelling 1 (southern elevation) - 7.8m		
	Building Height									DS 2.3 Cut and Fill		DS2.3 Existing ground level is not excavated more than 600mm in accordance with the Exempt and Complying provisions for on-site cut and fill for the finished ground floor level. Proposed = The existing ground level of Dwelling 1 is excavated up to 620mm. For Dwelling 2 the excavation is up to 810mm.		
	Building Height									DS 2.6 Ceiling Height		DS2.6 The maximum floor to ceiling height for a dual occupancy is 3.6m. Maximum floor to ceiling height proposed is generally 3.1m. However it is noted that the floor to ceiling height for the garage of Dwelling 2 is 3.87m.		
	Setbacks									Setback		Side (North) Setback: 1.5m (first floor. Proposed 1.2m - 1.8m)		

	Solar Access									PC 4 Solar Access		PC 4 - Solar Access DS4.1 - 3 hours on living area windows and PPOS between 9am and 3pm. Proposed = Due to the east west orientation of the site the level of solar access received in towards the adjoining property to the south (80 Waratah St) does not comply.		
	Visual Privacy									PC 5 Visual Privacy		PC5 - Visual Privacy. DS 5.2 - Windows and balconies of habitable rooms to not directly overlook windows, balconies and open space of adjoining dwellings. Proposed = First floor rear balconies overlook private open space areas of adjoining properties.		
	Visual Privacy									DS 5.4 Privacy Screens		DS5.4 - First floor rear balconies are to incorporate fin walls or privacy screens to side elevations to prevent overlooking. Proposed = First floor balconies create potential overlooking. Inadequate privacy screening proposed.		
	Vehicular access, parking and circulation									DS 7.5 Setbacks		DS 7.5 Driveways 1.5m from side boundaries. Proposed = driveway of Dwelling 1 provides a minimum 1.5m side setback. Dwelling 2 driveway provides 1.3m setback from new southern boundary.		
	Cut and Fill									PC 8 Cut and Fill		PC 8 - Cut and Fill. Cut/fill maximum 0.6m (permitted under exempt). Proposed cut and fill exceeds 600mm for both Dwelling 1 and Dwelling 2		
	Balconies									PC 11 Balconies		PC 11 - Balconies. DS 11.2 - To ensure privacy party recessed balconies are proposed at the rear. Proposed = First floor rear balcony of Dwelling 2 is considered acceptable as it is recessed approximately 5.0m from the northern boundary.		
	Landscaped Areas and Private Open Space									PC 14 Landscaped Area		PC 14 - Landscaped Areas and Private Open Space - DS 14.6 - Buildings and structures have a minimum clearance from the trunk of trees of 3m. Proposed = Dwelling 1 is located a minimum of 3m from the trunk of any surrounding trees. Dwelling 2 is located within 3.0m of the Angophora located within the front setback of the site.		
DA2017/0620	Site Area	Lot 127 Sec B	DP 1297		74 Patrick St	Hurstville	2220	Dual Occupancy	R2 - Low Density Residential	PC 1 Site Area	Hurstville DCP 1 2018	PC 1 - Site Area. DS1.1 Minimum site area is 450m2. Proposed = 404.8sqm	Supported	Council
DA2017/0621	Detached secondary dwelling	Lot 692	DP 104578		6 Homedale Cres	Connells Point	2221	Dual Occupancy	R3 - Medium Density Residential	Building Height	Kogarah DCP 2013	Detached secondary dwelling. (1) 2.7m to the underside of the ceiling. Proposed = 3.4m	Supported	Council
	Detached secondary dwelling									Building Height		Detached secondary dwelling. (2) 3.5m overall building height. Proposed 4.58.	Supported	
	Side and Rear Setbacks									Setbacks		1.2.4.3 Side and Rear Setbacks. Side setback 900mm or existing dwelling setback, whichever is the greater of both. Proposed = Eastern boundary 0.8m	Supported	
	Side and Rear Setbacks									Setbacks		4.4 (1) Outbuildings are not to be located within the front building line and must be set back 900mm from the site boundaries. Windows and glass doors must face into the yard, or be frosted if facing a neighbour's property. Proposed = outbuilding / carport is in the form of a carport located behind the front building line. The carport has a setback of 300mm.	Conditioned	
DA2017/0624	Rear Setback	Lot 29 Sec 2	DP 15709	4A	Lorna Ave	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 - Part C1 Low Density	Rear setback 3m. Proposed = 0.906m	Supported	Council
DA2017/0626	Site Frontage	Lot 13 Sec 2	DP 1963		63 Payten St	Kogarah	2217	Dual Occupancy	R2 - Low Density Residential	Site Frontage	Kogarah DCP 2013	Site frontage - 18m (min). Proposed = 15.24m	Supported	Council
	Setbacks									Setbacks		Setbacks - Front 7.2m. Proposed = 4.9m - 6.5m	Supported	
	Setbacks									Setbacks		Setbacks Side (NW) 1.2m (min). Proposed = 1.08m - 1.8m	Supported	
	Setbacks									Setbacks		Setbacks Side (SE) 1.2m (min). Proposed = 1m - 1.8m	Supported	
DA2017/0630	Setbacks	Lot 12	DP 23237		41 Renway Ave	Lugarno	2210	Residential Dwelling	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Setbacks Front: 4.5m/5.5m. Proposed 4.5m/0-600mm	Supported	Council
	Setbacks									Setbacks		Setbacks Side: 900mm/1.5m. Proposed 1.141m/1.3-1.5/1.507m	Supported	
	Setbacks									Setbacks		Setbacks Rear: 3m/6m. Proposed 3.304m/3.3m	Supported	
	Number of Storeys / Levels									Number of Storeys / Levels		Number of Storeys / Levels: 2. Proposed 3	Supported	
	Number of Parking Spaces									Number of Parking Spaces		Number of Parking Spaces: Vehicle crossing width 2.7m - 4.5m. Fences are splayed where a driveway is taken off the secondary setback.	Supported	
DA2017/0639	Vehicle Access and Parking	Lot 4	SP 66873	1	9 Stanley St	Peakhurst	2210	Alterations and Additions / Commercial	Zone IN2 - Light Industrial	PC 6 Vehicle Access	Hurstville DCP 2012 - No 1	PC 6 Vehicle Access and Parking. DS 6.1 Car Parking and loading bays must comply with Section 3.1 - Vehicle Access, Parking and Manoeuvring.	Supported	Council
DA2017/0643	Setbacks	Lot 9	DP 1012655		39 Woodlands Ave	Lugarno	2210	Conversion of existing garage to secondary dwelling	Zone R2 - Low Density Residential		Hurstville DCP 1	(1#) NOTE: the existing (western and northern) brick garage walls will remain. The new secondary dwelling is proposed to be located partially within the footprint of the old garage area. The western side (garage) wall is less than 900mm off the western side boundary (313mm) but is a single skin 110mm thick brick wall that is existing and complies with the BCA Fire Safety provisions. The northern (garage) wall is also existing and proposed to remain. This northern brick wall is setback 934mm off the rear boundary of the neighbouring property in front, so it also complies with the BCA Fire Safety provisions.	Supported	Council
DA2017/0646	Vehicle Access and Parking	Lot 658	DP 13496		16 Kooemba Rd	Beverly Hills	2209	Alterations and Additions	Zone R2 - Low Density Residential	DS 9.3 Setbacks	Hurstville DCP 1	DS9.3 Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed = The proposed double garage protrudes 4.873m forward of the main facade.	Supported	Council
	Alterations and Additions									DS 15.2 Alterations and Additions		DS15.2 Alterations and additions do not intrude within the existing primary street setback. Proposed = The proposed double garage protrudes 4.873m forward of the main building facade.	Supported	
DA2017/0647	Minimum site and density requirements	Lot 1	DP 1217235		101 Connells Point Rd	Sth Hurstville	2221	Multiple dwelling development	Zoned R3 Medium Density Residential	Site Area	Kogarah DCP 2013	Minimum site area per dwelling 2.1m ² of site area per m ² of dwelling on sites coloured yellow in Appendix 4 - which includes the subject site. (SEE identifies dwelling GFA of 1352m ² . This would require a site area of 2839.2m ²). Over by 816m ² or 28.7%. Proposed = Site Area - 2023m ²	Supported	Council
	Setbacks									Building Setbacks		Building Setbacks - Max 75% of the width of the building must be setback a min 5m, with the remainder being setback a minimum of 7m. Proposed = Front setbacks range from 5.5m to 6.8m	Supported	
	Site coverage									Site Coverage		Site coverage - Maximum 40%. Proposed = Site coverage is 903.41m ² or 44.65%	Supported	
	Vehicle Access and Parking									Car Parking		Vehicular access parking and circulation - Provided in accordance with B4 which states: 1 visitor space per 5 dwellings or part thereof. Proposed = Development has an over provision of resident parking (18 spaces provided / 16 required). But a slight under provision of visitor spaces (2 provided / 2.2 required)	Supported	
	Vehicle Access and Parking									Landscaping		Min 600mm landscaping between driveway and side boundary. Proposed = No landscaping to the northern boundary.	Supported	
	Vehicle Access and Parking									Car Parking		Basement parking should be under the building footprint and project no more than 1m above NGL. Proposed = Basement parking projects between 1.3m to 1.7m above NGL	Supported	
DA2017/0648	Setbacks	Lot 2	DP 501011		65 Kyle Pde	Kyle Bay	2221	Alterations and Additions	Zone R2 - Low Density Residential	Wall Height	Kogarah DCP	Ground side wall height up to 3.5m: 900mm. Proposed 100mm	Supported	Council
	Setbacks									Wall Height		First Floor Side Wall height more than 3.5m: 1.2m. Proposed 1m	Supported	
	Setbacks									Floor Depth		First Floor: 60% site depth (=m). Proposed m maximum depth	Supported	
	Maximum Height									Building Height		Maximum height 7.2m underside of ceiling.	Supported	
DA2017/0653	Outbuildings	Lot B	DP 420713		2 Orange St	Hurstville	2220	Dual Occupancy	Zone R2 - Low Density Residential	Building Height	Hurstville DCP 1	(1#) Outbuildings that are not attached to the main dwelling shall have an overall height of 3m. The proposed double garage that is attached to the secondary dwelling and has a common roof has an overall height of 4.319m.	Supported	Council
DA2017/0654	Setbacks	Lot Y	DP 401770	38A	Beach St	Blakehurst	2221	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	Side setback 900mm / 1.2m. Proposed = 3.4m / 3.4m	Supported	Council
DA2017/0657	Vehicle Access and Parking	Lot B	DP 331079		47 Woids Ave	Allawah	2218	Alterations and Additions	Zone R2 - Low Density Residential	Car Parking	Kogarah DCP 2013	Part B4 Kogarah DCP fails to comply with car parking requirements	Supported	SSPP
DA2017/0658	Setbacks	Lot E2	DP 410109		53 Mountview Ave	Beverly Hills	2209	Multiple Dwelling Development	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP No 1	Setbacks and Building Separation - The minimum setback to a primary street is 4.5m. Proposed Minim 4.5m front setback provided for ground floor. First floor and attic level encroaches into front setback.	Supported	Council

	Setbacks								Balconies		The minimum separation distance between balconies and / or windows of different buildings located upon the same site is 5m. Proposed = 3.0m and 4.0m respectively.	Supported		
	Private Open Space								Private Open Space		Private Open Space - 3 bedrooms or more: min - 60m2. Proposed Dwellings 1, 3 and 4 provide 54.04m2, 57.0m2 and 57.0m2	Supported		
DA2017/0661	Floor Space Requirements	Lot 27 Sec 2	DP 7754		2 Taunton St	Blakehurst	2221	Dual Occupancy	Zone R2 - Low Density Residential	Floor Space Requirements	Kogarah DCP 2013	Floor Space Requirements - (5) Blank walls and flat facades should be avoided. Walls longer than 10m should be articulated by a minimum 300mm projection or indentation in the façade.	Council	
	Rhythm of the Built Elements in the Streetscape									1.2.3 Building Façade		1.2.3 Rhythm of the Built Elements in the Streetscape. (1) The primary building façade should not exceed 40% of the overall width of the total frontage (Figure 6).		
	Rhythm of the Built Elements in the Streetscape									1.2.3 Building Façade		1.2.3 Rhythm of the Built Elements in the Streetscape. (2) The secondary building façade should be set back a minimum of 1.5 metres from the primary building façade (Figure 7).		
	Street Edge									1.2.6 Setbacks		1.2.6 Street Edge (3) Existing vegetation in the front building line setback or on the street verge that contributes to the character of the streetscape should be preserved.	Supported	
	Street Edge									1.2.6 Street Edge		1.2.6 Street Edge (4) The driveway location should not result in the removal of any street trees or removal of substantial trees on the site.	Supported	
	Open Space									1.3 Open Space		1.3 Open Space (3) Development should take advantage of opportunities to provide north facing private open space to achieve comfortable year-round use.	Supported	
	Vehicular Access, Parking and Circulation									Vehicle Access		Vehicular access parking and circulation (6) The maximum driveway width between the street boundary and the primary building façade is 4m.	Supported	
	Visual Privacy									Vehicle Access		Vehicular access parking and circulation (2) Where terraces and balconies are proposed and are elevated more than 1.5m above ground level (finished) and are located behind the street front façade, they are restricted to a maximum width of 2.5m and must be setback a minimum 3m from any adjoining property boundary.	Supported	
	Dual Occupancy									Minimum Site Area		Dual Occupancy (1) Minimum site requirements for dual occupancies <u>Dual Occupancies (attached)</u> . Minimum Frontage – 18m. Minimum Site Area – 850m ² . Minimum Site Area – in accordance with 4.1A of Kogarah LEP Map 2012.	Supported	
	Dual Occupancy									Driveways		Dual Occupancy (5) No more than one third of the width of the frontage of a property should be used for driveways and accessways.	Supported	
DA2017/0665	Parking and Traffic	Lot 3	DP 802558		249 West St	Carlton	2218	Commercial	Zoning IN2 - Light Industrial	B4 Parking and Traffic	Kogarah DCP 2013	B4 Parking and Traffic. 1.5 spaces / 200 sqm of site area. Proposed = 3 spaces	Supported	Council
DA2018/0001	Setbacks	Lot 1	DP 408920		19 Evans St	Peakhurst	2210	Residential Dwelling	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Side Boundary Setbacks. DS3.4 - 900mm - ground floor level. Proposed = Zero setback (west-garage wall)	Supported	Council
DA2018/0002	Setbacks	Lot 999	DP 999999		157-159 The Promenade	Sans Souci	2219	Dual Occupancy	Zone R2 - Low Density Residential	Floor Space Ratio	Kogarah DCP 2013	(2) Where a secondary dwelling is proposed, the maximum FSR/floor area includes the dwelling and the attached or detached secondary dwelling. In this regard, the overall development is not to exceed the maximum floor space ratio. Proposed = Secondary dwellings are proposed, and their floor areas are included in the FSR calculations.	Council	
	Floor Space Ratio									Building Façade		(5) Blank walls and flat facades should be avoided. Walls longer than 10m should be articulated by a minimum 300mm projection or indentation in the façade. Proposed = Southern side of both dwellings propose walls of 15m length unarticulated.	Supported	
	Floor Space Ratio									Building Height		(1) The maximum building height must comply with the requirements specified in the table below. 7.8m to the top of the parapet. Proposed = No. 157 (front) - 8.6m (does not comply) No. 159 (rear) 8.4m (does not comply)	Supported	
	Floor Space Ratio									Setbacks		(2) Rear Setback Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is greater. Where the existing pattern of development displays an established rear setback, development should recognise and respond to site features and cross views of neighbouring properties. Council may permit a variation to the rear setback if it can be demonstrated that this will result in the retention of significant trees or site features, has no adverse impacts on neighbouring amenity. Proposed = The proposed (No. 157) has a rear setback of 5.486m to the rear rear boundary, post subdivision.	Supported	
	Building Height									Swimming Pools		(4) In-ground swimming pools shall be built so that the top of the swimming pool is as close to the existing ground level as possible. On sloping sites this will often require excavation of the site on the high side to obtain the minimum out of ground exposure of the swimming pool at the low side. No. 157 - Pool is to be built at 1st floor level of the dwelling. No. 159 - Pool is to be built partly below ground level, but the pool deck / coping will be max 1000mm above EGL.	Supported	
	Setbacks									Swimming Pools		(5) Provided one point on the swimming pool or one side of the swimming pool is at or below existing ground level, then one other point or one other side may be up to 500mm above existing ground level.	Supported	
	Swimming Pool									Swimming Pools		(6) When consent is granted for a swimming pool having a height above natural ground level in excess of 500mm, any landscaping treatment must be completed before the swimming pool is filled with water. This will be imposed as a condition of development consent.	Supported	
	Swimming Pool									Trees		(5) Existing mature trees should be retained where possible and incorporated into the design of new developments. Proposed = As noted previously, Council's Consultant Arborist has reviewed the proposal and advised that the proposal is satisfactory in terms of tree removal, subject to conditions including replacement planting as per the landscape plan. Suitable conditions of consent are also to be imposed for retention and protection of trees on the front boundary (tree T3) and the waterfront edge (tree T13 and T14)	Supported	
DA2018/0004	Landscaping												Council	
DA2018/0007	Lot Size and Shape	Lot 30 Sec H	DP 5409		63 Francis St	Carlton	2218	Dual Occupancy	Zone R2 - Low Density Residential	Building Heights	Kogarah DCP 2013	1.2.2 Building Heights: Detached secondary dwelling. Requirements (1) 2.7m to the underside of the ceiling. Proposed 3.54m	Supported	Council
DA2018/0009	Building Height	Lot 1	SP 68882	1	59 Yarran Rd	Oatley	2223	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Side boundary setbacks: DS3.6 - The minimum side setback within the FSPA is: Ground floor: 0.9m and First Floor: 1.5m. Proposed = Ground Floor 1.34m and First Floor 1.34m	Supported	Council
DA2018/0010	Setbacks	Lot 63	DP 35818		2 Bernadotte St	Riverwood	2210	Dual Occupancy	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Site Width Requirement 22m (min). Proposed = 19.7m - 22.5m	Supported	Council
DA2018/0011	Building height	Lot 1	DP 611906		23A Salt Pan Rd	Peakhurst	2210	Dual Occupancy	Zone R2 - Low Density Residential	Building Height	Hurstville DCP 1	Building Height - DS2.2 Where on a battleaxe site, maximum building height is 6.7m and 1 storey. Proposed = Maximum 7.262m	Supported	Council
	Building height									Building Height		Building Height - DS2.3 Existing ground level is not excavated more than 600mm in accordance with the Exempt and Complying provisions for on-site cut and fill for the finished ground floor level. Proposed = Maximum 1.469m	Supported	
	Cut and Fill									Cut and Fill		Cut and Fill - DS8.1 Cut and fill is limited to a maximum depth of 600mm in accordance with Exempt and Complying provisions for on-site cut and fill. Proposed = Maximum 1.4m	Supported	
DA2018/0023	Roof Parapet	Lot 35	DP 326387		39 Rocky Point Rd	Kogarah	2217	Alterations and Additions	B1 - Neighbourhood Centre	3.4 Building Heights	Kogarah DCP 2013	3.4 Building Heights (5) Floor to ceiling heights should be a minimum of 3m at ground floor level, to allow for a range of uses including retail, commercial offices and home offices. Proposed = 2.6m	Supported	Council
	Building Height									3.6.4 Balconies		3.6.4 Balconies. (2) Primary balconies are to have a minimum depth of 2.5m and a minimum size of 10m ² . Proposed = Average depth 2.35m, size 12.2 sqm.	Supported	
	Balconies									Visual Privacy		Visual and Acoustic Privacy - (2) Offset façade openings from existing openings in adjacent development to minimise direct overlooking of rooms and private open spaces. Proposed = All windows with the potential to overlook into adjoining properties have been offset or are high-light windows. Bathroom windows located on the second storey are to be translucent windows.	Conditioned	

DA2018/0025	Visual and Acoustic Privacy	Lot 1	DP 980283		51 Park St	Carlton	2218	Residential Dwelling	Zone R2 - Low Density Residential	1.5 Visual Privacy	Kogarah DCP 2013	Windows from active rooms are to be offset between adjacent dwelling so as to avoid direct overlooking onto neighbouring windows.	Supported	Council
DA2018/0030	Setbacks	Lot 82	DP 2818		34 Balfour St	Allawah	2218	Residential dwelling with carport	Zone R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Building Height - Requirement Max. ceiling height to external wall = 7.2m. Proposed = 7.47m	Supported	Council
DA2018/0037	Floor Space	Lot 262	DP 21135		67 Harslett Cres	Beverley Park	2217	Alterations and Additions	Zone R2 - Low Density Residential	PC 2 Building Height	Kogarah DCP 2018 - Outbuildings	PC2. Building height: DS2.1 Maximum height is 3m. Proposed = The height of the outbuilding is 3.5m. Due to the slope of the allotment and the flood affectations (as referenced by Council's Development engineer), the height of the outbuilding had to be raised.	Supported	Council
DA2018/0155	Setbacks	Lot 165	DP 11098		7 Kuroki St	Penshurst	2222	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	Carport and detached shed do not comply	Supported	Council
	Setbacks									Front Setbacks		Front: Carport = 3.029m and Additions = 28.963m . Proposed = Carport - 3.029m and Additions = 28.963m	Supported	
	Setbacks									Side (Southern) Setbacks		Side (Southern) 900mm. Proposed = Carport = Nil setback to eaves / gutter	Supported	
	Setbacks									Side (Northern) Setbacks		Side (Northern) 900mm. Proposed Shed = 890mm	Supported	
DA2018/0058	Frontage to Site	Lot B	DP 347046		16 Seymour St	Hurstville Grove	2220	Dual Occupancy	Zone R2 - Low Density Residential	Frontage Requirement	Kogarah DCP 2013	Frontage to site requirement 18m. Proposed 16.665m	Supported	Council
	Height to Parapet									Building Height		Height to Parapet requirement 7.8m (Max). Proposed 8m (NW)	Supported	
	Foundation / Basement Height									Basement Height		Foundation / Basement Height requirement 1m (max). Proposed 1.4m (SW corner of western dwelling)	Supported	
	Outbuildings									Setbacks		Outbuildings requirement 2.5m eaves. Proposed = 2.7m (northern end of outbuilding)	Supported	
DA2018/0064	Setbacks	Lot 6 Sec F	DP 5409		46 Park Rd	Carlton	2218	Granny Flat	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	Rear Setback: Requirement 3m. Proposed = 900mm	Supported	Council
DA2018/0078	Solar Access	Lot 6A	DP 2466		2 Como St	Blakehurst	2221	Residential Dwelling	Zone R2 - Low Density Residential	Solar Access	Kogarah DCP 2013	Min 50% (97.5m ²) of the primary private open space of the proposed development should have access to a minimum of four hours of sunlight between 9am-3pm on 21 June. Where private open space is proposed on the southern side of the building the distance from the southern boundary of the open space to the nearest wall to the north must be a minimum of 3m+h (i.e. 9.43m). Minimum 50% (103m ²) of the neighbouring existing primary private open space or windows to main living areas must receive a minimum of 3 hours sunlight between 9am-3pm on 21 June. The proposal fails to provide a minimum of 97.5m ² of the primary private open space within the subject site that will have access to a minimum of four hours of sunlight between 9am-3pm on 21 June. The distance from the southern boundary to the nearest wall to the north is 12.145m exceeding the 9.43m minimum. The proposal fails to provide a minimum of 103m ² of primary private open space a the neighbouring property of 4 Como St will not receive a minimum of 3 hours of sunlight between 9am and 3pm in mid winter. Refer to the solar access section following this assessment table.	Supported	Council
DA2018/0089	Setbacks	Lot 220	DP 12296		72 Grove Ave	Penshurst	2222	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 - Outbuildings	(1) Outbuildings are not to be located within the front building line and must be set back 900mm from the site boundaries. Proposed side setback 200mm	Supported	Council
DA2018/0090	Outbuildings	Lot 999	DP 999999		12 Denman St	Hurstville	2220	Residential Dwelling	Zone R2 - Low Density Residential	Car Parking	Hurstville DCP 1 - Vehicular Access	DCP compliant two (2) parking spaces are proposed within the double garage which is designed to be set behind the front setback. The DCP states that garages should be provided at ground level unless the slope of the land exceeds 1:8 in which case basement parking may be acceptable. In this instance, the slope of the land is 1:757 (falls 4.5m over 31.415m length of the site) which means that the basement parking is acceptable. The dwelling has been designed in a way that the basement does not cause excessive building height. The maximum height of the basement above the existing ground level is 0.406m below the 1m requirement of KDCP 2013. Consent conditions are imposed to require car parking layout and vehicular access are designed to be in accordance with the Australian Standard AS2890.1-2004. KDCP 2013 contains two (2) requirements that this development does not comply with. Firstly – the DCP2013 states that on corner lots with two street frontages, vehicle access should be provided to the secondary street frontage (Maher St in this instance). Vehicle access is proposed from Denman Street which does not comply. Also – the DCP states that the maximum driveway width between the street boundary and the primary building façade is 4m. The proposal is for an internal driveway width of up to 6m which does not comply.	Supported	Council
DA2018/0097	Setbacks	Lot 43	DP 30258		51 Renway Ave	Lugarno	2210	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1 - Setbacks	Setbacks Front: 4.5m/5.5m Proposed = 3m - Front Garage		Council
	Setbacks									Car Parking		a. for 1 and 2 bedroom dwellings, 1 car parking space b. for 3 or more bedroom dwellings, 2 car parking spaces New dwellings, at least 1 car space behind the front building setback Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback The maximum width of a garage opening is 6m Hard stand car spaces within the front setback must not have a slope / grade greater than 1:10 Vehicle crossing width 2.7m – 4.5m Fences are splayed where a driveway is taken off the secondary setback Driveways on State/Regional roads Must enter & exit in a forward direction where Council considers it necessary Driveway gradients must be constructed in accordance with Australian Standard 2890.1(2004).	Supported	
DA2018/0101	Setbacks	Lot 28	DP 209573		5 Barcoo St	Peakhurst	2210	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Setback requirement 900mm. Proposed = Front: Garage = 8.8m Boundary Wall = 0mm. Rear: Garage = 6.1m Boundary Wall = 6.1m. Side (e): Garage = 0mm Boundary Wall = 0mm. Side (nw): Garage = approx 20m Boundary wall = approx 23m	Supported	Council
DA2018/0108	Site Area	Lot 1	DP 1161500	10a	Vine St	Hurstville	2220	Dual Occupancy	Zone R2 - Low Density Residential	PC 1 Site Area	Hurstville DCP 1	DS1.1 Minimum site area is 450m ² . Proposed = 429.9sqm	Supported	Council
DA2018/0113	Site Width	Lot 41	DP 13827		74 Balmoral Rd	Mortdale	2223	Dual Occupancy	Zone R2 - Low Density Residential	Vehicular access, parking and manoeuvring	Hurstville DCP 1	Two (2) parking spaces are proposed within the double garage. The proposed garage is located behind the front building setback. The garage opening is 4.81m below the maximum cap of 6m prescribed in DCP No. 1. The proposed vehicular crossing at the front property boundary is 3.5m in width. Development consent condition has been imposed to require the new driveway gradients to be constructed in accordance with AS2890.1 (2004). The new garage is located 0.48m behind the building front setback which is 0.52m shortage to the minimum 1m control set out in DCP No. 1.	Supported	Council
DA2018/0127	Building Height	Lot 999	DP 999999		115 Terry St	Blakehurst	2221	Dual Occupancy	Zone R2 - Low Density Residential	Height to Parapet	Kogarah DCP 2013	Height to parapet DW1. Required 7.8m (max). Proposed = 7.90m (SE) 8.30m (SW) 8.00m (NW) 6.9m (NE) Height to parapet DW2. Required 7.8m (max) Proposed 8.2-8.3m (SW) 7.38, (NE) 6.90m (NW) 8.50m (SE)	Supported	Council
DA2018/0128	Height to Parapet	Lot 999	DP 999999		4 Young Place	Sth Hurstville	2221	Residential Dwelling	????	Building Scale and Height	Kogarah DCP 2013	1.2.1(7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries.	Supported	Council
	Building Scale & Height									Building Façade		1.2.3 Rhythm of the Built Elements in the Streetscape. The proposed primary building façade is calculated to be 7.02m. The overall width of the total frontage is 10.06m.	Supported	
DA2018/0133	Setbacks	Lot A	DP 390582	17A	Elwin St	Peakhurst	2210	Alterations and additions	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Hurstville DCP 1 prescribes a minimum side setback control of 900mm (ground floor) and 1.2m (first floor). Proposed = Front setback: 14.25m, Rear setback: 7.655m and Side setback: Northern boundary to the proposed dwelling 1m and to the proposed carport 0m, Southern boundary 1m.	Supported	Council
	Minimum Frontage									Solar Access		Solar Access - minim 50% of PPOS to have min 4 hours from 9-3pm winter solstice. Proposed = At least 50% of the PPOS will achieve solar access for approximately 3 hours (from 12pm - 3pm)	Supported	

	Solar Access									Solar Access		Solar Access - Neighbouring properties that are affected by overshadowing, at least 50% existing POS OR windows to main living areas have min 4 hours from 9-3pm winter solstice	Supported		
DA2018/0136	Solar Access	Lot 2	DP 1210123		78	Clarendon Rd	Peakhurst	2210	Swimming Pool and Landscaping	Zone R2 - Low Density Residential	Swimming Pools	Hurstville DCP 1	The swimming pool edge must be at least 1.5 metres from side and rear property boundaries. Proposed - The proposed swimming pool is set 2.3m from the western boundary, 10.1m from the eastern boundary, and 1.15 from the northern boundary. The non-compliance of northern boundary setback is due to the limited width of the existing rear yard. Considering there is no nearest structures to the north of the site and the proposed swimming pool is away from the existing dwelling house to the north, thus the non-compliant northern boundary setback is supported based on its merits. Further, the proposal provides a 1900mm high feature wall adjacent to the northern boundary, and also 1800mm high boundary fencing to this boundary. It is considered that these will act as a screen to ensure that there will be no advise privacy impacts on the immediate neighbour.	Supported	Council
DA2018/0140	Swimming Pool	Lot 5	DP 28060		51	West Cres	Hurstville Grove	2220	Residential Dwelling and Swimming Pool	Zone R2 - Low Density Residential	Building Height	Hurstville DCP 1	Building Height 7.2m to the underside of the upper ceiling. Proposed = 8.4m	Supported	Council
	Wall Height										Setbacks		Side Setbacks: 900mm / 1.2m. Proposed = Northern Setback: 0.3m to garage. 1.2m - 1.75m to dwelling. Southern Setback = 0.405m to shed	Supported	
	Vehicular Access, Parking and Circulation										Vehicular Access, Parking and Circulation		Maximum driveway width is 4m. Proposed = 4m - 6.7m	Supported	
	Outbuildings										Outbuildings		Outbuildings are not to be located within the front building line and must be set back 900mm from the site boundaries. Proposed = 0.41m to 2m	Supported	
DA2018/0153	Floor Space	Lot 61	DP 25632		10	Orana Cres	Blakehurst	2221	Residential dwelling	Zone R2 - Low Density Residential	Floor Space Ratio	Kogarah DCP 2013 - Floor Space Ratio	(7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries, see Figures 1 and 2. Proposed = The proposal exceeds the maximum 60% site depth for second levels.	Supported	Council
	Building Height										Building Height		(1) The maximum building height must comply with the requirements specified in table below: 7.2m to the underside of the upper ceiling, 7.8m to the top of the parapet. Proposed = the proposed alterations and additions have a 7.2m to upper side of the upper ceiling. The proposal identifies a building height of 8.4m to the top parapet.	Supported	
	Number of storeys										Number of Storeys / Levels		The maximum number of residential levels is two except where the site has a slope exceeding 1:8 (12.5%), where the maximum number of residential levels is three. Proposed = The proposed development is situated on a site which does not exceed the required 1:9 (12.5%) gradient required to low the dwelling to consist of three storeys.	Supported	
DA2018/0156	Setbacks	Lot 100	DP 827250		5A	Blanche St	Oatley	2223	Alterations and additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 - Setback	Rear Setbacks - A minimum rear setback of 15% of the average site length, or 6m, whichever is greater. Proposed = 3m	Supported	Council
DA2018/0164	Building Height	Lot 78	DP 36415		20	Boatwright Ave	Lugarno	2210	Dual Occupancy	Zone R2 - Low Density Residential	Ceiling Height	Hurstville DCP 1 - Building Height	Maximum ceiling height to external wall = 7.2m and maximum parapet height 7.8m (for flat roof and other roof designs). Proposed = Maximum ceiling height to external wall = 8.1m and maximum parapet height 8.9m	Supported	Council
DA2018/0165	Building Height	Lot 14 Sec 2	DP 1963		65	Payten St	Kogarah Bay	2217	Dual occupancy with swimming pool	Zone R2 - Low Density Residential	Height to Parapet	Kogarah DCP 2013 - Height to Parapet	Height to Parapet 7.8m (max). Proposed 7.9m	Supported	Council
	Setbacks										Setbacks		Setbacks for dwelling that faces the primary street - Secondary boundary - 0.9m (min) GF / 1.2m (min) FF. Proposed = 0.9m/0.9m	Supported	
	Setbacks										Setbacks		Setbacks for dwelling that faces the secondary street - secondary street 4.5 (min). Proposed = 2.0m	Supported	
DA2018/0177	Setbacks	Lot 70	DP 14174		7	Milford Rd	Peakhurst	2210	Residential Dwelling with Swimming Pool	Zone R2 - Low Density Residential	DS9.3 Setbacks	Hurstville DCP 1	DS 9.3 Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Garage must be at least 1m behind the main setback. Proposed = The garage is proposed 1.6m forward of the main setback.	Supported	Council
	Swimming Pools										DS 1.10 Swimming Pools		DS 1.10. The swimming pool edge must be at least 1.5 metres from side and rear property boundaries. The pool shall be setback minimum 1.5m from side or rear boundary. Proposed = the development proposes a rear setback of 1.18m and a side setback of 1.0m	Supported	
DA2018/0179	Landscaping	Lot 17 Sec 5	DP 1393		46	Wright St	Hurstville	2220	Residential Dwelling	Zone R2 - Low Density Residential	Landscaping	Hurstville DCP 1 - Landscaping	Although this proposal is non-complying with the amount of landscaping provided (78.53m ² rather than 104.2m ²) and there is no landscaping in the front yard (15m ² required in DCP), the proposal does provide a significant increase on the amount of landscaping existing.	Supported	Council
DA2018/0184	Vehicular Access, Parking and circulation	Lot 8	DP 26947		6	Murdoch Cr	Connells Point	2221	Alterations and Additions	Zone R2 - Low Density Residential	1.4 Vehicular Access, Parking and Circulation	Kogarah DCP 2013 - Vehicular Access, Parking and Circulation	(5) Garaging should be setback behind the primary façade. Proposed = Due to the shape of the allotment, the location of the garage is adjacent to the existing two storey building footprint, considered acceptable. The proposed garage is considered to be separated 3.1m from the primary dwelling and is not visible from the streetscape.	Supported	Council
DA2018/0193	Setbacks	Lot 1	DP 11265		30	Ada St	Oatley	2223	Alterations and Additions	Zone R2 - Low Density Residential	1.2.4.2 Front Setbacks	Kogarah DCP 2013 - Front Setbacks	1.2.4.2 Front Setbacks (ii) the average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2m (Figure 10). Proposed - the existing dwelling is setback 9.3m from Ada St. The proposed carport is located within the front setback of the site. The proposed carport is located within the front setback of the existing dwelling and is setback 3.3m from the front building line.	Supported	Council
	Setbacks										1.2.4.3 Side Setbacks	Kogarah DCP 2013 - Side and Rear Setbacks	1.2.4.3 Side setbacks: for buildings having a wall height of 3.5m or less, the minimum side boundary setback is 900mm. Proposed = Southern boundary: 737mm, North boundary: 5.2m The carport is an open form structure which is not enclosed by walls.	Conditioned	
	Frontage										Vehicular Access, Parking and Circulation	Kogarah DCP 2013 - Vehicular Access, Parking and Circulation	(2) on corner sites with two street frontages, vehicular access should be provided to the secondary frontage. Proposed = The site is located on a corner allotment with a primary street frontage to Ada St and a secondary street frontage to Frederick St.	Supported	
DA2018/0199	Building Height	Lot 12	DP 26426		25	Rona St	Peakhurst	2210	Dual Occupancy	Zone R2 - Low Density Residential	PC 2 Building Height	Hurstville DCP 1 - Building Height	PC2 - Building Height. Maximum cut and fill 600mm. Proposed = Max cut = 914mm Max fill = 686mm to 830mm	Supported	Council
	Solar Access										Solar Access	Hurstville DCP 1 - Solar Access	At least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwelling between 9am and 3pm on 22nd June. Proposed = The adjoining dwelling to the south will benefit from direct sunlight on 22 June.	Supported	
	Cut & Fill										Cut and Fill	Hurstville DCP 1 - Cut and Fill	Cut and fill is limited to a maximum depth of 600mm in accordance with Exempt and Complying provisions for onsite cut and fill. Proposed = Max cut = 914mm and Max fill = 686mm to 830mm	Supported	
DA2018/0200	Setbacks	Lot 2	DP 629645		158	Boundary Rd	Peakhurst	2210	Alterations and Additions	Zone R2 - Low Density Residential	PC 3 Setbacks	Hurstville DCP 1 - Setbacks	PC3 DS3.1 Minimum setbacks for garages, gyms, cabanas and sheds are 900mm. Proposed = 359mm	Supported	Council
DA2018/0223	Building Height	Lot 7 Sec 1	DP 1650		147	Laycock Rd	Hurstville Grove	2220	Residential Dwelling	Zone R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Building Height Max 7.8m to the top of the parapet. Proposed = 8.745m	Supported	Council
	Number of storeys										Number of Storeys / Levels		The maximum number of residential levels is two (2), except where the site has a slope exceeding 1:8 (12.5%), where the maximum number of residential levels is three (3). Proposed = The development is partly 3 storeys.	Supported	
	Basement										Basement Parking		Basement parking is not encouraged on flat sites. Garaging should be provided at ground level unless the slope of the site exceeds 1:8 (12.5%) in which case a basement or suspended garage may be acceptable. Proposed = Basement on the site with a slope greater than 10% but less than 12.5%	Supported	

	Setback									Setbacks		Secondary Dwelling Setback - Rear 3m. Proposed = 1.185m	Supported	
DA2018/0226	Balconies	Lot 9 Sec 4	DP 5970		21 Lily St	Hurstville	2220	Residential Dwelling	Zone R2 - Low Density Residential	Roof Top Terraces	Hurstville DCP 1 - Roof Top Terraces	DS14.6 Roof top terraces are note provided. Proposed = Proposed terraces on front elevation at ground and first floor level are visible from the street. The proposal does not include roof top terraces.	Supported	Council
DA2018/0231	Setbacks	Lot 2	DP 300624		13 Grosvenor Road	Sth Hurstville	2221	Secondary Dwelling	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	3m Required - 900mm proposed. The reduced rear boundary setback allows the existing nground swimming pool to remain in the backyard whilst still leaving adequate space for landscaping and private open space for both the principal dwelling and secondary dwelling.	Supported	Council
DA2018/0232	Building Height	Lot 8 Sec 2	DCP 73493		10 Botany St	Carlton	2218	Alterations and Additions	Zone R2 - Low Density Residential	Building Heights	Hurstville DCP 1 - Building Heights	PC2 - Maximum Height DS2.1 Maximum height is 3m. Proposed = Maximum ridge height 3.37m	Supported	Council
DA2018/0235	Setbacks	Lot C	DP 317290		96 Bassett St	Hurstville	2220	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Side Setbacks - Side: GF 900mm, FF: 1200mm. Proposed = Sides: G and FF: 950mm north, 1m south	Acceptable	Council
DA2018/0239	Building Height	Lot 90	DP 15709		36 Wentworth Av	Blakehurst	2221	Alterations and Additions	Zone R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Building Height Maximum ceiling height to external wall = 7.2m. Proposed = 8.5m	Supported	Council
	Vehicular Access, Parking and Circulation									Vehicular Access, Parking and Circulation		Car access areas and garages / carports do not visually dominate either the development or the streetscape. Garaging should be setback behind the primary façade. The maximum driveway width between the street boundary and the primary building façade is 4m. Proposed = In front of the building Facade	Supported	
DA2018/0240	Setbacks	Lot 999	DP 999999		5 Park Rd	Carlton	2218	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 - Side and Rear Setbacks	Side setback: 900mm or existing dwelling setback, whichever is the greater of both. Proposed = Proposed Garage North-western boundary: 200mm	Supported	Council
DA2018/0242	Floor Space Ratio	Lot 999	DP 999999		46 Lacey St	Kogarah Bay	2217	Residential Dwelling and Swimming Pool	Zone R2 - Low Density Residential	Floor Space Ratio	Kogarah DCP 2013 - Floor Space Ratio	1.2.1. (7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries. Proposed = The proposed development is burdened by the footprint of the subject site and a variation is sought with regard to the two storey elements protruding past the 60% depth of the site. See the variation further identified below	Supported	Council
	Building Height									Building Height	Kogarah DCP 2013 - Building Height	(1) The maximum building height must comply with the requirements specified in table below: 7.2m to the underside of the upper ceiling. 7.8m to the top of the parapet. Proposed = The proposed development has a maximum building height of 7.9m. 6.2m to the underside of the upper ceiling and 7.9m to the top of the parapet. Note: The height of the structure is only non-compliant by 10mm as this is very minor it is considered justifiable	Supported	
	Setbacks									Front Setbacks	Kogarah DCP 2013 - Front Setbacks	(1) Where the setback of an adjacent building is greater than 5m, an appropriate setback may be achieved by ensuring development is setback: (i) the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2.0m (figure 9); or (ii) the average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2.0m (Figure 10). Proposed = The proposed development is setback 5.5m from the front boundary of Lacey Street, this is considered consistent with both properties in the surrounding area, but not directly adjoining properties. The property to the north is setback 4.9m from Lacey Street and the property to the east is setback 6m from Ferry Ave. However this is a corner site and dwellings that are directly across the road maintain a lesser setback (Figure 6), therefore a 5.5m setback is considered satisfactory due to other sites within the immediate vicinity.	Supported	
	Setbacks									Side and Rear Setbacks	Kogarah DCP 2013 - Side and Rear Setbacks	(1) The side and rear boundary setbacks should comply with the table below. Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is greater. Proposed = The Proposed development is burdened by the shape of the subject site. The proposed development is considered to be satisfactory in design as the backyards and private open space are in line with both adjoining properties, and the development has been stepped to try and keep the dwellings achieving the same lines. As the controls have a lack of clarity surrounding rear setbacks it is determined that there is no clear rear setback in this instance.	Justified	
	Setbacks									Side and Rear Setbacks	Kogarah DCP 2013 - Side and Rear Setbacks	For building having a wall height of 3.5m or less, the minimum side boundary setback is 900mm. Proposed = The Proposed development is setback minimum 900mm from the side boundary. The side that maintains a 900mm setback does have a wall height of above 3.5m.	Acceptable	
DA2018/0246	Building Height	Lot 202	DP 11934		118 Marine Dr	Oatley	2223	Alterations and Additions	Zone R2 - Low Density Residential	PC 2 Building Height	Hurstville DCP 1	DS2.2 Maximum ceiling height is 7.2m above the existing ground level vertically below that point. Proposed = Due to the sloping nature of the site (descending to the rear); a variation is sought for the maximum ceiling height breaching the 7.2m height control by 1.57m	Supported	Council
	Building Height									PC 2 Building Height		DS2.3 For flat roofed dwelling, maximum height to the top of the parapet of the building is: 7.8m above the existing ground level vertically below that point. Proposed = the proposed development seeks approval for a flat roof with a two (2) degree flat skillion roof. A variation is sought for the maximum parapet height breaching the 7.8m height control by 0.97m	Supported	
DA2018/0247	Parking	Lot A	DP 20718		472 King Georges Rd	Beverly Hills	2209	Change of Use	Zone B2 - Local Centre	On Site Parking	Hurstville DCP 1 - Section 7.11	Council may consider accepting a cash contribution in lieu of on-site parking where a Section 94 Plan is in place. Proposed = As per the contributions plan below the proposed development provides a shortfall of one (1) car parking space. Due to this variation, Council's policy adopts a contribution fee for the shortfall and this is explained in detail within the report.	Supported	Council
DA2018/0258	Site Area	Lot 145	DP 669332		2 Lillian Road	Riverwood	2210	Dwelling House containing 4 Units	Zone R2 - Low Density Residential	Site Area	Hurstville DCP 1	DS3.1 Where in the R2 Low Density Residential zone, an average of 315m ² of site area is required	Supported	Council
	Rear Setback									Rear Setback		DS6.7 Minimum rear boundary setback is 6m. Variation: A 3.0m rear setback is proposed which results in a 50% variation of the rear setback control.		
DA2018/0260	Site Area	Lot 4	DP 18940		555 King Georges Rd	Beverly Hills	2209	Residential Dwelling	Zone R2 - Low Density Residential	Site Area	Hurstville DCP 1 - Site Area	DA1.1 Minimum site area is 450m ² . Proposed 442.6sqm	Supported	Council
DA2018/0262	Floor Space	Lot 4	DP 22530		11 Panorama St	Penshurst	2222	Residential Dwelling	Zone R2 - Low Density Residential	1.2.1 Floor Space Requirements	Kogarah DCP 2013	(7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries. Proposed = The proposed development has a curved and wide street frontage along Parkview Ave and Panorama Street, therefore there is no defined rear setback, therefore a variation is sought with regard to the two storey elements protruding past the 60% depth of the site.	Supported	Council
	Building Height									1.2.2 Building Heights		2) the maximum number of residential levels is two (2), except where the site has a slope exceeding 1:8 (12.5%), where the maximum number of residential levels is three (3). Proposed = The proposed development is part 3 levels. The subject site has a 10.5% gradient	Supported	
	Setbacks									1.2.4.3 Side and Rear Setbacks		Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is greater. Proposed = the proposed development has an average rear setback (considered opposite to Parkview Avenue) of 3.710m (20%) of the length of the site is achieved. However the greater length is 6m, thus the proposed development does not comply with the control.	Supported	

DA2018/0264	Building Height	Lot 243	DP 1999		114	Blakesley Rd	Sth Hurstville	2221	Residential Dwelling	Zone R2 - Low Density Residential	Building Height	Kogarah DCP 2013 - Building Height	Maximum ceiling height to external wall = 7.2m. Proposed = 7.26m	Supported	Council
DA2018/0270	Building Height	Lot 11	DP 13518		10	Centre St	Blakehurst	2221	Residential Dwelling	Zone R2 - Low Density Residential	Building Height	Kogarah DCP 2013 - Building Height	Maximum top of the parapet = 7.8m. Proposed = 8.4m		Council
DA2018/0276	Building Height	Lot 3	DP 232823		3	Gentian Place	Lugarno	2210	Alterations and Additions	Zone R2 - Low Density Residential	Building Height	Hurstville DCP 1	Maximum ceiling height 7.2m. Proposed = 8.65m	Supported	Council
DA2018/0278	Setbacks	Lot 20	DP 9376		7	O'Meara St	Carlton	2218	Alterations and Additions	Zone R2 - Low Density Residential	Side and Rear Setbacks	Kogarah DCP 2013 - Side & Rear Setbacks	Side For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed North-western side boundary 0.9m, South-eastern side boundary: 0.9m, Height = 4.52m	Supported	Council
DA2018/0286	Building height	Lot 15	DP 4413		7	Alexander St	Penshurst	2222	Second Occupancy	Zone R2 - Low Density Residential	Building Heights	Kogarah DCP 2013 - Building Heights	3.5m overall building height. Proposed 3.587m	Supported	Council
	Setbacks								Side & Rear Setbacks		Side and Rear Setbacks	Kogarah DCP 2013 - Side & Rear Setbacks	Rear Setback 3m. Proposed 900mm	Supported	
DA2018/0288	Wall Height	Lot 56	DP 31395		1A	Chivers Ave	Lugarno	2210	Dual Occupancy	Zone R2 - Low Density Residential	Wall Height	Hurstville DCP 1 - Wall Height	Wall Height 6.8m (max). Proposed 7.69m	Supported	Council
	Building Height										Building Height	Hurstville DCP 1 - Building Height	Building Height 3m (max). Proposed 3.8m	Supported	
DA2018/0289	Setback	Lot 4	DP 21170		41	Samuel St	Peakhurst	2210	Dual Occupancy	Zone R2 - Low Density Residential	Setback	Hurstville DCP 1 - Setback	Rear Setback Ground Floor 7m (min) First Floor 9m (min). Proposed Ground Floor 6.4m and First floor 8.0m	Supported	Council
DA2018/0290	Setback	Lot 56	DP 240984		86	Morshead Dr	Connells Pt	2221	Alterations and Additions	Zone R2 - Low Density Residential	Rear Setback	Kogarah DCP 2013 - Rear Setback	6m setback is applicable Proposed - New pergola - 4.691m	Supported	Council
DA2018/0293	Wall Height	Lot 15 Sec 8	DP 2297		37	Woronora Pde	Oatley	2223	Subdivision	Zone R2 - Low Density Residential	External Wall Height	Hurstville DCP 1 - External Wall Height	7.2m Proposed 7.65m (max) southern side elevation	Supported	Council
DA2018/0300	Scale	Lot 175	DP 11098		27	Kuroki St	Penshurst	2222	Alterations and Additions	Zone R2 - Low Density Residential	8.2 Scale	Kogarah DCP 2013	(i) Additions to single storey houses (a) single storey additions: Overall length of any extension is to be less than and secondary to the original building. Proposed = The proposed development is located to the rear of the existing dwelling. The overall length of the extension 10.5m while the original dwelling is 9.7m in length.	Supported	Council
	Scale										8.2 Scale		(iv) Carports should be designed to minimise build maximum eave height of 2.4m and single car width. Proposed = The proposed car port is forward of the front building line.	Supported	
	Rhythm of the Built										1.2.3 Rhythm of the Built		(1) The primary building face should not exceed 40% of the overall width of the total frontage. Proposed = The existing building façade is greater than 40% of the overall width.	Supported	
	Vehicular access, parking and circulation										1.4 Vehicular access, parking and circulation		(5) Garaging should be setback behind the primary façade. Proposed = The proposed carport is set forward of the primary front façade.	Supported	
DA2018/0314	Floorspace	Lot 1	DP 747488		10	Asquith Street	Oatley	2223	Dual Occupancy	Zone R2 - Low Density Residential	1.2.1 Floorspace requirements	Kogarah DCP 2013	60% lot depth	Supported	Council
	Setbacks										1.2.4.3 Side and Rear Setbacks		Numerical variation difficult due to lot not having street frontage		
DA2018/0317	Site Area and Frontage	Lot 1	DP 617897		15	Waratah Street	Oatley	2223	Dual Occupancy	Zone R2 - Low Density Residential	Site area and frontage DS1.2	Hurstville DCP 1	15m site width - Proposed 2.4% variation	Supported	Council
DA2018/0322	Setback	Lot 1	DP 1223868		19A	Wisdom St	Connells Point	2221	Residential Single Dwelling	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 - Setbacks	Rear Setback - A minimum rear setback of 15% of the average site length, or 6m, whichever is greater. Proposed 5.386m	Supported	Council
DA2018/0325	Setback	Lot 8 Sec 2	DP 15044		3	River St	Blakehurst	2221	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 - Setbacks	Front Setback - The same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2.0m. Proposed - 5m - Front No 1 = 5.5m; No 5 = 6.8m	Supported	Council
DA2018/0326	Setbacks	Lot 120	DP 12296		50	McRaes Ave	Penshurst	2222	Alterations and Additions	Zone R2 - Low Density Residential	1.2.4.3 Setbacks	Kogarah DCP 2013	Existing side (northern) setback = 1.715m Proposed = 950mm Variation 44.6%	Supported	Council
	Building Heights										1.2.2 Building Heights		Height - Secondary Dwelling. Required 2.7m to underside of ceiling. Proposed - 3.15m. Variation 16.6%		
DA2018/0327	Floor Space	Lot A	DP 396296		10	Lloyd Street	Sans Souci	2219	Dwelling House	Zone R2 - Low Density Residential	1.2.1 Floor Space	Kogarah DCP 2013	The southern boundary is 36.575m, 60% of 36.575m = 21.94m. The proposed first floor length = 24.020m or 65.76% (5.67% variation) A variation is sought for the maximum parapet height breaching the 7.8m height control by 0.84m or 10%.	Supported	Council
	Building Heights										1.2.2 Building Heights		The proposed impact from the rear balcony is in breach of the above control by 1.5m from the eastern and western side boundary. Therefore a variation of 1.5m is proposed or 50%		
	Visual Privacy										1.5.1 Visual Privacy				
DA2018/0333	Setback	Lot 8 Sec 2	DP 4650		44	St Catherine St	Mortdale	2223	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1 - Setbacks	Side: 900mm Proposed 0m - Garage 0m	Supported	Council
DA2018/0339		Lot 2	DP 11721		3	O'Briens Road	Hurstville	2220	Alterations and Additions	Zone R2 - Low Density Residential	1.2.2 Building Heights	Kogarah DCP 2013	2.7m to the underside of the ceiling. Proposed = 3.57m (eastern side) 3.36m (western side). 3.5m overall building height. Proposed = 3.85m (eastern side) 3.60m (western side). Condition to reduce height from 3.85 to 3.65m reducing non-compliance from 10% to 4.1% variation.	Conditioned	Council Officer
DA2018/0342	Frontage and Site Area	Lot 20	DP 12389		60	Lacey St	Kogarah	2217	Dual Occupancy	Zone R2 - Low Density Residential	Dual Occupancies	Kogarah DCP 2013 Dual Occupancies	Minimum frontage: 18m Minimum site area: 850sqm. Proposed 15.24 m frontage and 648.7sqm site area	Conditioned	Council
DA2018/0343	Floorspace	Lot 44 Sec 4	DP 5453		99	George Street	South Hursville	2221	Residential Dwelling	Zone R2 - Low Density Residential	Floorspace	Kogarah DCP 2013	2nd storey should not extend beyond 60% of the depth of the allotment measured from the street boundary. The second storey should be no more than 19.794m from the front boundary. Proposed = The second storey is 25.98m from the front boundary.	Supported	Council Officer
	Rhythm of Building Elements in the Streetscape										Rhythm of Building Elements in the Streetscape		The second building façade should be setback by 1.5m. Proposed = the second building line is setback 1.1m - 1.8m	Supported	Council Officer
	Fenestration and External Materials										Fenestration and External Materials		Garage doors should not dominate. Proposed = the garage door dominates the front façade.	Supported	Council Officer
	Fenestration and External Materials										Fenestration and External Materials		Garage door opening 3m maximum. Proposed = 4.4m	Supported	Council Officer
	Vehicular Access and Parking										Vehicular Access and Parking		Driveway width between street boundary and primary façade 4m. Proposed = 4.6m	Conditioned	Council Officer
	Ancillary Structures - Pool										Ancillary Structures - Pool		Pool 900mm from the property boundary and waterline 1500mm from property boundary. Proposed = The pool is setback 1m from the side boundaries, however the waterline is setback 1270mm	Supported	Council Officer
DA2018/0344	Vehicle Parking	Lot 303	DP 240475		95A	Penshurst St	Penshurst	2222	Residential Single Dwelling	Zone R2 - Low Density Residential	Car Parking	Hurstville DCP 1 - Car Parking	DS9.6 Vehicle crossing width at the front property boundary 2.7m - 4.5m. Proposed The vehicle crossing width at the front boundary is 5.9m	Supported	Council
DA2018/0346	Building Height	Lot 5	DP 7148		7	Blackshaw Ave	Mortdale	2223	Dual Occupancy	Zone R2 - Low Density Residential	Building height	Hurstville DCP 1	Where not on a battleaxe site, maximum wall height (excluding roofs) in metres is 6.8m. Proposed 6.3 - 7.5m, however the variation is acceptable as the non-compliance is to the rear of the building as a result of the topography of the land and enables a function internal amenity which is acceptable.	Supported	Council
DA2018/0347	Building Height	Lot 8	DP 6083		9	Leeder Ave	Penshurst	2222	Secondary Dwelling	Zone R2 - Low Density Residential	Building Heights 1.2.2	Kogarah DCP 1	Detached secondary dwelling: permitted maximum 3.5m overall height. Proposed = 4.0m (0.5m variation or 14.2%)	Supported	Council

DA2018/0350	Floor to Ceiling Height	Lot 30 & 31	DP 12444		8 Cook St	Mortdale	2223	Dual Occupancy	Zone R2 - Low Density Residential	Ceiling Height	Hurstville DCP 1 - Floor to Ceiling Height	Minimum floor to ceiling height is 2.4m. Proposed - The development proposes a floor to ceiling height of 2.7m on both lots. Due to the proposed development being situated on a sloping site, the development was designed to slope with the land. One of these features includes a reduced roof pitch and a step within the development to cater for the slope of the allotment toward the rear of the site.	Supported	Council
	Setback									Setbacks	Hurstville DCP 1 - Setbacks	Side Setback: 0.9m to the Ground Floor and First Floor. Proposed - The side setback for Lot 30 (b) is 1.02m to 1.6m. In addition, the side setback for the garage is 0.750m	Supported	
	Setback									Setbacks	Hurstville DCP 1 - Setbacks	Garage must be at least 1m behind the main setback. Proposed - Due to the shape and size of the allotment the garage is unable to be setback 1m behind the main face of the dwelling. However, the development has incorporated features to reduce the impact from the streetscape. These include a proposed balcony over the garage with two columns supporting the balcony forward of the garage. The development also includes landscaping and tree planting within the front setback, to reduce any impacts. In addition, the garage is setback 6.2m from Cook Street and the proposed colours and materials used for construction of the development reflect a colour that does not illustrate dominance from the streetscape or the adjoining development, as the proposed garage is proposed with a timber finish and the supporting features around the development provide for a lighter finish.	Supported	
DA2018/0355	Setbacks	Lot 31	DP 221585		24 Morshead Dr	Connells Point	2221	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 - Setbacks	Side 900mm / 1.2m - Proposed - 1m/1m	Supported	Council
	Building Heights									Rhythm of the Building Elements in the Streetscape	Kogarah DCP 2013 - Rhythm of the Built Elements in the Streetscape	The secondary building façade should be set back a minimum of 1.5 metres from the primary building façade. Proposed - The site has multiple building facades. The nearest is approximately 750mm from the primary building frontage. In order for the building to achieve a smooth transition from the corner site to the other adjoining site.	Supported	
DA2018/0362	Setbacks	Lot B	DP 355691		5 Raymond St	Oatley	2223	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1 - Setbacks	Front: 4.5m to main building façade, 5.5m to front wall of garage. Proposed - Garage: remain as existing = 0m setback	Supported	Council
	Parking Spaces									No Of Parking Spaces	Hurstville DCP 1 - No. of Parking Spaces	For 3 or more bedroom dwellings, 2 car parking spaces. Proposed - There is currently on space available onsite. The current parking configuration will not be altered and as there are no addition bedrooms the requirement will remain as existing. Therefore no additional parking is deemed required.	Supported	
DA2018/0364	Setbacks	Lot 167	DP 13496		37 Pallamana Pde	Beverly Hills	2209	Residential Single Dwelling	Zone R2 - Low Density Residential	Setbacks	Hurstville DCP 1 - Setbacks	Side: 900mm (ground) 1.2m (first). Proposed - Side 951mm (ground and first)	Supported	Council
DA2018/0373	Building Heights	Lot 2	DP 387999		2 Waterfall Rd	Oatley	2223	Residential Single Dwelling	Zone R2 - Low Density Residential	PC 2 Building Height	Hurstville DCP 1/2 PC2 Building Height	DS2.2. Maximum ceiling height is 7.2m above the existing ground level vertically below that point. Proposed - 8.2m	Supported	Council
DA2018/0374	Solar Access	Lot 88	DP 11970		12 Annie St	Hurstville	2220	Residential Single Dwelling	Zone R2 - Low Density Residential	PC 5 Solar Access	Hurstville DCP 1/2 PC5 Solar Access	DS6.1. Development allows for at least 3 hours of sunlight on the windows of main living areas and adjoining principal private open space of adjacent dwellings between 9.00 am and 3.00 pm on 22 June. Proposed - Based on the shadow diagrams provided the private open space of the adjoining property to the south will receive adequate solar access. Impact as a result of the proposed development will be minimal upon the POS. Based on the shadow diagrams there appears to be additional impacts on the windows of the main living areas of the adjoining property (not 10 Annie).	Supported	Council
	Visual Privacy									PC 7 Visual Privacy	Hurstville DCP 1/2 PC 7 Visual Privacy	DS7.1. Windows of proposed dwelling must be offset from neighbouring windows by 1m, especially windows of high-use rooms. Proposed - Some of the proposed windows have not been offset from the neighbouring window by more than 1m.	Supported	
	Vehicle Access									PC 9 Vehicular Access, Parking and Manoeuvring	Hurstville DCP 1/2 PC 9 Vehicular Access, Parking and Manoeuvring	DS9.3. Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Proposed - The garage is in line with the main setback.	Supported	
DA2018/0375	Floor Space Requirements	Lot 80	DP	6862	29 Rickard Rd	South Hurstville	2221	Dual Occupancy	Zone R2 - Low Density Residential	1.2.1 Floor Space Requirements	Kogarah DCP 2013	(5) Blank walls and flat facades should be avoided. Walls longer than 10m should be articulated by a minimum 300mm protect or indentation in the façade. Proposed = The proposed development proposed walls in excess of 10m.	Supported	Council
	Setbacks									1.2.4.3 Side and Rear Setbacks		Side for building having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed Side Setbacks Northern side boundary 900mm.	Supported	
	Setbacks									1.2.4.3 Side and Rear Setbacks		Side for building having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed Southern Side Boundary : 900mm	Supported	
	Occupancies									2.1 Dual Occupancies		Minimum frontage: 18m Proposed = 15.24m	Supported	
	Occupancies									2.1 Dual Occupancies		Minimum site area: 850sqm. Proposed = 696.8sqm	Supported	
DA2018/0392	Setbacks	Lot 2	DP 11934		27 Douglas St	Oatley	2223	Alterations and Additions	Zone R2 - Low Density Residential	PC 3 Setbacks	Hurstville DCP 1 - PC3 Setbacks	DS3.5 The minimum side setback inside the FSPA is 900mm (ground floor) and 1.5m (first floor). Proposed - The proposed development has setback of 191mm to the garage on the eastern side boundary. The western boundary is compliant at 1.321m.	Supported	Council
DA2018/0393	Height and Building envelope	Lot 10	DP 633892		472-474 Princes Highway	Blakehurst	2221	Residential Flat Building	Zoned R3 Medium Density Residential	Height and Building envelope	Kogarah DCP 2013	Building envelopes have been established for development in the R3 zone. In respect to RFB's the DCP stipulates an overall height of 14m (to the ridge line) for 4 storey's and a maximum wall height of 12m. Proposed = The building exceeds the 14m overall height.	Supported	Council
	Height and Building envelope									Height and Building envelope		Rooftop terraces are prohibited unless they are directly linked to penthouse units. Proposed = Rooftop terraces are permitted and encouraged by SEPP 65 especially if it provides for communal open space. The space is centralised and communal in nature and will not adversely affect adjoining properties.	Supported	
	Building Setbacks									Building Setbacks		Front setback - 75% of the width of the building must be setback a minimum 5m with the remaining 25% setback 7m. Proposed = Nil, 3m, 5.6m and 5.3m. The front setback variation to the control is considered acceptable given the narrow depth of the site and its steep and constrained nature. The building is located on the lower side of Princes Highway and the perspective shows that between 4-6 levels will be visible and this section of the building is well within the 21m height limit.	Supported	
	Open Space									Open Space		The development includes two areas of open space with the lower ground floor catering for 153sqm and the roof terrace providing 733sqm of communal area. This creates a total area of 886sqm. This area exceeds the minimum required by the ADG and although non-compliant with the KDCP the DCP is considered to be an unreasonable dedication of area for open space.	Supported	
DA2018/0400	Building Heights	Lot 35	DP 12296		62 Landsdowne St	Penshurst	2222	Alterations and Additions	Zone R2 - Low Density Residential	C1 Building Height	Kogarah DCP 2013 - C1 Building Heights	4 - Foundation areas must not have an external wall height greater than 1m above existing ground level at any point. Proposed - There is a foundation area that is 1.4m in height due to the topography of the land.	Supported	Council
	Setbacks									C1 Setbacks	Kogarah DCP 2013 - C1 Setbacks	Side: For buildings having a wall height of 35m or less, the minimum side boundary setback is 900mm. For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed - South - 1.2m required and 900mm is existing. However the alterations and additions are 1.2m	Supported	
	Outbuildings									C1 Outbuildings	Kogarah DCP 2013 - C1 Outbuildings	(1) Outbuildings are not to be located within the front building line and must be set back 900mm from the site boundaries. Windows and glass doors must face into the yard, or be frosted if facing a neighbour's property. Proposed - The carport is located within 900mm of the sites northern boundary.	Supported	
	Cut & Fill									Cut and Fill		(8) Filling is not permitted between the swimming pool and the property boundary. The position of the swimming pool, in relation to neighbours and other residents, must be considered to minimise noise associated with activities carried out in the swimming pool or from the swimming pool equipment, such as cleaning equipment. Proposed - There will be minimal fill between the property boundary and the fill stops 900m from the boundary. There is not expected to be any significant impacts as a result of the fill given it is necessary to level the site. It is deemed acceptable in this unique circumstance.	Supported	

DA2018/0407	Setbacks	Lot 1	DP 503790		21	Edgbaston Rd	Beverly Hills	2209	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	DCP 1 Setbacks	Side 900mm - Proposed 0m	Supported	Council
DA2018/0409	Setbacks	103	DP 15597		20	Nellella St	Blakehurst	2221	Alterations and Additions	Zone R2 - Low Density Residential	C1 Setbacks	Kogarah DCP 2013 - C1 Building Setbacks	1.2.4.1. Front: (i) the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2.0m. Proposed - The Proposed detached garage is forward of the front building line of the dwelling. The existing garage has a nil front setback. The adjoining properties have a setback of 0m and 924mm. Therefore the average is 462mm and therefore the proposal is non-compliant.	Supported	Council
	Front Façade										Front Façade		Where garaging is in the front façade it should be limited to a maximum of two garage bays, with separate garage door openings of a maximum width of 3 metres. Proposed - The garage has 1 opening that is 5.28m in width but provides 2 car spaces.	Supported	
	Fencing										C1 Street Edge	Kogarah DCP 2013 C1 - Street Edge	1.2.6 Fencing is to be consistent with the requirements for section 4.2.	Supported	
	Setback										C1 Vehicular Access, Parking and Circulation	Kogarah DCP C1 - Vehicular access, parking and circulation	Maximum driveway width between the primary boundary and street to be 4m. Proposed 5.2m but it is noted that there is a zero setback to the garage.	Supported	
	Fencing										C1 Fences and Walls	Kogarah DCP 2013 C1 - Fences and Walls	In cases where an applicant can demonstrate the need for a front fence higher than 1.4m, the maximum height of the fence must not exceed 1.8m. Proposed - The site has a cross slope to the frontage, a maximum height of 2.1m for the fence is proposed. In order to create a harmonious streetscape this non-compliance is deemed acceptable in this regard.	Supported	
	Fencing										C1 Fences and Walls		Fences over 1.4m must be setback 1.2m from the street alignment, except where Council considers a lesser distance is warranted due to the siting of the existing residence, levels or width of the allotment or exceptional circumstances of the site. Proposed - The fence has a 0m setback in line with the garage. This site is considered to have exceptional circumstances due to the existing streetscape and slope of the site. The garage is replacing a single garage with this double garage.	Supported	
	Setback										C1 Fences and Walls		In the event of Council agreeing to a lesser setback, 1/3 of the length of the fence shall be permitted to be on the street alignment. The area between the fence and the street alignment shall be appropriately landscaped to soften the appearance of the fence. Details of the landscaping must be included on the landscaping plan. Proposed - Due to the existing levels of the side and the impact on the streetscape a setback for part of the fence is not deemed appropriate for this site.	Supported	
	Vehicle Access										C1 Fences and Walls		Where a vehicular entrance is proposed in conjunction with a fence of height greater than 1.4m, a 45° Splay or its equivalent is provided either side (as applicable) of the entrance to ensure driver and pedestrian vision. The splay is to have minimum dimensions of 2.0m by 2.0m. Proposed - As the garage has a 0m setback the fences will not impact the site lines to pedestrians.	Supported	
	Retaining Wall										C1 Fences and Walls		(3) A retaining wall that is visible from the street or public area must: (i) be constructed to a height no greater than 1.0m, and (ii) be designed so that there is a minimum setback of 1.0m between retaining walls and landscaping is provided in the setback areas, and (iii) be constructed of materials that do not detract from the streetscape. Proposed - Some of the retaining walls will be able to be visible from the street. The site currently has retaining walls onsite. Figure 4 shows some of these features that are currently onsite. Some of the walls will be above 1m in height, however it is deemed acceptable due to the site constraints. The material will be conditioned.	Supported	
	Retaining Wall										C1 Fences and Walls		(5) Any retaining walls required as part of the dwelling construction to control potential land stability and/or the structural integrity of adjoining properties, must be completed prior to occupation of the structure. Proposed - As the dwelling is already completed and under a separate application there is not way of ensuring that this will occur as separate OC's are required.	Supported	
DA2018/0413	Outbuildings	Lot 260	DP 21135		71	Harslett Cres	Beverley Park	2217	Alterations and Additions	Zone R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	Outbuildings are not to be located within the front building line and must be set back 900mm from the site boundaries. Proposed Side - 0.501m Front - 0.625m	Supported	Council
DA2018/0415	Signage	Lot 100	DP 877852		675	Forest Rd	Peakhurst	2210	Advertising and Signage	Zone R2 - Low Density Residential	Section 5.5 Signage	Hurstville DCP No. 1 Section 5.5 Signage	Signage that is to be located wholly within the property, and can only indicate the purposes for which the land, building or work is used, unless existing use rights apply to the sign. Proposed - Will be attached to the wall structures	Supported	Council
DA2018/0417	Setbacks	Lot 81	DP 17052		3A	Kimberley Rd	Hurstville	2220	Alterations and Additions	R2 - Low Density Residential	Section 4.5 Dwelling Houses on Small Lots	Hurstville DCP No. 1 Section 4.5 Dwelling Houses on Small Lots	PC3 Setbacks Requirements per Table 1, Option 1 Front Setback: 4.5m to building face. Side Setback: 900mm. Proposed The proposed development requests a zero lot line setback which is continued on from the existing dwelling.	Supported	Council
DA2018/0433	Setback	Lot 136	DP 18827		2	Vivienne St	Kingsgrove	2208	Residential Dwelling	R2 - Low Density Residential	PC 3 Setbacks	Hurstville DCP 1/2 Setbacks	PC3 DS3.6 b. 6m for first floor level solid walls - Proposed 4m - 16.3m	Supported	Council
DA2018/0449	Street Frontage	Lot 20 Sec 11	DP 1963		34	Bruce St	Kogarah Bay	2217	Dual Occupancy	R2 - Low Density Residential	Street Frontage	Kogarah DCP 2013	Street Frontage 18m. Proposed = 15.24m	Supported	Council
	Second Floor Depth										Second Floor Depth		Second Floor Depth 60%. Proposed = 64%	Supported	
DA2018/0450	Visual Privacy	Lot A	DP 19687		216	Terry St	Connells Point	2221	Alterations and Additions	R2 - Low Density Residential	1.5.1 Visual Privacy	Kogarah DCP 2013	Yes - 3.0m setback to first floor balcony attached to the rear façade. Proposed 1.2m. The existing dilapidated deck is 1.2m from the side boundary. The addition and rectification to the deck is 1.2m	Supported	Council
DA2018/0459	Floor Space Setbacks	Lot 247	DP 12759		40	Carawar Ave	Carss Park	2221	Dual Occupancy	R2 - Low Density Residential	1.2.1 Floor Space Requirements 1.2.4.3 Side and Rear Setbacks	Kogarah DCP 2013 Kogarah DCP 2013	Both dwelling encroach the 60% lot depth control. Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is greater.	Supported Supported	Council Council
DA2018/0460	Fixed Jetty Jetties and ramps	Lot 2	DP 1184432		21	Stuart Cres	Blakehurst	2221	Jetty	W2 - Recreational Waterways	Fixed Jetty	Kogarah DCP 2013	Max. Length = 9m from MHWL including any existing reclamations. Proposed = 35m	Supported	Council
	Jetties and ramps										Jetties and ramps		Jetties and ramps will only be permitted in these areas where they comply with the maximum length requirements as outlined in Part C3 Section 6.2. Proposed = 35m	Supported	
DA2018/0463	Setbacks	Lot A	DP 300639		10	Rickard Rd	South Hurstville	2221	Alterations & Additions	R2 - Low Density Residential	Side and Rear Setbacks	Kogarah DCP 2013 - Side and Rear Setbacks	1.2.4.3 Side and Rear Setback (1) The Side and rear boundary setbacks should comply with the table. - Proposed The proposed development has a setback of 1625mm from the north east boundary and a 933mm setback from the south west boundary	Supported	Council
DA2018/0466	Setbacks	Lot 30	DP 11934		20	Macken Cres	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	PC 3 Setbacks	Hurstville DCP 1	DS 3.6 Proposed Southern side setback 930mm	Supported	Council
DA2018/0469	PC 7 Visual Privacy	Lot 92	DP 211604		37	Waterside Parade	Peakhurst Heights	2210	Residential Dwelling and Swimming Pool	R2 - Low Density Residential	PC 7 Visual Privacy	Hurstville DCP 2012	DS7.1 Windows of proposed dwelling must be offset from neighbouring windows by 1m, especially windows of high-use rooms. Proposed - the property to the south has no windows on its northern elevation.	Supported	Council
	Swimming Pools										Swimming Pools		Provided one point on the swimming pool or one side of the swimming pool is at or below existing ground level, then one other point or one other side may be up to 500 mm above existing ground level. There is over one (1) metre out of ground on the low side of the pool.	Supported	
	Swimming Pools										Swimming Pools		On steeply sloping sites, Council may consider allowing the top of the swimming pool at one point or along one side to extend up to 1000mm above natural ground level, provided that the exposed face of the swimming pool wall is treated to minimise impact. The materials and design of the retaining wall should be integrated with, and compliment, the style of the swimming pool. Proposed = On the low side there is in excess of 1000mm above ground.	Supported	
	Swimming Pools										Swimming Pools		The swimming pool edge must be at least 1.5 metres from side and rear property boundaries. Proposed = The side setbacks of the pool are 5.18m from the southern boundary and 2.985m from the northern boundary. The pool is located with a nil setback to the rear boundary.	Supported	

	Swimming Pools									Swimming Pools		Tree and shrub planting is to be provided along the adjoining property boundary lines to achieve a reasonable level of privacy. Refer to Appendix 1 for recommended species to use. Proposed = The plan references a terrace extending to the northern boundary.	Supported		
DA2018/0477	Setbacks	Lot 39 Sec 3 & Lot 40 Sec 3	DP3181		27	Broughton St	Mortdale	2223	Alterations and Additions	R2 - Low Density Residential	4.0 Specific Controls for Residential Development	DCP No. 1 4.0 Specific Controls for Residential Development	PC3 DS3.6 Minimum rear boundary setbacks are: a. 3m for any basement and ground floor level solid wall. Proposed - The proposed development has an existing non-compliant rear setback. The addition to the rear does not increase the non-compliance and is consistent with the existing setback. The proposed development is unlikely to create adverse impacts on the adjoining properties.	Supported	Council
DA2018/0504		Lot A	DP 391026		24B	Gladstone Street	Kogarah	2217	Additional Classrooms	SP2 - Infrastructure	B4 Carparking	Kogarah DCP 2013 Parking and Traffic	3 parking spaces	Supported	Council
DA2018/0518	Setbacks	Lot 99	DP 1999		173	Woniora Rd	South Hurstville	2221	Alterations and Additions	R2 - Low Density Residential	1.2.4 Side Setbacks	Kogarah DCP 2013 - C1 Low Density Dwelling Houses and Secondary Dwellings	Side Setbacks. For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Proposed = The ground floor is generally setback 1.08m and the first floor 1.2m	Supported	Council
	Privacy										1.5 Privacy		Privacy - Where terraces and balconies are proposed and are elevated more than 1.5m above ground level (finished) and are located behind the street front façade, they are restricted to a maximum width of 2.5m and must be setback a minimum 3m from any adjoining property boundary. Proposed = The proposed development includes a rear balcony setback 2.2m from the side boundary and 1m in width.	Supported	
DA2018/0520	Jetty	Lot 149	DP 11934		8	Marine Drive	Oatley	2223	Jetty	R2 - Low Density Residential	Jetty, Ramp and Pontoon	Hurstville DCP 1	Must not exceed the maximum dimensions. Proposed Jetty 10.06m	Supported	Council
DA2018/0522	Building Height	Lot 8	DP 4607		11	Culwulla St	South Hurstville	2221	New Residential Dwelling	R2 - Low Density Residential	1.22 Building Heights	Kogarah DCP 2013 Part C1 Low Density Housing	1.22 Building Heights (1) 7.2m to the underside of the upper ceiling - Proposed 7.3m	Supported	Council
DA2018/0524		Lot 1	DP 570166		52	Bonds Road	Peakhurst	2210	Dual Occupancy	R2 - Low Density Residential	4.3 Dual Occupancy	Hurstville DCP 1	Section 4.3 Dual Occupancy, Solar Access, Desing Standard 4.1	Supported	Council
DA2018/0527	Setbacks	Lot 3	SP 70965	3	57	Queensbury Road	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	PC 6 Setbacks	DCP No.1/2 PC6 Setbacks	DS6.1 Minimum side boundary setback is 3m - Proposed 1m to north western boundary	Supported	Council
DA2018/0530	Building Height	Lot 1	DP 505295		231A	Queens Rd	Cornells Point	2221	Alterations and Additions	R2 - Low Density Residential	Building Height	Kogarah DCP	Maximum ceiling height to external wall = 7.2m. Proposed = maximum 8.6m	Supported	Council
DA2018/0542	Setbacks	Lot 70	DP 13827		22	Ballantyne Road	Mortdale	2223	Alterations and Additions	R2 - Low Density Residential	DS3.1 Front Setbacks DS3.4 Side Setbacks	Hurstville DCP 1	Front setback requirement: 6% Side setback requirement: located on boundary (replacing existing carport)	Supported	Council
DA2018/0546	Jetty	Lot 19 Sec 29	DP 5510		60	Llewellyn St	Oatley	2223	Boatshed and Jetty	R2 - Low Density Residential	Jetty, Ramp and Pontoon Structures	Hurstville DCP 1	Must not exceed the maximum dimensions (15m). Proposed = Jetty 20m below MHWM	Supported	Council
DA2018/0554	Setbacks	Lot 9	DP 16579		90	Hatfield Street	Blakehurst	2221	Alterations and Additions - BBQ Area	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013 Setbacks	Side East 900mm - Proposed 100mm	Supported	Council
DA2018/0558	Setbacks	Lot 128	DP 12296		68	McRaes Avenue	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	Outbuilding	Kogarah DCP 2013	Outbuilding require setback 900mm from the site boundaries. Proposed - 550mm (existing) 38% variation	Supported	Council Officer
DA2018/0579	Vehicle Access, Parking and Circulation	Lot 7 Sec 8	DP 1963		17	Wharf Road	Kogarah Bay	2217	Dwelling House	R2 - Low Density Residential	Vehicle Access, parking and circulation	Kogarah DCP 2013	Basement on the site with a slope less than 12.5%	Supported	Council
DA2018/0589	Visual Privacy	Lot 2	DP 747488		10B	Asquith Street	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Visual Privacy	Kogarah DCP	Part C1 - 1.5.1 (2) Visual Privacy 2.5m wide terrace - 40% variation. 3m setback to boundary - 50% variation. Part C1 - 1.5.1 (3) Visual Privacy 40sqpm area of terraces 1.5m above ground - 100% variation	Supported	Council
DA2018/0590	Depth	Lot 23	DP 19098		1	Marx Ave	Beverly Park	2217	Alterations and Additions	R2 - Low Density Residential	Depth	Kogarah DCP 2013 Depth Control	1.2.1.7. The proposal is breaching the 60% depth by 1.44m and seeking a variation of 6.55%	Supported	Council Officer
DA2018/0592	Setbacks	Lot 25	DP 27634		8	Allwood Crescent	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	Setbacks	PC 3 - DS3.4 Setbacks.	The minimum side setback inside the FSPA is 900mm. Proposed nil to eastern boundary resulting in a 100% of variation.	Supported	Council Officer
DA2019/0012	Setbacks	Lot 160	DP 13496		51	Pallamana Parade	Beverly Hills	2209	Alterations & Additions	R2 - Low Density Residential	PC 3 Setbacks	DCP No. 1 PC3 Setbacks	DS3.4 The minimum side setback outside the FSPA is 900mm (ground floor) and 1.2m (first floor). Note: Council may permit a variation to the minimum side setbacks for irregular shaped lots if it can be demonstrated that this will result in the retention of principal private open space or significant trees and the achievement of the performance criteria. Proposed - The proposed development is for new roof on an existing zero setback garage.	Supported	Council
DA2019/0016	Floorspace	Lot 2	DP 544153		9	The Boulevarde	Sans Souci	2219	Alterations & Additions	R2 - Low Density Residential	Floor Space	Kogarah DCP 2013 1.2.1 Floorspace	Walls longer than 10m should be articulated by a minimum 300mm. Proposed - Extend the existing wall 5.6m	Supported	Council Officer
DA2019/0018	Building Height	Lot 21 Sec 3	DP 6565		35	Lynwood St	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Building Height 7.8m to the top of the ridge (pitched roof). Proposed = 8.36m	Supported	Council
DA2019/0071	Awnings	Lot 100	DP 1237242		9	Dewent St	Sth Hurstville	2221	Alterations and Additions	R2 - Low Density Residential	3.6.3 Awnings	Kogarah DCP 2013	(4) Design awnings in the high range 3.6m - 4m and no higher or lower than adjoining awnings. Awning 1:433m (8% variation)	Supported	Council
DA2019/0077	Streetscape	Lot A	DP 335344		36	Edward St	Carlton	2218	Alterations and Additions	R2 - Low Density Residential	1.1 Streetscape Character	Kogarah DCP 2013	ii) the rhythm of the built elements in the street (influenced by the ratio of building to block widths and building to building separation, driveway placement, front building line setback, street front building articulation). Proposed = The proposed development is located behind the front building line which allows articulation for the built form with the existing dwelling. The side setback of the proposed carport is 100mm which is non-compliant with the 900mm side setback requirement under the KDCP 2013	Supported	Council
	Outbuildings										4.4 Outbuildings		(1) Outbuildings are not to be located within the front building line and must be set back 900mm from the site boundaries. Windows and glass doors must face into the yard, or be frosted if facing a neighbour's property. Proposed = The propose carport is located behind the front building line and it does not contain any windows or doors. The proposed carport has side setback of 100mm.	Supported	
	Outbuildings										4.4 Outbuildings		(3) Outbuildings must be positioned so they do not overshadow habitable areas or open space of adjoining properties. Proposed = The proposed carport is not complying with the side setback requirement which is 900mm.	Supported	
DA2019/0088		Lot 12 Sec 1	DP 7575		11	Taunton Street	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	2.1 Dual Occupancies	Kogarah DCP 2013 C1 Low Density Housing	Minimum site frontage for dual occupancy -Variation = 2.76m or 15.33%	Supported	Council
													Minimum site area for dual occupancies - Variation = 153.23 or 18.1%		
Rev2017/0014	Setbacks	Lot A	DP 357042		38	Russell St	Oatley	2223	Swimming Pool and Outbuildings	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	The proposed Cabana is proposed with a zero setback from the north-eastern side boundary in lieu of the required 900mm as outlined in the DCP. While non-compliant, the proposed cabana will be located adjacent to a driveway handle providing access to the property located at 38A Russell Street (See Figure 1). Additionally, the proposed cabana is compliant with Councils height controls of 3.5m and is not anticipated to result in any adverse visual impact to neighbouring properties as a result of the setback shortfall.	Supported	Council

	Swimming Pool									Swimming Pool		Effectively, the DCP allows for one side of the pool structure, on steeply sloping sites such as this, to be located up to 1m above natural ground level. The proposed pool retaining wall at its highest point measures 3.8m which exceeds 1m provided for under the DCP. However, in the circumstances of this case, much of the retaining wall sits behind a rock wall and is obscured by heavy vegetation from the waterway. (See Figures 2 and 3 below).	Supported	
Rev2017/0015	Privacy	Lot 580	DP 1155847	22	Rona St	Peakhurst	2210	Alterations and Additions	R2 - Low Density Residential	Swimming Pool	Hurstville DCP 1	The application includes the provision of an entertaining deck between the dwelling and the swimming pool that will be elevated above NGL by 350mm on the eastern side. Despite the eastern edge of the deck being set back from the eastern boundary by 2.05m, the privacy of the eastern neighbour will be impacted by this proposal. A condition of consent will require the provision of a privacy screen in the form of a fence (or similar) to 1800mm from FFL within which a gate shall be provided for access. This condition will negate any privacy impact on the eastern neighbour.	Supported	Council
Rev2018/0007	Building Height	Lot 4	DP 82192	537	Forest Rd	Mortdale	2223	Dual Occupancy	R2 - Low Density Residential	PC 2 Building Height	Hurstville DCP 1	PC 2 - Building Height - Maximum cut and fill 600mm. Proposed Max fill = 950mm	Supported	Council
	Cut & Fill									PC 8 Cut and Fill		PC 8 Cut and Fill - Cut and fill is limited to a maximum depth of 600mm. Proposed Max Fill = 950mm	Supported	
Rev2018/0009	Setbacks	Lot 3	DP 103456	96	Connells Point Rd	South Hurstville	2221	Alterations and Additions	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	The garage is proposed to be setback from rear and side boundaries by 400mm (side) and 400mm (rear) from the north eastern side boundary in lieu of the required 900mm as outlined in the DCP. While still non-compliant, the proposed garage is now to be positioned where the existing garage was located originally 400mm from the north east side boundary and the south east rear boundary. Given that the setback requirement is 900mm in the Kogarah DCP, it is recommended that a minimum 500mm be provided to enable accessing the area between the boundary and garage for maintenance purposes. A 500mm setback would be more appropriate for both side and rear boundaries which will be conditioned accordingly as part of this review. This is only being permitted due to maintaining the same setback and finding a balance between the DCP. Additionally, the proposed garage is compliant with Council's DCP requirements in terms of size and height controls of 3.5m and is not anticipated to result in any adverse amenity impact to neighbouring properties any longer as a result of the setback shortfall.	Supported	Council
Rev2018/0010	Setbacks	Lot 2	DP 319119	27	Wheeler St	Carlton	2218	Residential Dwelling	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	KDCP 2013 requires detached secondary dwellings to have side boundary setbacks of 900mm or the existing dwelling setback, whichever is the greater of the both. Proposed = The proposed secondary dwelling is setback 982mm on the south-eastern side however the primary dwelling is setback 1.8m off this boundary.	Supported	Council
	Maximum Height									Outbuildings		KDCP 2013 requires the maximum height of outbuildings to be 3.5m to the ridge and 2.7m to the underside of the eaves above natural ground level. Proposed = The proposed secondary dwelling is 3.46m above NGL which complies with the overall height requirement.	Supported	
DA2017/0604	Accessible Rooms	Lot 140	DP 36317	19	Pearce Avenue	Peakhurst	2210	Boarding House	R3 - Medium Density Residential	Accessible Rooms	Hurstville DCP No 1	Clause 3.3 Accessible Rooms - 5 required - 3 proposed by overridden by ARHS.	Supported	Council
	Solar Access									Solar Access		Solar Access - lower level western rooms not achieved due to orientation and permissible density on the western allotment.		
	Front Setback									Front Setback		Front Setback - 6m required - 4.9m proposed - 18.3%		
	Secondary Setback									Secondary Setback		Secondary Setback - 6m required - 4.8m proposed - 20%		
DA2018/0030	Setbacks	Lot 24	DP 21651	23	Belmore Road	Peakhurst	2210	Alterations and Additions	R2 - Low Density Residential	Setbacks	Kogarah DCP 2013	Ground floor setback - 900mm from boundary Proposed = 100% variation - zero setback	Supported	Council
DA2018/0036	Building Height	Lot 1	DP 27735	63	Moons Avenue	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	Building Height - PC2	Hurstville DCP 1	Building Height DS2.2, Maximum ceiling height 7.2m required and 8.18m proposed (12%) Variation Building Height DS2.3 Maximum height for flat roof 7.8m required and 8.47m proposed (8%) Variation	Supported	Council
DA2018/0069	Setback	Lot 3	DP 502566	253	Woniora Road	Blakehurst	2221	Alterations and Additions	R2 - Low Density Residential	Front Setback	Kogarah DCP 2013	Battleaxe allotment. The dwelling will have no direct frontage to the street.	Supported	Council
	Setback									Rear Setback 1.2.4.3		6m required - 1.44m proposed = 76% variation		
	Floorspace									Floorspace Requirement 1.2.1 (7)		Requirement 60% site depth - proposed = 87%. 23% variation		
	Building Height									Building Height 1.2.2 (1)		7.2m required. 15.27% variation		
	Ceiling Height									Ceiling Height		7.8m required. 8.2% variation		
	Parapet Height									Parapet Height				
DA2018/0072	Setbacks	Lot 64	DP 10171	30	Renown Avenue	Oatley	2223	Secondary Dwelling	R2 - Low Density Residential	1.2.4 Setbacks	Kogarah DCP 2013	Required: 6.2m. Proposed 5.61m = 9.5% variation	Supported	Council
	Building Height									1.2.2 Building Height		Required: 3.0m. Proposed 0.9m = 70% variation		
	Swimming Pool									4.6 Swimming Pool Setback		Required: 1.5m. Proposed 0.9m = 40% variation		
DA2018/0093	Building Height	Lot 1	DP 136225	605	Forest Road	Peakhurst	2210	Dual Occupancy	R2 - Low Density Residential	Building Height	Hurstville DCP 1	Chapter 4.3 DS2.1 - Maximum wall height 6.8m. Proposed - 8m (variation 17.6%)	Supported	Council
	Rear Setback											Rear Setback DS3.16 - minimum rear set back 7m. Proposed 6.5m for dwelling 2 (Forest Rd dwelling) - (Variation 7%)		
DA2018/0120	Car Spaces	Lot 999	DP 9999999	50	Belgrave Street	Kogarah	2217	Change of Use	B4 - Mixed Use	Car spaces	Kogarah DCP 2013	Variation to car parking of five (5) spaces however is accepted by Traffic section.	Supported	Council
DA2018/0174	Floor Space Ratio	Lot 2 Sec 39	DP 4442	113	Rosa Street	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	Pt C1 - 1.2.1 Floor Space Ratio	Kogarah DCP 2013	Pt C1 - 1.2.1 - (1) FSR Permitted FSR 0.467:1 proposed 0.49:1 & 4.9% variation	Supported	Council
	2nd Storey Element									Pt C1 - 1.2.1 (7) Second Storey Element		Pt C1 - 1.2.1 (7) 2 nd storey element permitted 60% proposed small components of both dwellings		
	Number of Storeys									Pt C1 - 1.2.3 Number of storeys		Pt C1 - 1.2.2 (2) Number of storeys permitted 2 proposed 3 (dwelling 1)		
	Side Setback									Pt C1 1.2.4.3 Side setback		Pt C1 1.2.4.3 Side setback permitted 1.2m proposed 0.97m (dwelling 1)		
	Driveway									Pt C1 1.4 (6) Driveway		Pt C1 1.4(6) Driveway permitted 4m proposed 4.7m (dwelling 2)		
	Basement Parking									Pt C1 1.4 (8) Basement Parking		Pt C1 1.4(8) Basement Parking Permitted 12.5% slope proposed 11.1%		
DA2018/0211	Number of Storeys	Lot 167	DP 36317	13	Gover Street	Peakhurst	2210	Residential Flat Building	R3 - Medium Density Residential	DS4.1 - Number of Storeys	Hurstville DCP 1	DS4.1 - Number of Storeys - 3 permitted - 4 proposed = 33% variation	Supported	LPP
	Roof Pitch									DS11.3 Roof Pitch		DS11.3 Roof Pitch. Pitched Roof required. Parapets and flat roof proposed		
	Wall Length									DS11.5 Wall Length		DA11.5 Wall Length. Permitted - 6m horizontal. Proposed - 11.48m = 191% variation		
DA2018/0236	Setbacks	Lot 100	DP 634614	132	Millett Street	Hurstville	2220	Alterations and Additions	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Front Setbacks-(4.5m) 3.189m proposed to portico Rear Boundary Setbacks-(6m) 5.7m proposed	Supported	Council
	Private Open Space											Principal Private Open Space-(Minimum 30m ² with minimum dimension of 5m located behind front of dwelling and directly accessible from a main living area) No area with minimum 5m dimensions due to unusual site constraints, however there are pockets of outdoor areas that can be used for some outdoor recreational space. Maximum 60% Site Depth for First Floor Levels - (60% = 13.8m) proposed first floor has a 14.017m depth which is a 217mm variation.		
DA2018/0291	Lot width Setback	Lot 1	DP 1223266	2	Dardanelles Street	Mortdale	2223	Dual Occupancy	R2 - Low Density Residential	C1 - 2.1 Minimum site frontage 18m C1 - 1.2.4.2 (3) Secondary Street setback 4.5m	Kogarah DCP 2013	Lot width required 18m - 15.24m proposed variation 15.3% Setback 4.5m required - 3.785m proposed - variation 15.8%	Supported	Council
DA2018/0335	Building Height	Lot A	DP 918182	31	Park Road	Carlton	2218	Secondary Dwelling	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	1.2.2 Building Height - underside of ceiling and maximum roof height	Supported	Council
DA2018/0470	Floorspace	Lot 1 Sec 13	DP 1963	113	Park Road	Kogarah Bay	2217	Dual Occupancy	R2 - Low Density Residential	Floor Space	Kogarah DCP 2013	1.2.1 (5) (C1 of KDCP) - Floorspace Requirements. 10m length wall requires 300mm projection or indentation - Dwelling A is 10.91m and Dwelling B is 11.14m 1.2.1 (7) (C1 of KDCP) - Floorspace requirements. First floor may not extend beyond 60% lot depth - Dwelling B extends 82% (corner lot)	Supported	Council

	Setbacks									Setbacks		1.2.4.2 (3) (C1 of KDCP) - Building Setbacks. 4.5m for the setback of a dual occ to a secondary street - Dwelling A 2m-6m and Dwelling B 3m and 7m		
DA2018/0556	Fenestration and External Materials	Lot 7	DP 17901	34	Boronia Stret	Kyle Bay	2221	Dwelling House	R2 - Low Density Residential	Fenestration and External Materials	Kogarah DCP 2013	1.2.5 Control: (6) Where garaging is in the front façade it should be limited to a maximum of two garage bays, with separate garage door openings of a maximum width of 3 metres.	Supported	Council
	Solar Access									Solar Access		1.6 Control: (1) Where the neighbouring properties are affected by overshadowing, at least 50% of the neighbouring existing primary private open space or windows to main living areas must received a minimum of 3 hours sunlight between 9am -3pm on 21 June.		
DA2018/0565	Balcony Width Balcony Setback Balcony Size	Lot 6 Sec 3	DP 4868	64	Algernon Street	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Balcony Width Balcony Setback Balcony Size	Kogarah DCP 2013	Balcony width 2.5m - 3.96m proposed equates to 58% variation Balcony setback 3m - 1.4m proposed equates to 54% variation Balcony area 40sqm - 48sqm proposed equates to 20% variation	Supported	Council
DA2018/0574	Jetty Width	Lot 154	DP 11934	18	Marine Drive	Oatley	2223	Jetty	W2 Waterways Recreation Zone	Jetty Width	Hurstville DCP 1 Section 6.5	Jetty Width Allowed: 1.5m. Proposed 1.8m. Acceptable as it is the same as the width of the existing jetty and ramp	Supported	Council
DA2019/0063	Floorspace Building Height Visual Privacy	Lot 2	DP 29599	71	Waitara Parade	Hurstville Grove	2220	Dwelling House	R2 - Low Density Residential	Floorspace Building Height Visual Privacy	Kogarah DCP 2013 - C1 Low Density Housing	1.2.1 Floor space requirements - Control (7) 65% depoth - 1.3m or 4% 1.2.2 Building Heights - Control (1) Parapet Heights - 700mm or 8.9% 1.5.1 Visual Privacy - Control (3) Balcony size - 6swm or 15%	Supported	Council
DA2019/0084	Setback Building Height	Lot 221	DP 12296	74	Grove Avenue	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	Setback Building Height	Kogarah DCP 2013	1.2.4.3 Side and Rear Setbacks: carport located along south-eastern side boundary replacing dilapidated carport 4.4 (5) 3.5m maximum height of outbuilding. Proposed carport is 3.7 (5% variation)	Supported	Council
DA2019/0118	Building Height Building Height	Lot 86	DP 15709	28	Wentworth Avenue	Blakehurst	2221	Alterations and Additions	R2 - Low Density Residential	Building Height Building Height	Interim Georges River DCP 2020 and Kogarah DCP 2013	Max ceiling height 7.2m - 7.5m proposed, equates to 4% variation Flat roof height 7.8m - 9m proposed, equates to 15% variation	Supported	Council
DA2019/0125	Floorspace Balcony Width Balcony Setback	Lot 54	DP 10171	10	Renown Ave	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Floorspace Balcony Width Balcony Setback	Kogarah DCP 2013	First floor 60% - 72% proposed equates to 20% variation Balcony width 2.5m - 3m proposed equates to 20% variation Balcony setback 3m - 1.4m proposed equates to 54% variation	Supported	Council
DA2019/0152	Setback	Lot 11	DP 1012411	37	Samuel Street	PEAKHURST	2210	Alterations and Additions	R2 - Low Density Residential	DS 3.4 Side Setback	Hurstville DCP 1 - 2018. PC3 Setback - DS3.4	100% variation - Zero Setback	Supported	Council
DA2019/0180	Setback	Lot 3	DP 396607	33	Terry Street	Blakehurst	2221	Secondary Dwelling	R2 - Low Density Residential	Rear Setback	Kogarah DCP 2013	2.2 Secondary Dwellings 3m rear setback required. Proposed setback = 0.9m Variation = 70%	Supported	Council
DA2019/0237	Trading Hours	Lot 30	DP 1227067	14	Commercial Road	Kingsgrove	2208	Change of Use	Industrial	Hours of Operations (Acoustic DS7.3)	Hurstville DCP 1	Trading hours of Monday to Saturday 7am - 5pm. Proposed = Monday to Sunday 8am - 5pm	Supported	Council
DA2018/0203	Building Height Side Setback	Lot 12 Sec 1	DP 11145	16	Rosemont Avenue	Mortdale	2223	Secondary Dwelling and Alterations and Additions	R2 - Low Density Residential	1.2.2 Building Height 1.2.4.3 Side Setback	Kogarah DCP 2013	Required 3.5m overall building height. Proposed - 4.05m. Variation 14.2% Required 900mm or existing dwelling setback. Proposed 1.094m. Variation 7.9%	Supported	Council
DA2019/0043	Floorspace Ratio	Lot 2	DP 28060	45	West Crescent	Hurstville Grove	2220	Residential Dwelling	R2 - Low Density Residential	1.2.1 Floorspace Ratio	Kogarah DCP 2013	1.2.1 (7) 60% depth of first floor. Variation: 5% (non compliance limited to rear corner of dwelling and is mainly due to shape of site)	Supported	Council
DA2018/0445	Building Height Building Height	Lot 11 Sec 3	DP 5645	45	Bibby Street	Carlton	2218	Secondary Dwelling	R2 - Low Density Residential	Building Height Building Height	Kogarah DCP 2013	Height (3.5m allowed, 3.794 proposed) = 8.4% variation Height (2.7m eaves allowed, 3.794 proposed)	Supported	Council
DA2017/0320	Floorspace Building Setback Site Width	Lot 35	DP 240985	25	Duggan Cresent	Connells Point	2221	Secondary Dwelling	R2 - Low Density Residential	Floorspace Building Setback Site Width	Kogarah DCP 2013	1.2.1 (7) Floorspace Requirements. 60% lot depth first floor restriction. Proposed. Dwelling 1 - 56% and Dwelling 2 - 26% 1.2.4.3 (1) Building Setbacks - Dwelling 1 - 73%, Dwelling 2 - 50% 2.1 Dual occupancies - site width - 33%	Supported	Council
DA2019/0149	Setback Building Height	Lot 25	DP 10171	6	Judd Street	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	4.4 Setback 4.4 Building Height	Kogarah DCP 2013	4.4 Outbuilding (1) 190mm setback from side boundary instead of required 900mm. 78.8% variation. 4.4 Outbuilding (5) 3.1m height to underside of eave instead of required 2.5m. 24.6% variation	Supported	Council
DA2019/0067	Site Area	Lot 37 Sec 3 Lot 38 Sec 3	DP 3181 DP 3181	25	Broughton Street	Mortdale	2223	Secondary Dwelling	R2 - Low Density Residential	PC1 Site Area	Hurstville DCP 1	PC1 Site area, DS1.1 minimum 450sqm. Proposed site area is 442.6sqm (1.2% variation)	Supported	Council
DA2019/0061	Setback Building Height	Lot 1	DP 15610	58	Moons Avenue	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	PC3.6 Setback PC2 Height of Garage	Hurstville DCP 1	PC3 Setback - Garage located along southern and eastern boundary. 100% variation (located along boundary, replacing the existing garage. PC2 Height of garage. 183% variation (8.5m rather than 3m), site steeply falls to the back.	Supported	Council
DA2019/0178	Jetty	Lot 10	DP 633892	472-474	Princes Highway	Blakehurst	2221	Jetty	R3 - Medium Density Residential	Jetty	Kogarah DCP 2013	Jetty of 20m long with L shaped end - DCP allows 9m with no L shaped end	Supported	Council
DA2018/0074	Height Setbacks Setbacks Open Space	Lot 22 Lot 21 Lot 20 Lot 19 Lot 1	DP 2013 DP 2013 DP 666146 DP 2013 DP 318555	1 to 7	Bowns Road	Kogarah	2217	Residential Flat Building	R3 - Medium Density Residential	Part C2 Clause 5 Wall Height Part C2 Clause 5 Front Setbacks Part C2 Clause 5 Side & Rear Setbacks Part C Clause 5 Private Open Space	Kogarah DCP 2013	Wall height 10.5m, proposed 19.87m (89.2% variation) Front Setbacks. 25% articulation, proposed 75% articulation (+300% variation) Clause 5. Side and rear setbacks (3m+1/4 over 3m), proposed 6m - 9m (200% variation). Clause 5. Private open space 35sqm min required, 8sqm (-78%).	Supported	LPP
DA2018/0580	Building Height	Lots 272, Lot 271, Lot 270, Lot 269, Lot 268 and Lot 267	DP 36537	824-834	Forest Road	Peakhurst	2210	Residential Flat Building	R3 - Medium Density Residential	DS4.1 Maximum Building Height	Hurstville DCP 1	Maximum Building Height. 3 storeys permissible. Four storeys proposed	Supported	SSPP
DA2018/0555	Height of Parapet Depth	Lot B	DP 390415	118	Kyle Parade	Kyle Bay	2221	Dwelling House	R2 - Low Density Residential	Height of Parapet Depth	Kogarah DCP - (1.2.2 (1)) (1.2.1 (7))	Height of parapet (1.2.2 (1)) - 15% 60% depth - 28%	Supported	Council
DA2019/0318	Setback	Lot 21	DP 215321	3	Sunlea Avenue	Mortdale	2223	Alterations and Additions	R2 - Low Density Residential	PC3 - Setback	Hurstville LEP	Minimum front setback = 5.5m. Proposed - 2m minimum front setback = 63.63%	Supported	Council

DA2018/0471	Building Height	Lot 40 Sec 3	DP 1650	13	Hampton Street	Hurstville Grove	2220	Secondary Dwelling	R2 - Low Density Residential	Building Height - 1.2.2	Kogarah DCP 2013	Height to underside of ceiling, 2.7m max and 2.9m provided. 7.4% variation		
	Setback									Setbacks 1.2.4		Building setbacks - rear setbacks - 3m required and 0.9m provided. 30% variation	Supported	Council
DA2018/0454	Setback	Lot 209	DP 13496	23	Cooloongatta Road	Beverly Hills	2209	Dual Occupancy / Swimming Pool	R2 - Low Density Residential	Pool Setback	Hurstville DCP 1	Swimming pool setback 1.2m equates to 20% variation	Supported	Council
DA2018/0287	Building Height	Lot 2 Sec 2	DP 5453	186	Woniara Road	South Hurstville	2221	Secondary Dwelling and Carport	R2 - Low Density Residential	Clause 1.22 Building Heights	Kogarah DCP 2013	Building Heights - Max height to ceiling = 2.7m. Proposed = 4.17m = 54% variation. Maximum overall height = 3.5m, proposed = 5.24m = 54% variation.	Supported	Council
										Clause 2.2 (5) Secondary Dwellings		Secondary dwellings providing additional parking		
DA2017/0584	Setback	Lot 248	DP 36317	61	Lawrence Street	Peakhurst	2210	Residential Flat Buildings	R3 - Medium Density Residential	Part 4.1 Residential Flat Building	Hurstville DCP 1	Front Setback. Control: The minimum setback to a primary or secondary street is 6m. Proposed: Ground floor = 5.22m-6.2m. There is a slight encroachment within the front courtyards. 13% variation	Supported	LPP
DA2019/0197	Site Frontage	Lot 17 Sec 8	DP 1604	39	Seymour Street	Hurstville Grove	2220	Dual Occupancy	R2 - Low Density Residential	2.1 Dual Occupancy	Kogarah DCP 2013	Minimum Site Frontage 18m required/ 15.24m proposed. 15.3% variation	Supported	Council
	Site Area											Minimum Site Area 850m2. 18.9% variation		
DA2019/0106	Building Height	Lot 18	DP 27479	9	Linden Crescent	Lugarno	2210	Dwelling House	R2 - Low Density Residential	4.4 Dwelling Houses DS2.2	Hurstville DCP 1	Maximum ceiling height is 7.2m above the existing ground level vertically below that point. A variation is sought for the maximum ceiling height breaching the 7.2m height control by 0.45m (7.65m) or 5.8%	Supported	Council
										4.4 Dwelling Houses DS2.3		For flat roofed dwellings, maximum height to the top of the parapet of the building is: 7.8m above the existing ground level vertically below that point. The proposed development seeks approval for a flat roof with a two degree roof pitch. A variation is sought for the maximum parapet height reaching the 7.8m control by 0.75m (8.55m) or 8.77%		
DA2019/0346	Building Heights	Lot 1	DP 27881	11	Renn Street	Kogarah Bay	2217	Secondary Dwelling	R2 - Low Density Residential	C1 Low Density Housing 1.2.2	Kogarah DCP 2013	Building Heights. Ceiling height varies from 2.8m to 3.05m (3.7% to 12.9%)	Supported	Council
	Setbacks									C1 Low Density Housing 1.2.4.3		Side and Rear Setbacks. 3m rear boundary setback. Proposed 1.02m to 1.07m (1.98m variation to 1.93m variation, or 66% to 64.3%) Side Boundary 900mm. Proposed 240mm to 130mm (26.6% to 14.4% variation)		
DA2019/0011	Building Height	Lot 1	DP 783803	50	Carroll Street	Beverley Park	2217	Alterations and Additions	R2 - Low Density Residential	1.2.2 Height of Parapet 1.4 Width of Driveway	Kogarah DCP 2013	Height of parapet (8.2m rather than 7.8m) 5% variation. Width of driveway (5.4m rather than 4m) 35% variation	Supported	Council
DA2018/0334	Site Frontage	Lot 87	DP 11060	2	Mountbatten Street	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	1.2 Building Scale	Kogarah DCP 2013	Minimum site frontage 18m required. 15.24m proposed. 15.3% variation	Supported	Council
	Site Area									2.1 Dual Occupancy		Minimum site area 850m2. 23.5% variation proposed.		
	First Floor											First Floor 60%. 13% variation proposed.		
DA2019/0368		Lot 7 Sec 4	DP 11145	7	Hanigan Street	Penshurst	2222	Dwelling House	R2 - Low Density Residential	C1 Low Density House Section	Kogarah DCP 2013	Maximum width of 2.5m. Proposed Width 4m. Variation 60%	Supported	Council
DA2019/0249	Parking	Lot 2	SP 72279	2/77	Boundary Road	Peakhurst	2210	Change of Use	IN2 - Light Industrial	3.1 Parking	Hurstville DCP 1	DS1.3 Parking. 3 Parking spots instead of 9	Supported	Council
DA2019/0146	Outbuildings	Lot A	DP 316673	656	King Georges Road	Penshurst	2222	Secondary Dwelling	R2 - Low Density Residential	4.7 Outbuildings	Hurstville DCP 1	DS2.1 Maximum height 3m - Proposed is to be 3.524m. Variation of 17%	Supported	Council
DA2019/0384	Height	Lot 11	DP 19164	15	Gold Street	Blakehurst	2221	Alterations and Additions	R2 - Low Density Residential	Chapter C1, Section 1.2.4.3	Kogarah DCP 2013	Side setback for wall height above 3.5m. Control 1.2m Proposed = 1m Variation 16%	Supported	Council
DA2018/0410	DA2018/0410	Lot 40	DP 11934	40	Macken Street	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	Section 4.2 Dual Occupancy	Hurstville DCP 1	ds2.1 - Maximum wall height = 7.8m. Proposed = 8.86m (+30% variation) DS3.11 - Rear setback = 7m. Proposed = 4.5m (-35% variation) DS2.1 - Cut and fill = 600mm. Proposed = 3,200mm cut (+530% variation)	Supported	Council
										Section 4.4 Dwellings on Standard Lots		DS2.2 - Maximum ceiling height = 7.2m. Proposed = 7.28 (+1% variation) DS2.3 - Maximum eheight flat roof = 7.8m. Proposed = 8m (+11% variation)		
DA2018/0464	Lot Size	Lot 3	DP 560870	100	Kyle Parade	Kyle Bay	2221	Dual Occupancy	R2 - Low Density Residential	Chapter C1 Low Density	Kogarah DCP 2013	1.2.2 - 60% lot depth. Lot Depth 100%	Supported	Council
	Height											1.2.2 Building Heights. Ceiling - 8m (11%). Parapet - 8.7m (11%)		
	Setback											1.2.4.2 Front Setback. 4.5m (18%)		
	Setback											1.2.4.3 Rear Setback. 4.5m (25%)		
DA2019/0302	Setback	Lot 352	DP 19818	50	Battve Avenue	Beverley Park	2217	Secondary Dwelling	R2 - Low Density Residential	2.2 Secondary Dwelling C4	Kogarah DCP 2013	2.2 Rear boundary setback 0.9m. Breach of requirement by 2.1m or 70%	Supported	Council
DA2018/0185	Parking	Lot 11 Sec G	DP 2150	15	Wonoona Parade	East Oatley	2223	Multi Dwelling	R3 - Medium Density Residential	B4 Parking and Traffic	Kogarah DCP 2013	1 Visitors space / 5 dwellings or part thereof required. Extent of Variation: No visitors space provided	Supported	Council
	Open Space									C2 Open Space		Impervious area of site (maximum) is 55%. Extent of Variation: 624.5m2 proposed which = 106.5m2 or 10% variation		
	Vehicular Access									C2 Vehicular Access, Parking and Circulation		A minimum of 600mm of landscaping must be provided between a driveway and side boundary. Extent of Variation: 1m wide landscaping provided but not for the full length of the driveway. No landscaping provided oppsite garages to allow sufficient turning areas.		
DA2019/0369	Setback	Lot 1	DP 835924	41	Glen Road	Oatley	2223	Dwelling House	R2 - Low Density Residential	Setbacks and Building Separation	Hurstville DCP 1	PC3. DS3.6 - The minimum side setback within the FSPA is 1.5m (first floor). Variation: 0.567m = 37.8%	Supported	Council
DA2019/0331	Landscape	Lot 2	DP 230369	31	Wayne Avenue	Lugarno	2210	Swimming Pool	R2 - Low Density Residential	4.4.3 - Lanscaped Areas	Hurstville DCP 1	PC10 - DS10.2 Landscaped areas and private open space - a minimum of 25% of the site area is landscaped open space. Variation 13.72%	Supported	Council
DA2019/0214	Setback	Lot 120	DP 1955	136	Carrington Avenue	Hurstville	2220	Dwelling House	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	DS3.5 Variation 16% or 200mm. Reason: setback variation is to a feature colum extending from the ground to the first floor (observed setback 1 metre).	Supported	Council
DA2019/0192	Lot Size	Lot 53	DP 13161	119	Patrick Street	Hurstville	2220	Dual Occupancy	R2 - Low Density Residential	Lot Size	Hurstville DCP 1	4.3 Dual Occupancy PC1, DS1.1. Proposal 614.1sqm, requirements 530spm. Variation: 2.5%	Supported	Council
DA2019/0241	Parapet Height	Lot C	DP 101175	191	The Promenade	Sans Souci	2219	Dwelling House	R2 - Low Density Residential	Chapter C1	Kogarah DCP 2013	1.2.2 (1) Parapet Height Standard 7.8m. Variation 8.75m (12.2% variation)	Supported	Council
	Number of Levels											1.2.2 (2) Number of levels. Variation 4 levels (33% variation)		
DA2018/0410	Wall Height	Lot 40 & 41	DP 11934	40	Macken Street	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	Section 4.2 Dual Occupancy and Section 4.4 Dwellings on Standard Lots	Hurstville DCP 1	DS2.1 Maximum wall height = 7.8m. Variation = 8.86m (+30%)	Supported	Council
	Setback											DS3.11 Rear Setback = 7m. Variation 4.5m (-35%)		
	Cut and Fill											DS2.1 Cut And Fill = 600mm. Variation 3,200mm cut (+530%)		
	Ceiling Height											DS2.2 Maximum Ceiling Height = 7.2m. Variation = 7.28m (+1%)		
	Roof Height											DS2.3 Maximum Height Flat Roof = 7.8m. Variation = 8m (+11%)		
DA2019/0046	Building Height	Lot 2	DP 1184432	21	Stuart Crescent	Blakehurst	2221	Dwelling House	R2 - Low Density Residential	Building Heights and Setback	Kogarah DCP 2013	1.2.2 Building Heights. 20% to 7.2m limit, 15% to 7.8m limit. Reason land slopes steeply to rear.	Supported	Council
	Setback											1.2.4.3 Side and Rear Setback: 61% variation to 900mm setback. Reason variation is solely for architectural feature around pool		
DA2019/0215	Setback	Lot 119	DP 1955	134	Carrington Avenue	Hurstville	2220	Dwelling House	R2 - Low Density Residential	Side Setback	Hurstville DCP 1	DS3.4 Side Setback variation: 16% or 200mm. Reason: setback variation is to a feature colum extending from the ground to the first floor (observed setback 1 metre)	Supported	Council
DA2019/0385	Setback	Lot A	DP 441499	35B	Carwar Avenue	Carss Park	2221	Alterations and Additions	R2 - Low Density Residential	Side & Rear Setback	Kogarah DCP 2013	1.2.4.3 Side and Rear Setbacks. 900mm from Side Setback. Variation 695mm = 77.22%	Supported	Council
DA2019/0422	Building Height	Lot 92	DP 210866	7	Carramar Place	Peakhurst Heights	2210	Alterations and Additions	R2 - Low Density Residential	Building Height	Hurstville DCP 1	PC2 Building Height - 0.55m = 18.3% Variation	Supported	Council

DA2019/0190	Site Area	Lot 75	DP 13372	131	Patrick Street	Hurstville	2220	Dual Occupancy	R2 - Low Density Residential	Site Area	Hurstville DCP 1	4.3 Dual Occupancy - Site Area 614.4sqm - variation 15.4sqm equates 2.5%	Supported	Council
DA2019/0284	Floor Space Ratio	Lot B	DP 386144	14	Orana Crescent	Blakehurst	2221	Dwelling House	R2 - Low Density Residential	Floor Space Ratio	Kogarah DCP 2103	1.2.1 Floor space requirements. Control 7 Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries. Control: 60%. Proposed: 74.86%. Extent 14.86%	Supported	Council
	Ceiling Height									Ceiling Height		Clause 1.2.2 Maximum ceiling height is 7.2m above the existing ground level vertically below that point. A variation is sought for the maximum ceiling height breaching the 7.2m height control by 0.45m (7.65m) or 5.8%		
	Parapet Height									Parapet Height		Clause 1.2.2 Maximum parapet height of 7.8m to the top of the parapet. A variation is sought for the maximum parapet height breaching the 7.8m height control by 0.7m or 17%		
	Number of Levels									Number of Levels		Clause 1.2.2 (2): The maximum number of residential levels is two (2), except where the site has a slope exceeding 1:8 (12.5%), where the maximum number of residential levels is three (3). Control: 12.5%. Proposed: 3.3%. Extent: 9.2%		
	Swimming Pool									Swimming Pool		Clause 4.6. Swimming pools/ spas should be located at the rear of properties; and For corner allotments or where the property has two street frontages, swimming pools/spas are not to be located in the primary frontage.		
DA2018/0424	Visual Privacy	Lot 24 Sec 3	DP 11145	18	Hunter Street	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	Visual Privacy	Hurstville DCP 1	Balconies and terraces elevated more than 1.5m above ground level are required to have a setback of 3m from any adjoining property boundary and have a minimum width of 2.5m. 2.105/2.5 = 15.8% variation	Supported	Council
DA2019/0278	Building Height Setback	Lot 1	DP 505836	45	Halstead Street	South Hurstville	2221	Secondary Dwelling	R2 - Low Density Residential	Building Height Setback	Kogarah DCP 2013	1.2.2 Building Heights (1): 1.25m roof height (35%). 1.175 Ceiling Height (43%) 1.2.4.2 Side Setbacks (1) north setback is 1m but should be 3.1m to match that of main dwelling. 2.1m or 68% variation	Supported	Council
DA2019/0023	Building Height	Lot 31 Sec 1	DP 5453	172	Woniara Road	South Hurstville	2221	Secondary Dwelling	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	1.22 Building Height. Detached secondary dwelling heights - 2.7m to the underside of the ceiling. 3.5m overall building height. Proposed ceiling height is 3.506m = 806mm or 29% variation. Proposed overall height is 4.353m = 854mm or 24% variation	Supported	Council
DA2019/0397	Building Height Setback	Lot 13	DP 219474	25	Denise Crescent	Peakhurst	2210	Alterations and Additions	R2 - Low Density Residential	Building Height Setback	Hurstville DCP 1	PC 2 Building Height - 0.065m - 2.167% PC 3 Building Side Setback - 350mm - 38.89%	Supported	Council
DA2019/0294	Site Frontage Site Area First Floor	Lot 2 Sec 5	DP 1963	27	Mayor Street	Kogarah Bay	2217	Dual Occupancy	R2 - Low Density Residential	Site Frontage Site Area First Floor	Kogarah DCP 2013	Minimum Site Frontage. 18m required. 15.24m proposed. Minimum Site Area 850m2. Proposed 8% variation. First Floor 60%. Proposed 13% variation.	Supported	Council
MOD2018/0190	Setback	Lot A	DP 309722	69	Gray Street	Kogarah	2217	Modifications to balcony and windows	R3 - Medium Density Residential	Balconies	Kogarah DCP 1	Section 3.4 (4) Balconies behind facade, front setback of 4m required. Variation. Minor balconies forward of facade at 3.5m front setback (-12.5%)	Supported	Council
DA2019/0184	Building Height	Lot C	SP 83311	13a	Montgomery Street	Kogarah	2217	Alterations & Additions	B4 - Mixed Use	Building Height	Kogarah DCP 1	Four storey height limit. Development is 5 storeys. The height limit in the DCP is 12m. This proposal reached 15m. 3m exceedance 25% non-compliance.	Supported	Council
DA2018/0473	Parking	Lot 228	DP 36317	77	Trafalgar Street	Peakhurst	2210	Residential Flat Building	R3 - Medium Density Residential	Parking Rates	Hurstville DCP 1	DS7.1 Parking rates. Required: 19 spaces. Proposed: 16 spaces.	Supported	SSPP
DA2018/0582	Height Setback	Lot 10	DP 976510	14	Botany Street	Carlton	2218	Alterations & Additions	R2 - Low Density Residential	Height Setback	Hurstville DCP 1	4.7 Outbuildings. DS2.1 Maximum height is 3m. The proposed double garage is set to have a maximum height of 3.24m at its highest point and 3.0m at its lowest. Therefore, non-compliant with this control by 0.24m or 8% DS3.1 existing non compliance. Minimum setback from the primary street boundary is 4.5m to the main building face. This existing non-compliance provides a variation of 18.7% or 3.655m in its current form.	Supported	Council
DA2018/0543	Floor Space	Lot 8	DP 7829	23	East Crescent	Hurstville Grove	2220	Dual Occupancy	R2 - Low Density Residential	Floor Space requirements	Kogarah DCP 2013	Clause 1.2.1. Floor Space Requirements (7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries. Maximum 60% first floor depth. Variation - 40% and 38.8% variation. 1.2.2 Maximum ceiling height is 7.2m above the existing ground level vertically below that point (Refer Figure 1). Maximum ceiling height to be 7.2m/ Variation 0.1m. DCP Control: The maximum number of residential levels is two (2), except where the site has a slope exceeding 1:8 (12.5%), where the maximum number of residential levels is three (3). Slope of the allotment 12.5% required. Variation 0.8% difference.	Supported	Council
MOD2019/0106	Visual Privacy	Lot 52	DP 206412	16a	Carlton Crescent	Kogarah Bay	2217	Mod - Alterations and Additions	R2 - Low Density Residential	1.5.1 Visual Privacy	Kogarah DCP 2013	For active rooms or balconies on an upper level, the design should incorporate placement of room windows or screening devices to only allow oblique views to adjoining properties (Figures 18 and 19). Not really percentage as it is based on location.	Supported	Council
DA2019/0115	Vehicle Access	Lot E	DP 19951	58	Boorara Avenue	Oatley	2223	Dwelling House	R2 - Low Density Residential	4.4 PC9 Vehicle Access	Hurstville DCP 1	DS9.2 at least 1 car space must be located behind the front building line. With proposed modification to garage the front two spaces will both be in front of building line - 100%	Supported	Council
DA2019/0191	Rear Setback	Lot 93	DP 13496	74	Tooronga Terrace	Beverly Hills	2209	Dual Occupancy	R2 - Low Density Residential	4.3 Dual Occupancy, Design Standard 3.10	Hurstville DCP 1	The proposed secondary dwelling located in the rear yard of the allotment seeks a rear boundary setback of 9m, in breach of the rear boundary setback requirement by 0.86m or 5%	Supported	Council
DA2019/0037	Visual Privacy	Lot 136	DP 9927	20	Douglas Haig Street	Oatley	2223	Dwelling House	R2 - Low Density Residential	PC7 Visual Privacy. DS7.1	Hurstville DCP 1	Windows of proposed dwelling must be offset from neighbouring windows by 1m, especially windows of high-use rooms	Supported	Council
DA2019/0200	Dual Occupancy	Lot 2	DP 547594	3	Lugarno Parade	Lugarno	2210	Dual Occupancy	R2 - Low Density Residential	4.3 Dual Occupancy	Hurstville DCP 1	1. DS2.3 - existing ground not to be excavated more than 600mm, DS8.1 cut and fill max 600mm. Variation 1.755m cut (292%), 1.46m fill (243%) 2. DS2.4 Floor levels to be a max 1m above ground level. Garage floor level is 1.46m above ground level (146% variation) 3. DS3.5 1.5m side boundary setback to first floor level. 1.375, and 1.48m setback at two points of building to dwelling 2 western side (8.3% & 1.3% variations) 4. DS7.5 - Driveways to be 1.5m from side boundaries. 190mm at closes point (12.6% variation)	Supported	Council
DA2019/0122	Secondary Dwellings	Lot 13	DP 1956	66	Gloucester Road	Hurstville	2220	Secondary Dwelling	R2 - Low Density Residential	4.6 Secondary Dwellings	Hurstville DCP 1	DS1.1 Minimum site area is 450m2. Variation 11.4% or 51.64m2	Supported	Council
DA2019/0449	Building Scale	Lot Y	DP 421316	24A	Mabel Street	Hurstville	2220	Alterations and Additions	R2 - Low Density Residential	1.2 Building Scale & Height	Hurstville DCP 1	Side Setback 1.2m - Variation 20%. First Floor 60%. Variation 10%	Supported	Council
DA2019/0330	Floor Space	Lot 60	DP 11060	1	Mountbatten Street	Oatley	2223	Dwelling House	R2 - Low Density Residential	1.2.1 Floor Space Requirements	Kogarah DCP 2013	Control (7) - Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries. Variation 8.8% - for the 60% rear setback. Control (6) - Where garaging is in the front facade it should be limited to a minimum of two garage bays, with separate garage door openings of a maximum width of 3 metres. Variation 37.6%	Supported	Council
DA2019/0203	Setbacks	Lot 62	DP 11098	74	Pacific Avenue	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	1.2.4.3 Side & Rear Setbacks	Kogarah DCP 2013	900mm setback to side boundaries. Variation 200mm setback to brick garage wall (77% variation or 700mm). New bathroom window in existing wall that is setback 886mm rather than 900mm (0.44% variation or 4mm)	Supported	Council

DA2018/0593	Height Height Driveway	Lot B	DP 412188	44	Boorara Avenue	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Section 4.4 Dwelling Houses	Hurstville DCP 1	DS2.2 maximum ceiling height 7.2m. Variation 7.86m (+9.15%) DS2.3 - maximum height flat roof 7.8m. Variation 8.16m (4.6%) DS9.6 maximum driveway width. Variation 6.5m (+37%)	Supported	Council
DA2019/0031	Setbacks Vehicle Access Outbuildings	Lot 12 Sec C	DP 9775	52	Samuel Street	Peakhurst	2210	Multi Dwelling	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	DS6.1 minimum side boundary setback (setback of 52a only) variation 33%. DS7.3 (b) frontage requirements. Variation 7.5% DS2.1 Maximum height. Variation 23%	Supported	Council
DA2019/0079	Ceiling Height	Lot 10	DP 15344	59	Queens Road	Connells Point	2221	Dwelling House	R2 - Low Density Residential	Floor Space Ratio	Kogarah DCP 2013	Ceiling Height - A variation is sought for the maximum ceiling eheight breaching the 7.2m height control by 0.81m (8.0m) or 10.1% Maximum Height to Parapet - A variation is sought for the maximum parapet height breaching the 7.8m height control by 1.0m or 11.3%	Supported	Council
DA2019/0216	Visual Privacy	Lot 20	DP 209573	23	Berkeley Street	Peakhurst Heights	2210	Dwelling House	R2 - Low Density Residential	Visual Privacy Balconies and Terraces	Hurstville DCP 1	Windows of proposed dwelling must be offset from neighbouring windows by 1m, especially windows of high use rooms. Balconies and terraces include fixed planter boxes and / or privacy screens	Supported	Council
DA2017/0394	Setbacks	Lot B	DP 323018	508	Railway Parade	Allawah	2218	Residential Flat Building	R3 - Medium Density Residential	Setbacks	Kogarah DCP 2013	Building Setback - 40% variation	Supported	LPP
DA2019/0339	Setbacks	Lot 3	DP 514042	20	Central Road	Beverly Hills	2209	Dwelling House	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	18% Variation - Existing structure being enclosed	Supported	Council
DA2018/0419	Visual Privacy	Lot 107	DP 13827	12	Bannerman Road	Mortdale	2223	Dwelling House	R2 - Low Density Residential	Visual Privacy	Hurstville DCP 1	DS7.1 Windows of proposed dwelling must be offset from enighbouring windows by 1m, especially windows of high-use rooms. Variation 2 windows	Supported	Council
DA2018/0462	Lot width Carparking Cut and Fill	Lot 17	DP 7124	87	Woronora Parade	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	Lot width control 22m Carparking 4 spaces required Cut and fill control 600mm	Hurstville DCP 1	Lot width control 22m proposed 20.115 - 8.56% variations Carparking 4 spaces required 2 proopsed - 50% variation Cut and fill control 600mm proposed 830mm - 38% variation	Supported	LPP
DA2019/0069	Design Elements Frontage Allotment Size	Lot 33 Sec 2	DP 7575	14	Taunton Street	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	Design Elements Frontage Allotment Size	Kogarah DCP 2013	1.2.1 (5) Maximum length blank wall without 300mm recess: 10m. Variation 10.9m (9% variation) 2.1 (2) 18m frontage. Variation 15.24m (-16.24%)* complies with interim policy) 2.1 (2) Clause 850sqm min dual occupancy allotment size. Variation 696/8sqm (-18.03%) *complies with KLEP, 650sqm required)	Supported	Council
DA2019/0228	Wall Height Balconies Fence	Lot 51	DP 35151	14	Thorpe Road	Kingsgrove	2208	Dual Occupancy	R2 - Low Density Residential	Wall Height Balconies Fence	Hurstville DCP 1	PC2 Max 6.8m wall height. Variation -3.24% variation for approx 2.8m length PC11 Rear first floor balconies max width 2m. Variation -13.5% PC13 Front fences maximum height of 1m. Variation -20% at 4 corners of front fence	Supported	Council
DA2019/0285	Wall Length Allotment Depth Height Setbacks	Lot 294	DP 12759	57	Gnarbo Avenue	Carss Park	2221	Alterations & Additions	R2 - Low Density Residential	Wall Length Allotment Depth Height Setbacks	Kogarah DCP 2013	1.2.1 (5) Wall length - Maximum 10m - Proposed 12.579m (25.79%) 1.2.1 (7) Allotment Depth - Maximum 60% allotment depth (25.602m) - Proposed 76% allotment depth (28.094m) - 9.7% 1.2.2 (1) Ceiling height and parapet height. Proposed Parapet height (1.6%) 1.2.4.3 (1) Side Setbacks Miminim 1.2m for walls above 3.5m. Proposed side setback 921mm proposed (23.25%)	Supported	Council
DA2019/0305	Height Setback Setback	Lot 19	DP 28768	40	Blackbutt Avenue	Lugarno	2210	Alterations & Additions	R2 - Low Density Residential	Height Setback Setback	Hurstville DCP 1	PC2. DS2.1 Height of outbuilding: requirement 3m, proposed 3.6m, variation 20% PC3. DS3.1 - Setback of outbuilding: requirement 900mm, proposed 350mm, variation 66% PC3. DS3.1 - Setback of outbuilding: requirement 900mm, proposed 400mm, variation 55%	Supported	Council
MOD2019/0185	Childcare	Lot 53	SP 54531	Unit 53/2	Bridge Street	Hurstville	2220	Childcare	B4 Mixed Use	Size	Hurstville DCP 1	7.3.5 Size of centres and child age groups - Size of childcare centres 35% - 0-2 year olds. Variations 22.22% 0-2 year olds (63.48% variation)	Supported	Council
DA2019/0432	Setback	Lot 41 Sec 4	DP 3446	17	Rosebery Street	Penshurst	2222	Dual Occupancy	R2 - Low Density Residential	Setback	Hurstville DCP 1	1.5m setback - 1m proposed - Variation 33%	Supported	Council
DA2018/0381	Height Setback	Lot 22	DP 6944	723	Princes Highway	Blakehurst	2221	Residential Flat Building	R3 - Medium Density Residential	Building Height Front Setback	Kogarah DCP 2013	57% of the height non-compliance control is 14m and 22m is proposed. Should be 5-7m minimum 4m is proposed.	Supported	Council
DA2019/0497	Floor Space Fenestration	Lot 5	DP 15026	11	The Crescent	Hurstville Grove	2220	Dwelling House	R2 - Low Density Residential	Floor Space Fenestration	Kogarah DCP 2013	Proposed 1.5m variation (60%) Proposed 2m variation (garage doors)	Supported	Council
DA2019/0292	Setback	Lot 5	DP 243743	5	Beverley Crescent	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	Setbacks	Hurstville DCP 1	Rear Setback 6m - 63% variation. First floor 60% - 42% Variation	Supported	Council
DA2018/0455	Visual Privacy	Lot 69	DP 13372	2	Noeline Street	Hurstville	2220	Dwelling House and Secondary Dwelling	R2 - Low Density Residential	Visual Privacy	Hurstville DCP 1	Ground floor windows to bathroom and laundry not offset but are obscured	Supported	Council
DA2019/0005	Dual Occupancy Swimming Pool	Lot 43	DP 3446	13	Rosebery Street	Penshurst	2222	Dual Occupancy	R2 - Low Density Residential	Solar Access	Hurstville DCP 1	Partial 2 hours solar access - 33% Side setback - 40%, rear setback conditioned to comply at 1.5m	Supported	Council
DA2019/0153	Single Dwelling	Lot 15	DP9915	136	Lugarno Parade	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	Ceiling Height - 7.2m Flat roof height - 7.8m Two Storeys Garage not in front of building line	Hurstville DCP 1	Proposed 7.9m - 10% Proposed 9m - 15% Three Storeys Garage in front of building line	Supported	Council
DA2019/0159	Allotment Size	Lot 22	DP18544	6	Lyla Street	Narwee	2209	Secondary Dwelling	R2 - Low Density Residential	Minimum Site Area - 450m2	Hurstville DCP 1	Proposed 432m2 - 4%	Supported	Council
DA2019/0177	Swimming Pool	Lot 72	DP1240593	79A	Yarran Road	Oatley	2223	Swimming Pool	R2 - Low Density Residential	Provided one point on the swimming pool or one side of the swimmin pool is at or below existing ground level, then one other point or one other side may be up to 500mm above existing ground level	Hurstville DCP 1	1.13m - 160%	Supported	Council
DA2019/0194	Height	Lot A	DP 411672	55A	Kyle Parade	Kyle Bay	2221	Dwelling House	R2 - Low Density Residential	Ceiling Height - 7.2m	Kogarah DCP 2013	7.45m - 5%	Supported	Council
DA2019/0233	Height Setback	Lot 3	DP 5453	188	Woniara Road	South Hurstville	2221	Alterations and Additions and Secondary Dwelling	R2 - Low Density Residential	Height Setback	Kogarah DCP 2013	30.90% 33%	Supported	Council
DA2019/0255	Height Setback Pool Setback	Lot 10	DP 3111	1	Warwick Street	Hurstville	2220	Dual Occupancy	R2 - Low Density Residential	Wall Height - 6.8m Floor Levels - 1m Parapet Height - 450mm max Garage Front Setback - 5.5m Secondary street setback - 2m Rear setback - 1st floor - 9m Swimming Pool - Rear Setback - 1.5m	Hurstville DCP 1	7.3m - 7.35% 1.07m - 7% 600mm - 33% 5.177m - 5.87% 1.58m 1.58m - 21% 7.034m - 21.8% 1m - 33%	Supported	Council
DA2019/0289	Setback Visual Privacy Height	Lot 34	DP 7279	11	Hodge Street	Hurstville	2220	Alterations and Additions Secondary Dwelling	R2 - Low Density Residential	Garage Setback Offset of Windows Secondary Dwelling Height	Hurstville DCP 1	Condition to mitigate 2%	Supported	Council

DA2019/0292	Building Scale Height	Lot 5	DP 243743	5	Beverley Crescent	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	Rear Setback 6m First Floor 60%	Kogarah DCP 2013	63% 42%	Supported	Council
DA2019/0323	Height Setback	Lot 19	DP 1650	102	Hillcrest Avenue	Hurstville Grove	2221	Alterations and Additions Secondary Dwelling	R2 - Low Density Residential	2.7m to underside of ceiling, 3.5m overall building height 3m rear boundary setback	Kogarah DCP 2013	2.8m ceiling height - 3.7%, 3.54m - 1.1% 900mm rear boundary setback - 70%	Supported	Council
DA2019/0325	Fenestration Garage	Lot 44	DP 5453	127	West Street	South Hurstville	2221	Dwelling House	R2 - Low Density Residential	Where garaging is in front façade it should be limited to two garage bays with separate garage door opening of a maximum of 3 metres	Kogarah DCP 2013	4.330m - double panel lift door - 1.3m - 30\$	Supported	Council
DA2019/0329	Site Coverage Impervious Area	Lot 38	DP 1808	19-23	Empress Street	Hurstville	2220	Residential Flat Building	R3 - Medium Density Residential	Site Coverage 45% Maximum impervious area - 55%	Kogarah DCP 2013	Proposed site coverage 55.8% Proposed impervious area 73.6%	Supported	LPP
DA2019/0332	Pool Setback	Lot 29	DP 11417	7	Kingsway	Kingsgrove	2208	Dwelling House and Pool	R2 - Low Density Residential	1.5m setback	Hurstville DCP 1	1m - 33%	Supported	Council
DA2019/0387	Parking	Lot 1	DP 741779	28	Princes Highway	Kogarah	2217	Residential Flat Building	B1 - Neighbourhood Centre	Parking and traffic - Visitor space	Kogarah DCP 2013	Lack of one visitor space	Supported	LPP
DA2019/0401	Height Fenestration and External Materials	Lot 2	DP 380478	699	King Georges Road	Penshurst	2222	Alterations and Additions Secondary Dwelling	R2 - Low Density Residential	Wall Height of Foundations - 1m Roof form to be similar to streetscape	Kogarah DCP 2013	1.4m Flat roof proposed	Supported	Council
DA2019/0432	Pool Setback	Lot 41	DP 3446	17	Rosebery Street	Penshurst	2222	Dual Occupancy	R2 - Low Density Residential	Setback 1.5m	Hurstville DCP 1	1m proposed	Supported	Council
DA2019/0442	Height No. of Storeys Garage	Lot 11	DP 15610	60	Moons Avenue	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	Ceiling height - 7.2m Flat roof height - 7.8m No of storeys 3m Garage in front of building line	Hurstville DCP 1	Ceiling height - 8.6m - 19% Flat roof height - 8.975m - 15% No of storeys - 3 Garage in front of building line	Supported	Council
DA2019/0497	Floor Space Fenestration and External Materials	Lot 5	DP 15026	11	The Crescent	Hurstville Grove	2220	Dwelling House	R2 - Low Density Residential	Building Depth Control Garage Door 3m wide	Kogarah DCP 2013	Proposed 1.5m - 60% 2m variation to garage doors	Supported	Council
DA2019/0502	Setback - Garage	Lot 1	DP 587830	33	Carroll Street	Beverley Park	2217	Alterations and Additions	R2 - Low Density Residential	Side setback - 900mm Side setback - 1.2m	Kogarah DCP 2013	88% - 900mm 91% - 1200mm	Supported	Council
MOD2019/0174	Rear Setback	Lot B	DP 388156	2	Barry Avenue	Mortdale	2223	Dwelling House	R2 - Low Density Residential	Rear Setback - 3m/6m	Hurstville DCP 1	2.87m/5.93m proposed - 7%/1%	Supported	Council
DA2020/0027	Parking	Lot 1	DP 1242704	1D	Greenbank Street	Hurstville	2220	Commercial	B4 - Mixed Use	Parking spaces	Kogarah DCP 2013	Shortfall of 4 spaces - communal spaces available within the building	Supported	LPP
DA2018/0516	Front setback Side/rear setback			5-11A	Wyuna Street	Beverley Park	2217	Residential Flat Building	R3 - Medium Density Residential	Front Setback - Maximum 75% of width of building to be setback minimum 5m, remainder 25% setback minimum 7m Side/rear setbacks - 3m	Kogarah DCP 2013	Front setback ranges from 2.33m to 4.17m to front courtyards. Four storey podium is setback over 5m providing articulation and enhance privacy between dwellings Varies side setbacks are 4.5m to ground level and levels 1-3 - Upper levels are setback 9m - controls not updated to align with the height and FSR changes in LEP	Supported	LPP
REV2018/0004	Site width Depth of Site Ceiling Height Parking	Lot 22	DP 1963	7	Wharf Road	Kogarah Bay	2217	Dual Occupancy	R2 - Low Density Residential	Site frontage - 18m	Kogarah DCP 2013	Lot width required 18m - 15.24m proposed - 15.3% variation 60% depth of site permitted 26.52m proposed 28.77m - 8.4% variation Maximum ceiling height control 7.2m proposed 27.49m - 4% variation Parking requirements - 3 required - 2 proposed - 33% variation	Supported	Court
DA2018/0124	Site frontage Blank wall Depth of Site Ceiling Height Building Façade Driveway width	Lot 187	DP 12759	13	Allawah Avenue	Carss Park	2221	Dual Occupancy	R2 - Low Density Residential	Site frontage - 18m Blank wall 10m Depth of Site 25.635m Ceiling Height 7.2m Building Façade 40% Driveway width 4m	Kogarah DCP 2013	Lot width - 18m required - 15.24m proposed 15.3% variation Blank wall - control 10m proposed 10.35m - 3.5% variation 60% depth of site permitted 25.635m proposed 25.66 - 1% variation Maximum ceiling height control 7.2m proposed 8.8m - 22.22% variation Primary building facade control maximum 40% - proposed 66.27% - 65% variation Driveway width control 4m maximum proposed 5.08m - 27% variation	Supported	LPP
DA2018/0111	Site width	Lot 12	DP 20299	37	Junction Road	Beverly Hills	2209	Dual Occupancy	R2 - Low Density Residential	Site frontage - 15m	Hurstville DCP 1	Lot width 15m - proposed 14.6m - 2.46% variation	Supported	LPP
DA2018/0098	Lot width Parapet height			45	Burgess Street	Beverley Park	2217	Dual Occupancy		Lot width required 18m Parapet height control 7.8m	Kogarah DCP 2013	Lot width required 18m - 15.24m proposed variation 15.3% Parapet height control 7.8m - 7.9m proposed - variation 1.28%	Supported	LPP
REV2020/0004	Lot width depth of site Balcony depth Balcony setback			39	Waitara Parade	Hurstville Grove	2221	Dual Occupancy		Lot width required 18m 60% depth of site control permitted 27.968m Balcony depth permitted 2.5m Balcony setback 3.0m required	Kogarah DCP 2013	Lot width required 18m - 15.24m proposed variation 15.3% 60% depth of site control permitted 27.968m - proposed 28.04m - 0.25% Balcony depth permitted 2.5m - proposed 3.5m - variation 40% Balcony setback 3.0m required - 1.6m proposed - variation 46.6%	Supported	LPP
DA2019/0127	Floor Space	Lot B	DP 322940	12B	Laycock Road	Penshurst	2222	First Floor Addition	R2	Floor Space	Kogarah DCP 2013	0.265	Supported	Council
DA2019/0238	Car parking forward of building line Driveway Width	Lot 22	DP 7148	43	Blackshaw Avenue	Mortdale	2223	Multi dwelling development 3 dwelling houses and strata subdivision	R2 - Low Density Residential	Site frontage - 15m	Hurstville DCP No. 1	100% 40.37%	Supported	Council
DA2019/0342	1. Wall Height 2. First floor side setback 3. Vehicle Access, Parking and Manoeuvring Driveway width 4. Vehicle Access, parking and Manoeuvring Driveway width Australian Standards	Lot 6 Lot 5	DP 14795 DP 14795	41579	Jacques Avenue	Peakhurst	2210	Dual Occupancy x 2	R2 - Low Density Residential HELP 2012	Site frontage - 17.22m (No. 11) Site frontage - 18.16m (No. 13)	Hurstville DCP No. 1	1. 7.16m (+5.2%) 2. 900mm (-25%) 3. 6.3m(+5%) 4. Gradient range 5.64 - 9.22% (+84%)	Supported	Council
DA2019/0349	Building Height	Lot 4 Sec 4 Lot 2 Sec 4	DP2765 DP2765	77	Bellevue Parade	Allawah	2218	two storey semi-detached dwellings	R2	ceiling height	Kogarah DCP 2012		Supported	Council
DA2019/0421	Rear setback	Lot 9	DP 18644	28	Rosebank Crescent	Hurstville	2220	Secondary Dwelling	R2	3m rear setback proposed 1m	Kogarah DCP 2013	0.67	Supported	Council
DA2019/0446	1. Front setback - carport 2. Western side setback-dwelling addition 3. Height-outbuilding	Lot 4	DP 227145	2A	Acacia Street	Oatley	2223	Alterations and additions to dwelling house	R2-Low Density Residential	1. Front setback - carport 2. Western side setback-dwelling addition 3. Height-outbuilding	Hurstville DCP No. 1	1. 100% 2. 26% 3. 119%	Supported	Council
DA2019/0481	Floor Space	Lot 12	DP 308148	13	Asquith Street	Oatley	2223	two storey dwelling	R2	variation of 4.5m	Kogarah DCP 2013	60% depth = 22m / proposed first floor element = 26.7m / difference 4.5m	Supported	Council
DA2019/0487	Landscape Area Basement/Land Modification	Lot B	DP 342990	293	Connells Point Road	Connells Point	2221	Dwelling and pool	R2 - Low Density Residential	Landscape Area Basement/Land Modification	Interim DCP	0.6% The site has a slope 11% rear to front.	Supported	Council
DA2019/0548	Outbuildings	Lot 2	DP 4277	313	Rocky Point Road	Sans Souci	2219	Alterations and additions	R2 - Low Density Residential	Outbuildings	Kogarah DCP	1	Supported	Council

DA2019/0604	1. A portion of side setback to dwelling 1 & dwelling; 2. Secondary building façade to be min 1.5m from primary façade; 3. Street tree removal – proposal should not result in removal of street trees; 4. Where 2 street frontages, vehicle access to be from secondary frontage; 5. Garaging should be behind primary façade; 6. Water line to be a min 1500mm from boundary	Lot A	DP 384708	38	Francis Street	Carlton	2218	Dual Occupancy	R2 - Low Density Residential	1. A portion of side setback to dwelling 1 & dwelling; 2. Secondary building façade to be min 1.5m from primary façade; 3. Street tree removal – proposal should not result in removal of street trees; 4. Where 2 street frontages, vehicle access to be from secondary frontage; 5. Garaging should be behind primary façade; 6. Water line to be a min 1500mm from boundary	1. KDCP 1.2.4.3 Side & Rear Setbacks 2. KDCP 1.2.3 Rhythm of Built Elements 3. KDCP 1.2.6 Street Edge 4. KDCP 1.4 Vehicle Access, Parking & Circulation 5. KDCP 1.4 Vehicle Access, Parking & Circulation 6. KDCP 4.6 Swimming Pools	1. Dwelling 1 & 2 20% (960mm setback for 6m at front of dwellings) 2. Secondary façade 500mm from primary façade (33% variation); 3. One street tree removed – replacement planting applies (no % applicable); 4. Proposal has vehicle access from primary frontage (no % applicable); 5. Garages are forward of dwelling entries (no % applicable); 6. Dwg 1 – waterline is 1120mm from boundary – Dwg 2 waterline is 1030mm from boundary (dwg 1 – 25% variation. Dwg 2 – 31% variation)	Supported	Council
DA2019/0613	Floor Space Building Height Visual Privacy	Lot 133	DP 12759	34	Benwerrin Avenue	Carss Park	2221	Alterations and additions		1.2.1 Floor Space: 60% depth control. Max 60% or 25.6m. Proposal 26.4m (62%) – 2% variation. 1.2.2 Building Heights: Max 7.2m proposal 8.4m 16.6% variation 1.2.5 Visual Privacy: Min side setback for balcony 30. Proposal 1.8m 40% variation.	Kogarah DCP 2013 1.2.1 Floor Space: 60% depth control. Max 60% or 25.6m. Proposal 26.4m (62%) – 2% variation. 1.2.2 Building Heights: Max 7.2m proposal 8.4m 16.6% variation 1.2.5 Visual Privacy: Min side setback for balcony 30. Proposal 1.8m 40% variation.	Floor Space: 2% Building Heights: 16.6% Visual Privacy: 40%	Supported	Council
DA2019/0617	Building Height Side and Rear Setbacks	Lot 4 Sec 1	DP 11145	32	Rosemont Avenue	Mortdale	2223	Detached Secondary Dwelling	R2 - Low Density Residential	1.2.2-Building Heights- 3.5m (3.85m proposed) 1.2.4.3 Side and Rear Setbacks- Rear setback =3m. (900mm proposed)	Kogarah DCP 2013	Height=350mm variation (11% variation) Rear setback= 2.1m variation (70% variation)	Supported	Council
DA2019/0637	Setback	Lot 33	DP 25331	6	Treloar Avenue	Mortdale	2223	Alterations and additions	R2 - Low Density Residential	DS3.1 - Setback	Hurstville DCP	50%	Supported	Council
DA2019/0642	Parking	Lot 15	DP 15347	321	Belmore Road	Riverwood	2210	Medical Centre	B2	section 3 DS1.3	Hurstville DCP No. 1	100%	Supported	Council
DA2020/0020	Side Setback Garage	Lot 3	DP 29857	6	Grandview Crescent	Lugarno	2210	Alterations and additions	R2 - Low Density Residential	DS3.5 – Side setback outside FSPA DS9.3 – garage to be 1m behind façade	Hurstville DCP No. 1	Side - 100% Garage - 90%	Supported	Council
DA2019/0375	Setback Solar	Lot 3 Lot 2	DP 1237588 DP 1237588	2D & 2E	The Crescent	Kingsgrove	2208	Industrial	IND2	1) Section 5.1 Light Industrial, Section PC5 Landscaping setback driveway setback from trees 4m 2) Solar hot water heaters and solar collectors	Hurstville DCP No. 1	25% 100%	Supported	Council
DA2019/0628	Length and width	Lot 1	DP 165400	39	Harris Street	Sans Souci	2219	timber ramp, jetty and seastairs	R2 – Low Density Residential and W2 – recreational waterways	1. Part C3-6.2 (1) Jetty, ramp & pontoon structures 2. 2. Part C4-1.6 Mapping	1. KDCP Part C3-6.2 (1) Jetty, ramp & pontoon structures 2. Part C4-1.6 Mapping	1. Length 5.7% and Width 25% 2. No numerical value	Supported	Council
DA2019/0633	Building Line Driveway	Lot 3	DP 15696	106	St Georges Parade	Allawah	2218	Alterations and additions	R2 - Low Density Residential	Garage behind building line; 4m driveway	Kogarah DCP 2013 Vehicular access, parking and circulation	4m driveway – 5.5m proposed equates to 37.5%	Supported	Council
DA2019/0639	Floor Space Setbacks Vehicle Access, parking & circulation	Lot B	DP 348813	61	Waitara Parade	Hurstville Grove	2220	Dwelling House	R2 - Low Density Residential	1. KDCP 1.2.1.7 Floor space requirements 2. KDCP 1.2.4.3 Side & Rear Setbacks 3. KDCP 1.4 Vehicle Access, Parking & Circulation	1. KDCP 1.2.1.7 Floor space requirements 2. KDCP 1.2.4.3 Side & Rear Setbacks 3. KDCP 1.4 Vehicle Access, Parking & Circulation	1. 16.1m (72.8%) 2. 1.7m of rear setback is 3.62m or 33%	Supported	Council
DA2019/0648	Setbacks	Lot B	DP 354256	103	Penshurst Street	Penshurst	2222	Dual Occupancy	R2 - Low Density Residential	Rear setback dwelling 1 – 4.12m grd floor	Hurstville DCP PC 3 - Setbacks	58%	Supported	Council
DA2020/0031	Minimum frontage	Lot 22 Sec 3	DP 6565	37	Lynwood Street	Blakehurst	2221	Dual Occupancy	R2 - Low Density Residential	2.1 Dual Occupancy	Kogarah DCP 2013	15% - however complies with Interim DCP	Supported	Council
DA2020/0057	Building Height Setback	Lot 32 Sec 2	DP 5453	41	Blakesley Road	South Hurstville	2221	Secondary Dwelling	R2 - Low Density Residential	KDCP 2013-C1 Low Density Residential 1.2.2 Heights 3.5m overall building height & 2.7m underside of ceiling height. KDCP 2013-C1 Low Density Residential 2.2 Secondary Dwellings (4)- 3m rear boundary setback	KDCP 2013-C1 Low Density Residential 1.2.2 Heights 3.5m overall building height & 2.7m underside of ceiling height. KDCP 2013-C1 Low Density Residential 2.2 Secondary Dwellings (4)- 3m rear boundary setback	Heights-(3.5m roof height) proposed = 4.6m (2.7m ceiling height) proposed = 3.6m Rear setback (3m) proposed = 2.5m	Supported	Council
DA2020/0074	Secondary Dwelling Setbacks Building Height	Lot B	DP 155184	64	Harris Street	Sans Souci	2219	Secondary Dwelling	R2 - Low Density Residential	Secondary Dwelling Setbacks Building Height	Kogarah DCP 2013	Overall building height is 3.5m requesting 3.8m Side setback should be 900mm requesting 1.1m	Supported	Council
DA2020/0079	Building Height Side & Rear Setback	Lot 1	DP 21183	16	East Crescent	Hurstville Grove	2220	Alterations and additions	R2 - Low Density Residential	1. South east corner eave height 2. South side setback less than 1200mm	Interim Georges River DCP 2020 1. 1.2.2 – Building Height 2. 1.2.4.3 - Side & Rear Setback	1. South east corner 7.275m - 3.2% 2. South boundary 1125m - 6.25%	Supported	Council
DA2020/0104	Streetscape Character	Lot 2	DP 361614	38	Gardinina Street	Beverly Hills	2209	Dual Occupancy	R2 - Low Density Residential	Asymmetrical design to front façade	Hurstville DCP - PC9 – Streetscape Character	Not numerical – mirror-reverse design	Supported	Council

DA2020/0154	Setbacks and balconies and terraces area	Lot 12	DP 13892		26	Gold Street	Blakehurst	2221	Alterations and additions	R2 - Low Density Residential	• First Floor Setback Requirement; • Secondary Building Façade Setback; and • Total Area of Balconies and Terraces	• Control (7) in Section 1.2.1, Part C1 of KDCP 2013; • Control (2) in Section 1.2.3, Part C1 of KDCP 2013; and • Control (3) in Section 1.5.1, Part C1 of KDCP 2013	15.50%	Supported	Council
DA2020/0088		Lot 6	DP 23408		1A	Church Street	Blakehurst	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Rear Setback	1.2.4.3 (1) rear setback	25% variation (largely existing non-compliance)	Supported	Council
DA2020/0183		Lot 3	DP 18151		2	Hatfield Street	Blakehurst	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	North east corner eave height 2. east side setback less than 1200mm	1.2.2 – Building Height 1.2.4.3 – Side & Rear Setback	North east corner 8m – 11.1% variation 2. East boundary 1m – 8.3% variation	Supported	Council
DA2020/0124		Lot 81 Sec 3	DP 1381		14	Bundary Road	Mortdale	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	HDCCP No 1-4.5 Dwelling Houses on small lots- DS9.2 Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front facade of the building.	HDCCP No 1-4.5 Dwelling Houses on small lots- DS9.2 Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front facade of the building.	100% - no 300mm recessing	Supported	Council
DA2020/0125		Lot 82 Sec 3	DP 3181		14	Bundary Road	Mortdale	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	HDCCP No 1-4.5 Dwelling Houses on small lots- DS9.2 Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front facade of the building.	HDCCP No 1-4.5 Dwelling Houses on small lots- DS9.2 Garages are to be located a minimum 5.5m from the front property alignment and are recessed a minimum 300mm into the front facade of the building.	100% - no 300mm recessing	Supported	Council
DA2020/0167		Lot 91	DP 210866		6	Carramar Place	Peakhurst	2210	1: Residential - Alterations & additions	R2 - Low Density Residential	Side Setback - ground floor	DS3.5 Setbacks	37%	Supported	Council
DA2020/0158		Lot 3 Sec 2	DP 6565		933	King Georges Road	Blakehurst	2221	3: Residential - New second occupancy	R3 - Medium Density Residential	Pool Setback	HDCCP	75%	Supported	Council
DA2020/0181		Lot 247	DP 11934		21	Marine Drive	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	DS3.2 – Setback – 500mm proposed 255	HDCCP Section 4.7 Outb	51%	Supported	Council
DA2020/0081		Lot A	DP 354044		288	Connells Point Road	Connells Point	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Dwelling setback for the front, garage and rear, primary façade, balcony setback	Setbacks	59% - front setback 35% - garage 85% - rear 4% - primary façade 60% - balcony setback 30% - Pool water level Setback	Supported	Council
DA2020/0080		Lot 42 Sec 34	DP 6848		111	Letitia Street	Oatley	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Kogarah DCP 2013 - C1 – Low Density Housing 1.2.2 Building Heights 9m to top of ridge (pitched roof)	Kogarah DCP 2013 - C1 – Low Density Housing 1.2.2 Building Heights 9m to top of ridge (pitched roof)	448mm or 4.97% variation	Supported	Council
DA2020/0060		Lot 151	DP 537570		26	Algernon Street	Oatley	2221	1: Residential - Alterations & additions	R2 - Low Density Residential and W2	Water Frontage – 9m; Boatshed Setback – 1.5m	6 Foreshore & Waterfront Development (C3 - Foreshore & Waterfront Controls)	Water Frontage – 8m or 11%; Boatshed Setback – 0.4m-1.4m or 6.7%-73%	Supported	Council
DA2020/0090		Lot 15	DP 15597		94	Terry Street	Blakehurst	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Landscaping and Private open space	landscaping is existing non-compliant and PPOS	52% landscaping The PPOS is based in dimensions is not really numerical	Supported	Council
DA2019/0605		Lot 20 Sec 29	DP 5510		58	Llewellyn Street	Oatley	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	PC3 – Building height	4.6 – Secondary Dwelling	29.70%	Supported	Council
DA2019/0601		Lot B	DP 334331		9	Alice Street	San Souci	2219	1: Residential - Alterations & additions	R2 - Low Density Residential	800mm proposed and 900mm required 100mm proposed and 900mm required	Side setback dwelling Setbacks of garage	11% 89%	Supported	Council
REV2020/0012		Lot 1	DP 947926		48	Park Road	Hurstville	2220	6: Residential - Other	R3 - Medium Density Residential	PC1 - Neighbourhood character PC9 - Vehicles access, parking & manoeuvring (DS9.9) PC15 - Alterations & additions	HDCCP Section 4.4 HDCCP Section 4.4 HDCCP Section 4.4	Not in keeping with NC Insufficient information Parking intrudes into front setback	Supported	Council
DA2019/0437		Lot 71	DP 15597		10	Othello Street	BLAKEHURST	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Building Depth	Kogarah DCP Clause 1.2.1 Floor Space Requirements	60%	Supported	Council
MOD2020/0073		Lot E	DP 367453		38	Castle Street	Blakehurst	2221	1: Residential - Alterations & additions	R3 - Medium Density Residential	7.8m parapet height breach (south elevation) – condition requiring modification and compliance.	Kogarah DCP 1.2.2	Variable 7-15%	Supported	Council
MOD2020/0087		Lot 127	DP 6862		24	Hurstville Road	South Hurstville	2220	1: Residential - Alterations & additions	R2 - Low Density Residential	1)Max balcony depth 2.5m 2)Landscape area min 20%	KDCP – Part C1 Low Density Housing GRC Interim Policy	1) 3m (filling in part front balcony) (+17%) 2) 15% modification (no reduction in landscaping than that approved) (-25%)	Supported	Council
DA2020/0203		Lot B	DP 310289		34	Beach Street	Blakehurst	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	First floor balcony/terrace area total <40m² - cumulative area 44m²	Interim Policy Georges River DCP 2020 Kogarah DCP 2013	Minor	Supported	Council

DA2020/0285		Lot CP	SP 4839		9 Apsley Street	Penshurst	2222	1: Residential - Alterations & additions	R3 - Medium Density Residential	Interim Policy Georges River DCP 2020 & Hurstville DCP No 1	DS3.1 Front setbacks DS3.5 Side setbacks DS3.6 Rear setback	Front setback % Side setback 87.7% Rear setback 96%	Supported	Council
MOD2020/0028		Lot D Lot 2	DP 413978 DP 229203		324 Railway Parade	Carlton	2218	8: Commercial / retail / office	B2 Local Centre	1 space per 40sqm commercial floor area	KDCP 2013 B4-Parking	1 space shortfall - 33% variation (3 spaces required – 2 provided)	Supported	Council
DA2019/0638		Lot 51	DP 805073		4 Wadsley Crescent	Connells Point	2221	2: Residential - Single new dwelling	R2 - Low Density Residential	Height of Building	Clause 4.3 'Height of Building'	18.80%	Supported	LPP
DA2020/0267		Lot A	DP 418357		48 Lloyd Street	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	Carport setback	Setback of carport 0.7m behind main building line in lieu of 1m requirement (no issue)	30%	Supported	Council
DA2019/0630		Lot 11	DP 11194		1 Belmont Avenue	Penshurst	2222	3: Residential - New second occupancy	R2 - Low Density Residential	Rear setbacks Not able to be seen from the street	1.2.4 - Building Setbacks 2.2 - Secondary Dwelling	7% not numerical	Supported	Council
DA2020/0082		Lot 3	DP 29949		5 Austin Avenue	Beverly Hills	2209	2: Residential - Single new dwelling	R2 - Low Density Residential	Enclosed or roofed car accommodation, including garages and carports, are located at least 1m behind the main setback. Note: Carports forward of the front setback may be considered where no vehicular access behind the front building alignment is available	DS9.3.	1m	Supported	Council
DA2019/0431		Lot 2	DP 210901		799 Forest Road	Peakhurst	2210	6: Residential - Other	Zone R2 - Low Density Residential	DS6.1 Side Setbacks - side setback 3m (min) DS7.3 Driveway width - 40% (max) DS10.2.3 Solar access	HDCCP - Section 4.3 Multi Dwelling Houseing	900mm (g.f.)(-70%)(1,200mm (f.f.)(-60%) 58% (+45%) Nil (-100%) southern property	Supported	LPP
DA2019/0315		Lot 35	DP 21651		1 Belmore Road	Peakhurst	2210	6: Residential - Other	Zone R2 - Low Density Residential	1. Section 4.2 Multi Dwelling Housing PC.4 Height of rear dwelling 2. Section 4.2 Multi Dwelling Housing PC.5 – excavation (500mm max) 3. Section 5.6 Swimming Pools and Spas – PC1 Pool sitting (500mm max pool wall height)	HDCCP	1. +100% 2. +840% 3. +320%	Supported	Council
DA2020/0193		Lot 52	DP 36202		6 Macken Street	Oatley	2223	6: Residential - Other	Zone R2 - Low Density Residential	front fence height	Appendix 2- front fence height- 60%	60%	Supported	Council
DA2020/0177		Lot 132	DP 19098		10 Ferry Avenue	Beverley Park	2217	2: Residential - Single new dwelling	Zone R2 - Low Density Residential	secondary building façade	Kogarah DCP C1, 1.2.3 (2)	28.90%	Supported	Council
DA2019/0623		Lot 74	DP 11098		38 Railway Parade	Penshurst	2222	1: Residential - Alterations & additions	Zone R2 - Low Density Residential	Rear setback Window offset	Interim Policy Georges River DCP 2020 Kogarah DCP 2013	60% two storey Window not numerical	Supported	Council
DA2020/0059		Lot 3 Sec 7	DP 12395		46 Waratah Street	Kyle Bay	2221	6: Residential - Other	Zone R2 - Low Density Residential	1. Part C1 – Low Density Housing 1.1.2 Building Heights (4) garages external wall height 1m 2. Part C1 – Low Density Housing Rhythm of the Built Elements in the Streetscape, secondary façade 1.5m 3. Part C1 – Low Density Housing, 1.3 Open Space, 4. Part C1 – Low Density Housing 1.5.1 Visual privacy, balcony min 3m from property boundary	Hurstville DCP No. 1	1. 1.46m (+46%) 2. Nil (-150%) 3. Private open space not directly adjoining living room 4. 1.2m balcony side setback to boundary (-60%)	Supported	Council
DA2020/0063		Lot 11	DP 27163		22 Faye Avenue	Blakehurst	2221	1: Residential - Alterations & additions		Rear Setback	Kogarah DCP 2013	63.3%	Supported	Council
DA2020/0105		Lot 100	DP 9927		49 Lloyd Street	Oatley	2223	2: Residential - Single new dwelling	Zone R2 - Low Density Residential	DS14.4 - Privacy screens	Hurstville DCP	7%	Supported	Council
DA2020/0116		Lot 2	DP 406036		24 Pleasant Way	Blakehurst	2221	2: Residential - Single new dwelling	Zone R2 - Low Density Residential	1.2.1.7 – 60% lot depth 1.5.1.2 – balcony width 1.5.1.3 – balcony area	Kogarah DCP 2013	9% Variable 62%	Supported	Council
DA2020/0126		Lot 79	DP 1608		13 Carysfort Street	Hurstville	2220	1: Residential - Alterations & additions	Zone R2 - Low Density Residential	Maximum number of residential levels.	Kogarah DCP 2013	3 levels (adds/alts to existing dwelling) on a site with less than 12.5% fall	Supported	Council
DA2020/0182		Lot 100	DP 5648		60 Harris Street	Sans Souci	2219	3: Residential - New second occupancy	Zone R2 - Low Density Residential	1.2.2 Building Heights - upper ceiling height	Kogarah DCP 2013	8.30%	Supported	Council
DA2020/0187		Lot 6	DP 241621		6 Myerla Crescent	Connells Point	2221	2: Residential - Single new dwelling	Zone R2 - Low Density Residential	(i) 60% depth of allotment – second level; and (ii) First floor level balcony max 2.5m width	Kogarah DCP 2013 Section 1.2.1 (7) and Section 1.5.1 (2)	(i)5.5% (ii) 1%	Supported	Council
MOD2018/0118		Lot 1	DP 717479		69 Boundary Road	Mortdale	2223	11: Industrial	IN2 Light Industrial	DS7.3: The hours of operation of light industrial	Hurstville Development Control Plan 2013	10%	Direct to LEC	LEC
DA2019/0539		Lot 17	DP 4796		38 Carroll Street	BEVERLEY PARK	2217	3: Residential - New second occupancy	R2	Primary façade width Garage door bays Garage location Driveway width Dual occs have 1 garage front	Kogarah DCP 2013	57% 56% Not numerical 46% Not numerical		Council
DA2020/0039		Lot B	DP 380619		8 Bungalow Road	PEAKHURST	2210	3: Residential - New second occupancy	R2	Building Height	Hurstville DCP	Wall D1 10% Wall D2 5.8% Parapet D1 40%		Council
DA2020/0118		Lot 3	DP 224052		978 Forest Road	LUGARNO	2210	3: Residential - New second occupancy	R2	Minimum Site Width	Hurstville DCP No. 1	0.43%		Council

DA2020/0134		Lot 1	DP 540468		2	Lloyd Street	OATLEY	2223	2: Residential - Single new dwelling	R2	Setbacks	Hurstville DCP		6.66%		Council
DA2020/0208		Lot 16	DP 4607		27	Culwulla Street	SOUTH HURSTVILLE	2221	3: Residential - New second occupancy	R2	Setback to side boundary	Kogarah DCP 2013		100%		Council
DA2020/0229		Lot 17 Sec 5	DP 3896		22	Myers Street	SANS SOUCI	2219	1: Residential - Alterations & additions	R2	Building Height Rear Setback	Kogarah DCP 2013	roof ridge 22.8% underside ceiling 11% 59%			Council
DA2020/0262		Lot 36 Sec 2	DP 6565		12	Cooleen Street	BLAKEHURST	2221	1: Residential - Alterations & additions	R3	Building Height	Kogarah DCP 2013		13.40%		Council
MOD2020/0130		Lot 6	DP 448421		13	Woodlands Avenue	LUGARNO	2210	2: Residential - Single new dwelling	R2	Building Height	Hurstville DCP		26.40%		Council
DA2020/0288		Lot 11	DP 228752		7	Dale Crescent	NARWEE	2209	3: Residential - New second occupancy	R2	Setbacks	Hurstville DCP No. 1	Garage 69% First floor 8.5%			Council
DA2020/0306		Lot C	DP 16210		298	Connells Point Road	CONNELLS POINT	2221	1: Residential - Alterations & additions	R2	Jetty, ramp and Pontoon Structure	Kogarah DCP 2013		363%		Council
DA2020/0316		Lot 41	DP 6565		26	Walton Street	BLAKEHURST	2221	3: Residential - New second occupancy	R2	Building Scale & Height Front Setback Side & Rear Setbacks Fenestration & External Materials Vehicular access, parking & circulation Interim Policy	Kogarah DCP 2013	D2 28.7% D2 50% D1 30% Design variation Design variation Detached dual occ frontage 15.24m. variation 33.33%			Council
DA2020/0322		Lot 3	DP 312214		18	Penshurst Avenue	PENSHURST	2222	3: Residential - New second occupancy	R2	Building Height	Kogarah DCP 2013		5.14%		Council
DA2020/0326		Lot A	DP 319864		108	Connells Point Road	SOUTH HURSTVILLE	2221	3: Residential - New second occupancy	R2	Side & Rear Setbacks Rear boundary setback	Kogarah DCP 2013	70% eastern corner only			Council
DA2020/0394		Lot 14	DP 38755		6	Old Forest Road	LUGARNO	2210	3: Residential - New second occupancy	R2	Height of Outbuilding	Hurstville DCP No. 1		39%		Council
DA2020/0103		Lot 45	DP 5885		6	Maclaurin Street	PENSHURST	2222	1: Residential - Alterations & additions	R2	Secondary Building Façade Side & Rear setbacks Detached Secondary setback	Kogarah DCP 2013	76% 33% 33%			Council
DA2019/0523		Lot 4	DP 14180	2A		O'Briens Road	HURSTVILLE	2220	3: Residential - New second occupancy	R2	Height	Kogarah DCP 2013	Will be conditioned to be lowered from proposed but still not compliant			Council
DA2020/0271		Lot 26	DP 35407		940	Forest Road	LUGARNO	2210	3: Residential - New second occupancy	R2	Rear Setback	Hurstville DCP No. 1		3%		Council
DA2020/0280		Lot 6 Sec 3	DP 1769		77	Bassett Street	HURSTVILLE	2220	3: Residential - New second occupancy	R2	Dual Occupancy, Cut and Fill	Hurstville DCP No. 1		27.50%		Council
DA2020/0253		Lot A	DP 409014	58A		Burgess Street	BEVERLEY PARK	2217	1: Residential - Alterations & additions	R2	Building Setback - rear & side	Kogarah DCP 2013	Rear 21.3% Side 100%			Council
DA2020/0199		Lot 56	DP 36415		5	Bottlebrush Avenue	LUGARNO	2210	2: Residential - Single new dwelling	R2	Rear Setback Swimming pool waterline setback Ppos is just elevated	Hurstville DCP	20% 13.3% not numerical			Council
DA2020/0215		Lot 6	DP 233707	7		Pindari Road	PEAKHURST HEIGHTS	2210	2: Residential - Single new dwelling	R2	Basement/Land Modification	Hurstville DCP 2012		10%		Council
DA2020/0279		Lot 4	DP 25945	230		West Street	BLAKEHURST	2221	2: Residential - Single new dwelling	R2	Depth Height of secondary dwelling	Kogarah DCP 2013	60% 28.5% to ridge, 36.2% to underside of ceiling			Council
DA2020/0270		Lot 4 Sec 5	DP 1393	72		Wright Street	HURSTVILLE	2220	2: Residential - Single new dwelling	R2	Building Height	Hurstville DCP		3.40%		Council
DA2020/0204		Lot 2	DP 345341	260		Connells Point Road	CONNELLS POINT	2221	2: Residential - Single new dwelling	R2	60% site depth Secondary building façade setback from primary building façade Garage door	Kogarah DCP 2013	15% 50% 50%			Council
DA2020/0145		Lot A	DP 375896	3		Cross Street	KYLE BAY	2221	2: Residential - Single new dwelling	R2	Floor Space Ratio Building Height Maximum ceiling Building Height Max height flat roof Secondary setback from primary setback	Kogarah DCP 2013	73.4% +20% 15.38% -20%			LPP
DA2020/0282		10	DP 202780	17		Illawong Street	LUGARNO	2210	2: Residential - Single new dwelling	R2	Height of Parapet Roof	Hurstville DCP No. 1	1.38% underside of ceiling 1.28% top of parapet			Council
DA2019/0199		Lot 2	DP 308338	14		George Street	MORTDALE	2223	4: Residential - New multi unit	R3	Setback	Hurstville DCP No. 1	20.115m instead of 24m			LPP
DA2019/0649		Lot 1	DP 226542	197		Terry Street	CONNELLS POINT	2221	2: Residential - Single new dwelling	R2	1. 1.2.1 – Floor Space Requirements 2. 1.2.2 - Building Height 3. 1.2.5 – Fenestration & External Material 1.4 – Vehicular Access, Parking & Access	Kogarah DCP 2013	1. 27% or 6.73m 2. 4.16% or 300mm 3. 80% or 2.4m wider 51.6% or 4.61m			Council
DA2020/0051		Lot 254	DP 1999	922		King Georges Road	BLAKEHURST	2221	2: Residential - Single new dwelling	R2	1.2.2 Building Heights, 1.5.1 Visual Privacy Maximum Height	Kogarah DCP 2013	2% 10%			Council
DA2020/0117		Lot 65	DP 6862	4		William Street	SOUTH HURSTVILLE	2221	2: Residential - Single new dwelling	R3	1.2.3 (1) Primary building façade. 1.2.3 (2) Secondary building façade. 1.2.3 (2) Secondary building façade. 1.4 (4) Avoiding street tree removal 1.4 (6) Maximum driveway width 2.1 (9) Acceptable driveway designs.	Kogarah DCP 2013	8% 12% N/A N/A 33% N/A			Council
DA2020/0122		Lot 17	DP 262240	1010		King Georges Road	BLAKEHURST	2221	12: Community facility	R3	Section D3 Industrial Clause 7 landscaping (10% min soft landscaping)	Kogarah DCP 2013		2.26%		Council

DA2020/0248		Lot 20	DP 7388	6	Bayview Street	KOGARAH BAY	2217	1: Residential - Alterations & additions	R2	1.2.4.3 and 2.2 and 3.5 secondary dwelling setbacks 1.2.2 and 3.4 Building Height	Kogarah DCP 2013	30% 9%		Council
DA2020/0251		Lot 38 Lot 1 and 2	DP 657527 DP 1094438	2-4	Derwent Street	SOUTH HURSTVILLE	2221	4: Residential - New multi unit	R3	2 (1) Rear Setback 8 (2) Waste bin storage	Kogarah DCP 2013	33% N/A		Council
DA2020/0260		Lot 2	DP 207639	923	Forest Road	LUGARNO	2210	2: Residential - Single new dwelling	R2	Setbacks	Hurstville DCP No. 1	20% or 0.3m		Council
DA2020/0284		Lot 7	DP 27256	13	Marie Dodd Crescent	BLAKEHURST	2221	1: Residential - Alterations & additions	R2	1.2.1 Floor space requirements	Kogarah DCP 2013	91.4%/4.23m		Council
DA2020/0309		Lot 12	DP 35770	15	Olive Crescent	PEAKHURST	2210	2: Residential - Single new dwelling	R2	Section 4.0: PC1 - DS1.2 (site width) Section 4.0: PC2 - DS2.1 (wall height) Section 5.6: PC1 - DS1.10 (swimming pool setback to waterline)	Hurstville DCP No. 1	26.2% 8.08% 20%		Council
DA2020/0314		Lot 10 Sec 22	DP 4513	36	Myall Street	OATLEY	2223	2: Residential - Single new dwelling	R2	PC2 - DS2.1 - building height PC1 - DS1.10 - swimming pool	Hurstville DCP No. 1	2.3% / 0.16m 33% / 0.5m		Council
DA2020/0361		Lot 26	DP 10395	2	Edmund Street	BEVERLY HILLS	2209	2: Residential - Single new dwelling	R2	PC4 - solar access	Hurstville DCP No. 1	Non numerical - exception for east-west orientation		Council
DA2020/0397		Lot B	DP 396238	217	Stuart Street	BLAKEHURST	2221	6: Residential - Other	R2	6.2 jetty, ramp & pontoon structure 6.36 Stabisations piles	Kogarah DCP 2013	20% variation or 50mm 6% vriation or 900mm		Council
DA2020/0399		Lot 1	DP 1255011	29A	Queens Road	CONNELLS POINT	2221	2: Residential - Single new dwelling	R2	C1- 1.2.1 - Floor space requirements	Kogarah DCP 2013	17.50%		Council
DA2020/0411		Lot 22	DP 10171	12	Judd Street	OATLEY	2223	1: Residential - Alterations & additions	R2	1.2.4.3 Side and rear setbacks	Kogarah DCP 2013	55.5% / 500mm		Council
DA2020/0416		Lot 1	DP 1224756	53	Elwin Street	PEAKHURST	2210	2: Residential - Single new dwelling	R2	Chapter 4, PC2, DS2.2 height underside of ceiling	Hurstville DCP No. 1	5.8% or 0.42m		Council
DA2020/0423		Lot 20	DP 836966	8	Ercildoune Avenue	BEVERLEY PARK	2217	1: Residential - Alterations & additions	R2	1.4 car parking - only 1 space provided (existing). 2 required. No other room available.	Kogarah DCP 2013	1 space		Council
DA2020/0431		Lot Y	DP 387072	130	Stuart Street	BLAKEHURST	2221	1: Residential - Alterations & additions	R2	1.2.4, 1.4, 4.4 Building setbacks - structure to be built to street alignment	Kogarah DCP 2013	100%		Council
DA2020/0434		Lot 4	DP 234904	29	Pleasant Way	BLAKEHURST	2221	1: Residential - Alterations & additions	R2	Sect 1.5(2) - first floor balcony setback	Kogarah DCP 2013	3m required - 1.7m proposed - Acceptable in local context		Council
DA2020/0438		Lot 2	DP 200336	16A	Alice Street	SANS SOUCI	2219	1: Residential - Alterations & additions	R2	1.2.3 Façade Width < 40% of frontage	Kogarah DCP 2013	44%		Council
DA2020/0440		Lot 280	DP 20568	44	Ferry Avenue	BEVERLEY PARK	2217	1: Residential - Alterations & additions	R2	1.2.3 Façade width 1.3 Private open space 1.5 Front balcony side setback	Kogarah DCP 2013	55% 15.5% balconvy 1.5m side setback		Council
DA2020/0441		Lot 12	DP 1866	78	Bristol Road	HURSTVILLE	2220	1: Residential - Alterations & additions	R2	4.4 Outbuilding - ridge height 4.4 Outbuilding - internal ceiling height	Hurstville DCP No. 1	29% / 1.37m 17% / 0.5m		Council
DA2020/0444		Lot 104	DP 19098	48	Jubilee Avenue	BEVERLEY PARK	2217	1: Residential - Alterations & additions	R2	1.2.3 Building height	Kogarah DCP 2013	minor variation (3.57m)		Council
DA2020/0447		Lot 1	DP 436440	16	Cecil Street	HURSTVILLE GROVE	2220	2: Residential - Single new dwelling	R2	1.2.1 (7) First floor 60% maximum allotment depth 1.2.3 (1) Primary building façade. 1.2.3 (2) Secondary building façade 1.2.4.3 Rear Setback 1.3 (3) North facing rear yard 1.4 (6) Maximum driveway width 1.6 (1) Solar access to POS 1.6 (2) Boundary distance wall height 2.1 (9) Acceptable driveway designs	Kogarah DCP 2013	3.44% 59% 60% 43% N/A N/A N/A 15.30% N/A		Council
DA2020/0454		Lot 1	DP 1229867	26	Parkside Drive	KOGARAH BAY	2217	1: Residential - Alterations & additions	R2	1.2.3 Façade width, 1.4.5, 1.4.6, garage behind façade, driveway width.	Kogarah DCP 2013	20%		Council
DA2020/0479		Lot CP	SP 80453	120	The Promenade	SANS SOUCI	2219	13: Subdivision only	R2	B4 Visitor car parking	Kogarah DCP 2013	2 less spaces		Council
DA2020/0480		Lot 2	DP 544153	9	The Boulevarde	SANS SOUCI	2219	1: Residential - Alterations & additions	R2	Sect 1.3 Open space Sect 1.4 Driveway width	Kogarah DCP 2013	From 17% to 13.2% >4.5m for width and garage setback in front of building line		Council
DA2021/0029		Lot 21	DP 12469	41	Neirbo Avenue	HURSTVILLE	2220	1: Residential - Alterations & additions	R2	Site setback for first floor balcony	Kogarah DCP 2013	56%		Council
MOD2020/0170		Lot 1	DP 18584	13	Pleasant Way	BLAKEHURST	2221	1: Residential - Alterations & additions	R2	C1 1.2.1 Rear setback max 60%, C1. 1.2.4 15% rear setback, C1 1.2.3 first floor side setback, 4.6 (3) swimming pool waterline setback	Kogarah DCP 2013	20.84% 14% 17.3% 8.13%		Council
MOD2020/0214		Lot 1	DP719668	32	Isaac Street	PEAKHURST HEIGHTS	2210	2: Residential - Single new dwelling	R2	Clause 4 - PC2 - DS2.7	Hurstville DCP No. 1	30%		Council
MOD2020/0233		Lot 1	DP 570166	52	Bonds Road	PEAKHURST	2210	2: Residential - Single new dwelling	R2	5.2 Privacy	Hurstville DCP No. 1	Obscure glazing and higher sill heights		Council
Rev2020/0025		Lot 7 Sec 10	DP 7124	76	Waratah Street	OATLEY	2223	2: Residential - Single new dwelling	R2	Section 4 PC1 - site rea - frontage Section 4 PC2 - Height Section 4 PC4 - Solar access Section 4 PC7 - Vehicle access	Hurstville DCP No. 1	8.56% / 1.88m 1.47% / 100mm Non numerical - east-west orientation consenssion 40% / 900mm		Council
DA2020/0241	Side and garage setback	Lot 241	DP 11934	9	Marine Drive	OATLEY	2223	2: Residential - Single new dwelling	R2 - Low Density Residential	DS3.1 - Garage Setback DS3.5 Side setbacks	Hurstville DCP No. 1	3.5m north - 0.035m and south - 0.3m	Supported	LPP
DA2020/0281	Side setback and parking space	Lot 44	DP 6615	82	Gray Street	KOGARAH	2217	1: Residential - Alterations & additions	R2 - Low Density Residential	Cl 1.2.4 Side setback Cl 1.4 Parking spots	Kogarah DCP 2013	30cm 1 space less	Supported	Council

DA2020/0298	Parking	Lot 2	DP 16666	351	Belmore Road	Riverwood	2210	6. Residential - Other	B2 - Local Centre	D1.3 Parking	Hurstville DCP No. 1	1 space less	Supported	Council
DA2020/0325	Lot depth	Lot 5	DP 19164	27	Gold Street	BLAKEHURST	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Lot depth	Kogarah DCP 2013	11%	Supported	Council
DA2020/0334	Height and setback	Lot 5	DP 18375	183	Terry Street	Connells Point	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	C1 - 1.2.2 C1 - 4.4 outbuilding height C1 - 1.2.4.3 C1 - 4.4 outbuilding setback	Kogarah DCP 2013	800mm or 2.28% - secondary dwelling deleted 700mm or 2% 2.1m or 60% - secondary dwelling deleted Nil setback or 100%	Supported	Council
DA2020/0338	Ceiling and parapet height, and side setback	Lot 24	DP 11270	136	Moons Avenue	LUGARNO	2210	2: Residential - Single new dwelling	R2 - Low Density Residential	DS2.2 Maximum ceiling height DS2.3 Maximum Parapet height DS3.5 Minimum side setback	Hurstville DCP No. 1	14% 10% 4%	Supported	Council
DA2020/0345	Driveway width	Lot 100	DP 1264910	74	Vista Street	SANS SOUCI	2219	2: Residential - Single new dwelling	R2 - Low Density Residential	Section 1.4(6)	Kogarah DCP 2013	24%	Supported	Council
DA2020/0358	Parking	Lot 91	DP 6862	7	Rickard Road	South Hurstville	2221	14. Other	R2 - Low Density Residential	Part B4 Parking and traffic	Kogarah DCP 2013	300%	Supported	LPP
DA2020/0370	Height, privacy, solar access and setback	Lot 48A-49 Sec 1	DP 5040	5	Alma Street	HURSTVILLE	2220	2: Residential - Single new dwelling	R2 - Low Density Residential	Section C1 Low Rise Housing; 1.2.2 Building Heights (4), 1.2.4.3 side setbacks, 1.4 Vehicular access and parking and circulation, 1.51 Visual Privacy - balcony area 1.6(3) Solar Access	Kogarah DCP 2013	1.74m (74%), nil, nil, 4.8m (+20%), 41.5sqm (+3.75) 2 hours (-33%),	Supported	Council
DA2020/0378	Front setback	Lot 1 Sec 1	DP 5970	130	Carlton Parade	Carlton	2218	2: Residential - Single new dwelling	R2 - Low Density Residential	DS3.1 - Front setback	Kogarah DCP 2013	0.69m to front porch	Supported	Council
DA2020/0241	Side and garage setback	Lot 241	DP 11934	9	Marine Drive	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	DS3.1 - Garage Setback DS3.5 Side setbacks	Hurstville DCP No. 1	60% 2%	Supported	LPP
DA2020/0281	Site setback and number of car spaces	Lot 44	DP 6615	82	Gray Street	Kogarah	2217	1: Residential - Alterations & additions	R2 - Low Density Residential	C1 - 1.2.4.3 Side setback and 1.4(1) number of car spaces	Kogarah DCP 2013	261mm and 1 space short	Supported	Council
DA2020/0298	Car spaces	Lot 2	DP 16666	351	Belmore Road	Riverwood	2210	14. Other	B2 - Local Centre	D1.3 Parking	Hurstville DCP No. 1	Short 1 space	Supported	Council
DA2020/0325	Lot depth	Lot 5	DP 19164	27	Gold Street	Blakehurst	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Lot depth	Kograh DCP 2013	11%	Supported	Council
DA2020/0334	Height and setback	Lot 5	DP 18375	183	Terry Street	Connells Point	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	C1 - 1.2.2 C1 - 4.4 outbuilding height C1 - 1.2.4.3 C1 - 4.4 outbuilding setback	Kograh DCP 2013	800mm or 2.28% - secondary dwelling deleted 700mm or 2% 2.1m or 60% - secondary dwelling deleted Nil setback or 100%	Supported	Council
DA2020/0338	Height and setback	Lot 24	DP 11270	136	Moons Avenue	LUGARNO	2210	2: Residential - Single new dwelling	R2 - Low Density Residential	DS2.2 Maximum ceiling height - 7.2m DS2.3 Maximum Parapet height - 7.8m DS3.5 Minimum side setback	Hurstville DCP No. 1	Ceiling height - 1m approximately 14% Parapet height - 800mm approx. 10% Side setback - garage should be 900mm in part 875mm to nil side setback (4% to 100% non-compliance in part).	Supported	Council
DA2020/0345	Driveway width	Lot 100	DP 1264910	74	Vista Street	Sans Souci	2219	2: Residential - Single new dwelling	R2 - Low Density Residential	Section 1.4(6) - Driveway width	Kograh DCP 2013	24%	Supported	Council
DA2020/0358	Parking	Lot 91	DP 6862	7	Rickard Road	South Hurstville	2221	14. Other	R2 - Low Density Residential	Section B4 Parking and Traffic	Kograh DCP 2013	300%	Supported	LPP
DA2020/0370	Height, setback, vehicular access, privacy, and solar access	Lot 48A-49 Sec 1	DP 5040	5	Alma Street	Hurstville	2220	2: Residential - Single new dwelling	R2 - Low Density Residential	Section C1 Low Rise Housing; 1.2.2 Building Heights (4), 1.2.4.3 side setbacks, 1.4 Vehicular access and parking and circulation, 1.51 Visual Privacy - balcony area, 1.6(3) Solar Access	Kograh DCP 2013	1.74m (74%), nil, nil, 4.8m (+20%), 41.5sqm (+3.75), 2 hours (-33%),	Supported	Council
DA2020/0378	Front setback	Lot 1 Sec 1	DP 5970	130	Carlton Parade	Carlton	2218	2: Residential - Single new dwelling	R2 - Low Density Residential	DS3.1 Setbacks	Kograh DCP 2013	23-43cm	Not supported - design change	Council
DA2020/0390	Rear setback	Lot 2 and 3 Sec 43	DP 4442	Lot 11 - 24	Neville Street	Oatley	2223	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2.4.3 Rear setback	Kograh DCP 2013	50%	Supported	LPP
DA2020/0391	Parapet height	Lot 2 and 3 Sec 43	DP 4442	Lot 12 - 24	Neville Street	Oatley	2223	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2.2(1) Parapet height	Kograh DCP 2013	10%	Supported	LPP
DA2020/0392	Parapet height	Lot 2 and 3 Sec 43	DP 4442	Lot 13 - 24	Neville Street	Oatley	2223	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2.2(1) Parapet height	Kograh DCP 2013	15%	Supported	LPP
DA2020/0393	Parapet height	Lot 2 and 3 Sec 43	DP 4442	Lot 14 - 24	Neville Street	Oatley	2223	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2.2(1) Parapet height	Kograh DCP 2013	15%	Supported	LPP
DA2020/0406	Height and setback	Lot 170	DP 11934	50	Marine Drive	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	Building Height and setbacks	Hurstville DCP No. 1	1.57m (21.8%) and 305mm (20.3%)	Supported	Council
DA2020/0428	Signage	Lot 101	DP 786150	2	Littleton Street	Riverwood	2210	8: Commercial / retail / office	B2 - Local Centre	PC1.DS1.1 signage above roof, PC1. DS1.4 signage over 3.1m above ground level and max area of 2sqm.	Hurstville DCP No. 1	100% above roof, +321% signage over 3.1m, +280% signage area.	Supported	Council
DA2020/0429	Height and setback	Lot 13	DP 11558	18	Vauden Street	KOGARAH BAY	2217	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2.2 Ceiling & Parapet Wall Height (7.5m and 8.1m) 1.4.5 (5) & (6) Garage bldg. line setback and driveway width (Garage forward of building line and driveway 5m wide) 1.5 (2) Balcony setback (2.4m v 3m requirement)	Kograh DCP 2013	1.2.2 Ceiling & Parapet Wall Height (7.5m and 8.1m) 1.4.5 (5) & (6) Garage bldg. line setback and driveway width (Garage forward of building line and driveway 5m wide) 1.5 (2) Balcony setback (2.4m v 3m requirement)	Supported	Council
DA2020/0439	Outbuilding setback	Lot 12	DP 10726	9	Edna Avenue	Penshurst	2222	6: Residential - Other	R2 - Low Density Residential	C1 - Section 4.4 Outbuildings (1)	Kograh DCP 2013	750mm variation or 83%	Supported	Council
DA2020/0445	Setbacks	Lot 72	DP 582197	4A	Blakesley Road	Carlton	2218	1: Residential - Alterations & additions	R2 - Low Density Residential	C1 - 1.2.4.3 Side and Rear Setbacks	Kograh DCP 2013	1.37m minimum rather than 6m (77.1%)	Supported	Council
DA2020/0450	Height and setback	Lot 11	DP 220457	12	Ballanda Avenue	LUGARNO	2210	1: Residential - Alterations & additions	R2 - Low Density Residential	PC2 Building Height- DS2.2 Max Ceiling Height 7.2m. PC3 Setbacks- DS3.5 Minimum side boundary setback in FSPA first floor is 1.5m.	Hurstville DCP No. 1	Max Ceiling Height is exceeded by 810mm (11%) Minimum Side Boundary Setback is exceeded by 110mm (7.3%)	Supported	Council

DA2020/0457	Parapet height	Lot A	DP 404856		61	The Promenade	Sans Souci	2219	2: Residential - Single new dwelling	R2 - Low Density Residential	C1 - 1.2.2(1) Parapet height - underside of the upper ceiling and top of parapet	Kograh DCP 2013	0.98m or 13.6% to the underside of the ceiling, and 0.98m or 12.5% to the top of the parapet	Supported	Council
DA2020/0477	Ceiling and parapet height	Lot 9 Sec 3	DP 1884		45	Carrington Avenue	Mortdale	2223	2: Residential - Single new dwelling	R2 - Low Density Residential	C1 - 1.2.2(1) Parapet height and ceiling height	Kograh DCP 2013	220mm	Supported	Council
DA2020/0478	Lot depth	Lot A	DP 322225		76	Vista Street	Sans Souci	2219	2: Residential - Single new dwelling	R2 - Low Density Residential	C1 - 1.2.1(7) 60% lot depth	Kograh DCP 2013	40%	Supported	Council
DA2020/0559	Rear setback	Lot 351	DP 1246966		26	Llewellyn Street	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	DS3.6 Rear setback – min 3m	Hurstville DCP No. 1	69%	Supported	Council
DA2021/0022	Driveway width and garage	Lot 3	DP 22530		2	Parkview Avenue	Penshurst	2222	2: Residential - Single new dwelling	R2 - Low Density Residential	4.4 Dwelling Houses on Standard lots - Driveway Width, Basement Carpark (Slope 1:8), Garage Setback behind Main Facade	Kograh DCP 2013	Driveway Width exceedance of 1.64m (condition to make the driveway start at 4m at boundary, Basement Carpark (Slope 1:8), slope of land is 1:6	Supported	Council
DA2021/0026	Height and setback	Lot 20	DP 215321		4	Sunlea Avenue	Mortdale	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	4.7 Outbuildings - 1. PC2 Building Height maximum height is 3m. 2. PC3 Setbacks- Minimum setbacks is 900mm.	Hurstville DCP No. 1	1. Height is exceeded by 500mm on one side (16.6%) 2. Setback is exceeded by 400mm (44.4%)	Supported	Council
DA2021/0037	Carport setback	Lot A	DP 378009		54	Cairns Street	Riverwood	2210	1: Residential - Alterations & additions	R2 - Low Density Residential	DS3.4 Carport setback	Hurstville DCP No. 1	400mm or 44.4%	Supported	Council
DA2021/0059	Privacy screen	Lot 2	DP 213642		12	Rostrov Street	Penshurst	2222	1: Residential - Alterations & additions	R2 - Low Density Residential	DS14.4 Privacy Screen	Hurstville DCP No. 1	20cm or 11%	Supported	Council
DA2021/0095	Building depth, Side deck setback and width	Lot 3	DP 629661	60A		Algernon Street	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	Building depth 65% (60% standard), Side deck setback 1.2m (3m req) and width variable 2-3.6m.	Kograh DCP 2013	Building depth 65% (60% standard), Side deck setback 1.2m (3m req) and width variable 2-3.6m.	Supported	Council
DA2021/0109	Setbacks	Lot G	DP 393227		14	Riverview Avenue	Kyle Bay	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Building Setbacks 1.2.4 (1) & (2). Front building setback 500mm for front awning freestanding structure	Kograh DCP 2013	Building Setbacks 1.2.4 (1) & (2). Front building setback 500mm for front awning freestanding structure	Supported	Council
MOD2020/0131	Retaining walls	Lot D	DP 16516		47	Boronia Parade	Kyle Bay	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Retaining walls	Kograh DCP 2013	Not supported by Council - Approved by LEC		
MOD2021/0037	Pool waterline setback	Lot 51	DP 805073		4	Wadsley Crescent	Connells Point	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	4.6(3) Swimming pools - waterline setback	Kograh DCP 2013	300mm or 20%	Supported	Council
MOD2021/0044	Parapet height	Lot 34 Sec G	DP 5409		57	Edward Street	Carlton	2218	1: Residential - Alterations & additions	R2 - Low Density Residential	Height of Parapet	Kograh DCP 2013	0.6m (7.7%)	Supported	Council
MOD2021/0048	Front setback	Lot 202	DP 11934		118	Marine Drive	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	Front setback	Hurstville DCP No. 1	1.5m or 27%	Supported	Council
DA2020/0337	Rear setback for secondary dwelling	Lot A	DP 325026		102	Lansdowne Street	Hurstville Grove	2220	2: Residential - Single new dwelling	R2 - Low Density Residential	Rear setback for secondary dwelling	Kograh DCP 2013	2m	Supported	Council
DA2020/0343	Front setback	Lot 100	DP 878873		6	The Crescent	Kingsgrove	2208	1: Residential - Alterations & additions	R2 - Low Density Residential	PC3 - DS3.1 and DS3.2 Front setbacks	Hurstville DCP No. 1	71%	Supported	Council
DA2020/0386	Depth and parapet and ceiling height	Lot 4	DP 430389		135	Laycock Road	Hurstville Grove	2220	2: Residential - Single new dwelling	R2 - Low Density Residential	C1 - 1.2.1(7) 60% lot depth C1 - 1.2.2 Parapet and ceiling height	Kograh DCP 2013	3.788m 550mm	Supported	Council
DA2020/0425	Height	Lot 1	DP 808463		3	Cross Street	Hurstville	2220	8: Commercial / retail / office	3(b) - City Centre Business	4.1.1.3 Height	Hurstville DCP No. 2	64.60%	Supported	SSPP
DA2020/0435	Lot frontage	Lot 5	DP 16914		10	Kyle Parade	Kyle Bay	2221	2: Residential - Single new dwelling	R2 - Low Density Residential	Lot frontage	Kograh DCP 2013	6.52% or 0.979m	Supported	L&E Court
DA2020/0442	Height, side setbacks, privacy and swimming pool	Lot 2	DP 509432		47	Wakefield Parade	Hurstville Grove	2220	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2 Building Scale and Height; 7.2m max ceiling, 7.8m max parapet, first floor side setbacks 1.2.4.2 1,200mm, 1.5.1 Visual Privacy 40sqm max balcony area over 1.5m, max balcony depth 2.5m 4.6.1 (5) swimming pool located on side not to exceed 1m, 1.4 (6) driveway width 4m	Kograh DCP 2013	9m max ceiling (+25%), 9m max parapet (15.38%), 900mm side setback (rear due to slope of site)(-25%), 83sqm balcony area over 1.5m (+107%) max balcony depth 4.7m (+188%), pool height 1.3m (+30%), driveway width 4.5m (+12.5%)	Supported	Council
DA2020/0443	Parapet and ceiling height	Lot 1	DP 1228350		45	Belmore Road	Peakhurst	2210	2: Residential - Single new dwelling	R2 - Low Density Residential	4.4 - PC2 - DS2.2 and DS2.3	Hurstville DCP No. 1	0.85m or 11.8% to the underside of the ceiling, and 0.7m or 8.9% to the parapet	Supported	Council
DA2020/0453	Building height	Lot 1	DP 1097000		146	Letitia Street	Oatley	2223	2: Residential - Single new dwelling	R2 - Low Density Residential	C1 - 1.2.2 (1) Building heights	Kograh DCP 2013	0.64m or 8.2%	Supported	LPP
DA2020/0553	Building height	Lot 2	DP 1228350	45A		Belmore Road	Peakhurst	2210	2: Residential - Single new dwelling	R2 - Low Density Residential	4.4 - PC2 - DS2.2 height	Hurstville DCP No. 1	1.7m or 23.6%	Supported	Council
DA2021/0001	Parapet and ceiling height	Lot 5	DP 31420		41	Clarke Street	Peakhurst	2210	2: Residential - Single new dwelling	R2 - Low Density Residential	4.4 - PC2 - DS2.2 and DS2.3	Hurstville DCP No. 1	0.13% for ceiling height and 0.12% for parapet height	Supported	Council
DA2021/0004	Garage setback	Lot 71	DP 211604		16	Waterside Parade	Peakhurst Heights	2210	1: Residential - Alterations & additions	R2 - Low Density Residential	DS9.3 garage setback	Hurstville DCP No. 1	3.531m	Supported	Council
DA2021/0010	Level of pool	Lot 190	DP 6202		2	The Esplanade	South Hurstville	2221	6: Residential - Other	R2 - Low Density Residential	C1 - 5 - one point of pool is below ground	Kograh DCP 2013	360mm or 72%	Supported	Council
DA2021/0011	Front and side setback	Lot 214	DP 11934		19	Raymond Street	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	DS3.1 and DS3.5 Front and side setback	Hurstville DCP No. 1	Garage: 5.5m and Bedroom:2.64m	Supported	Council
DA2021/0031	Depth and parapet and ceiling height	Lot B	DP 338276		19	Carlton Crescent	Kogarah Bay	2217	2: Residential - Single new dwelling	R2 - Low Density Residential	C1 - 1.2.1(7) 60% depth C1 - 1.2.2(1) height	Kograh DCP 2013	26.9m or 7.4% 0.15m or 2.08% to underside of ceiling, and 0.15m or 1.9% to top of parapet	Supported	Council
DA2021/0042	Height and density	Part Lot 100	DP 1114788		72	Connells Point Road	South Hurstville	2221	14: Other	B2 - Local Centre	D2 – 19.1.1 – South Hurstville Height D2 – 19.1.1 – South Hurstville Density	Kograh DCP 2013	0.26m - allowable under KLEP 0.75:1 instead of 0.5:1 - allowable under KLEP	Supported	LPP
DA2021/0072	Parapet height	Lot 82	DP 12759		15	Benwerrin Avenue	Carss Park	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	C1 - 1.2.2 (1) Building heights	Kograh DCP 2013	0.3% - 0.24m	Supported	Council
DA2021/0087	Parking	Lot 1	DP 325107		1	Pitt Street	Mortdale	2223	14: Other	B2 - Local Centre	Section 3 - Parking	Hurstville DCP No. 1	93% variation – existing shortfall	Supported	LPP

DA2021/0092	Garage setback	Lot 1	DP 29599		73	Waitara Parade	Hurstville Grove	2220	1: Residential - Alterations & additions	R2 - Low Density Residential	Garage setback	Kograh DCP 2013	900mm	Supported	LPP
DA2021/0099	Parking	Lot 318A	DP 11934		68	Lansdowne Parade	Oatley	2223	3: Residential - New second occupancy	R2 - Low Density Residential	PC5 - DS5.2 Car parking	Hurstville DCP No. 1	50% - 1 spce short	Supported	Council
DA2021/0126	Rear setback	Lot 66	DP 26198		80	Valentia Avenue	Lugarno	2210	1: Residential - Alterations & additions	R2 - Low Density Residential	DS3.6. Minimum rear boundary setbacks	Hurstville DCP No. 1	0.1m	Supported	Council
DA2021/0129	Height and side setback	Lot 8	DP 10359		28	Boronia Parade	Lugarno	2210	6: Residential - Other	R2 - Low Density Residential	Side Setback Outbuilding Height Outbuilding Side setback	Hurstville DCP No. 1	Side Setback: 0.591m (39% noncompliance) Outbuilding Height: 0.85m (28%) Outbuilding Side setback: 0.6m (67%)	Supported	Council
DA2021/0137	Parapet and ceiling height	Lot 9	DP 15044		5	River Street	Blakehurst	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Height to the parapet and underside of the ceiling	Kograh DCP 2013	6.8% for height to underside of ceiling and 8.2% for height to parapet	Supported	Council
DA2021/0139	Setbacks	Lot 8	DP 30636		6	Kent Place	Beverly Hills	2209	6: Residential - Other	R2 - Low Density Residential	Setbacks	Hurstville DCP No. 1	335mm deficient or 37%	Supported	Council
DA2021/0218	Rear setbacks	Lot 99	DP 35151		34	Margaret Street	Kingsgrove	2208	2: Residential - Single new dwelling	R2 - Low Density Residential	DS3.6. Rear boundary setbacks	Hurstville DCP No. 1	1.718m	Supported	Council
DA2020/0464	Front setback and outbuilding	Lot 7	DP 5831	31	Pleasant Way	Blakehurst	2221	1: Residential - Alterations & additions	R2 - Low Density Residential	Part C1-Low Density Housing 1) 1.2.4.2 - Front Setbacks 2) 4.4 - Outbuildings (1) 3) 4.4 - Outbuildings (5)	Kograh DCP 2013	1) 7.9m excess or 90% 2) 20mm 3) 880mm excess or 25%.	Supported	Council	
DA2021/0296	Landscape	Lot 1	DP 198189	30	Cronulla Street	Carlton	2218	1: Residential - Alterations & additions	R2 - Low Density Residential	DS10.1 and DS10.4 Landscape	Hurstville DCP No. 1	8% and 6.955sqm	Supported	Council	
DA2020/0281	Setbacks and parking spaces	Lot 44	DP 6615	26A	Vista Street	Sans Souci	2219	1: Residential - Alterations & additions	R2 - Low Density Residential	1.2.4.3 Setbacks 1.4 Car parking	Kograh DCP 2013	261mm 1 car space short	Supported	Council	
DA2021/0074	60% depth	Lot 1	DP 538125	24B	Annette Street	Oatley	2223	1: Residential - Alterations & additions	R2 - Low Density Residential	C1 - 1.2.1(7) 60% depth line	Kograh DCP 2013	0.4m or 1.9%	Supported	Council	
DA2021/0093	60% depth	Lot A	DP 394119		9	Endeavour Street	Sans Souci	2219	1: Residential - Alterations & additions	R2 - Low Density Residential	Setback of outbuilding (4.4 (1))	Kograh DCP 2013	100%	Supported	Council
DA2021/0081	KDCP - Outbuildings - Height and Setbacks, Interim DCP - Landscape ratio	Lot 471	DP 752056		61	Vista Street	Sans Souci	2219	1: Residential - Alterations & additions	R2 - Low Density Residential	Height 3.5m for outbuildings Outbuildings 900mm side boundary setbacks Landscape ratio is 25% in FSPA	Kograh DCP 2013	Note: Existing Outbuilding already exceeds height and setback requirements.Landscape ratio already is less than required.Landscape ratio already is less than required.	Supported	Council
DA2020/0430	60% depth	Lot 13	DP 14844		26	Bowden Crescent	Connells Point	2221	2: Residential - Single new dwelling	R2 - Low Density Residential	C1 - 1.2.1(7) 60% depth line	Kograh DCP 2013	Difference: SW = 5.302m, NE = 13.16m	Supported	LPP
DA2021/0165	Parking spaces	Lot B	DP 101650		31	Seymour Street	Hurstville Grove	2221	14: Other	B1 - Neighbourhood Centre	B4 (1) Parking requirements	Kograh DCP 2013	63%	Supported	LPP
DA2021/0085	Parking spaces	Lot CP	SP 21581	11	10	Hearne Street	Mortdale	2223	11: Industrial	IN2 - Light Industrial	3.1 DS1.3 On site parking requirements	Hurstville DCP No. 1	1 car space short	Supported	LPP
DA2021/0227	Rear Setback	Lot 4	DP 8266		37	Inverness Street	Penshurst	2222	3: Residential - New second occupancy	R2 - Low Density Residential	DS3.9 (rear setback): variation 82%. Variations are for one occupancy only. Site is triangular. Other occupancy largely complies.	Hurstville DCP No. 1		Supported	Council
DA2021/0319	Swimming pools	Lot 1	DP 306373		46	Railway Parade	Penshurst	2222	1: Residential - Alterations and Addition	R2 - Low Density Residential	4.6 (3) Pool waterline setback from side bounday	Kogarah DCP 2013	1.0m in lieu of 1.5m	Supported	Council
DA2021/0158	60% depth	Lot 4	DP 562718		141-143	The Promenade	Sans Souci	2219	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2.1 FLOOR SPACE REQUIREMENTS	Kograh DCP 2013		Supported	Council
DA2021/0025	60% depth	Lot D	DP 325540		23	Carlton Crescent	Kogarah Bay	2217	2: Residential - Single new dwelling	R2 - Low Density Residential	1.2.1 (7)- 60% 1st floor depth control-variation 8%, 1.2.2 (1)	Kograh DCP 2013	1.2.2 (1)- height to underside of ceiling and parapet- variation 6.25%	Supported	Council
MOD2021/0135	Variable	Lot B	DP 346245		177	Stuart Street	Kogarah	2217	1: Residential - Alterations and Addition	R2 - Low Density Residential	Height of Fence - Side Boundaries	Kogarah DCP 2013	Variable - up to 3m in height (steep site)	Supported	Council
MOD2021/0140	Swimming Pools	Lot 2	DP345341		260	Connells Pt Road	Connells Point	2221	1: Residential - Alterations and Addition	R2 - Low Density Residential	Setback - 20%	Kogarah DCP 2013	20% Setback	Supported	Council
DA2021/0067	Height & Setback	Lot 2	DP14211		15	Leeder Ave	Penshurst	2222	3: Residential - New Second Occupancy	R2 - Low Density Residential	1.2.2 (1) Height of second dwelling - 25.7% 1.2.4.3 Rear setback of secondary dwelling - 53.1% and 4.4 - Height of Outbulding - 20%	Kogarah DCP 2013	1.2.2 (1) Height of second dwelling - 25.7% 1.2.4.3 Rear setback of secondary dwelling - 53.1% and 4.4 - Height of Outbulding - 20%	Supported	Council
REV2021/0006	Height	Lot 1	DP1068579		24	Castle Street	Blakehurst	2221	1: Residential - Alterations & Additions	R2 - Low Density Residential	Clause 4.3 variation	Kogarah DCP 2013	2% variation	Supported	Council
DA2021/0312	Swimming Pools	Lot 176	DP19288		33	Harslett Cres	Beverley Park	2217	1: Residential - Alterations & Additions	R2 - Low Density Residential	4.6(3) - Setback to pool coping variable 600mm, setback to waterline variable 1.2m	Kogarah DCP 2013	4.6(3) - Setback to pool coping variable 600mm, setback to waterline variable 1.2m	Supported	Council
DA2021/0068	Height	Lot 37	DP13490		82	Hodge St	Hurstville	2220	2: Residential - Single new dwelling	R2 - Low Density Residential	PC2 Building Heights DS2.3.7.8m height limit for flat roofed dwellings	Hurstville DCP No. 1	123mm (1.57%)	Supported	Council
DA2021/0053	Height	Lot A	DP100378		13	Queens Road	Connells Point	2221	2: New Residential - Single New Dwelling	R2 - Low Density Residential	1.22m - Building Heights & 7.8m Parapet Height & 7.2m ceiling height	Kogarah DCP 2013	7.8m parapet heights is exceeded by 603mm or 7.7% & 7.2m ceiling height is exceeded by 653mm or 9.07%	Supported	Council
MOD2021/0005	Height	Lot 1	DP502460		62	Lansdowne Pde	Oatley	2223	2: Residential - Single New Dwelling	R2 - Low Density Residential	Ground level of pool and outbuilding height 20% and 98%	Hurstville DCP No. 1	20% and 98%	Supported	Council
DA2021/0079	Height	Lot 105	DP12759		20	Borgh St	Carss Park	2221	2: Residential - Single new dwelling	R2 - Low Density Residential	1)7.2m to the underside of the upper ceiling 7.8m to the top of the parapet.2)Garaging should be setback behind the primary façade.3)Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary.	Kogarah DCP 2013	1)Ceiling height = 135mm (1.9%) Parapet height = 135mm (1.7%),2)Numerical figures not applicable, rather see objectives under Vehicular access, parking and circulation,3)3.039m (northern side) or 67.09% rather than 60%. 3.039m (southern side) or 62.6% rather than 60% (due to different side boundary lengths).	Supported	Council
DA2021/0375	Setback	Lot 2	DP1266105		84A	Laycock Rd	Hurstville Grove	2220	1: Residential - Alterations and Additions	R2 - Low Density Residential	4.6 Swimming Pool Setbacks	Kogarah DCP 2013	1.2m water line side setback (1.5m minimum)	Supported	Council

DA2021/0304	Side Setbacks	Lot D	DP406969		9	Tarrilli Street	Beverly Hills	2229	1. Residential - Alterations and Additions	R2 - Low Density Residential	DS3.5 Side Setback	Hurstville DCP No. 1	1.3m in lieu of 1.5m minimum	Supported	Council
DA2021/0381	Side Setbacks and Boundary	Lot A	DP 303574		23	Denison St	Penshurst	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	4.6(3)	Kogarah DCP 2013	Pool water line setback 1.15m against 1.5 m minimum to side boundary	Supported	Council
MOD2021/0157	Floor	Lot B	DP 310289		34	Beach St	Blakehurst	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	4.4 FSR	Kogarah DCP 2013	Various 1.2.1, 1.2.2, 1.5	Supported	Council
DA2021/0155	Depth & Setbacks	Lot A	DP 366782		42	The Promenade	Sans Souci	2219	2. Residential - Single New Dwelling	R2 - Low Density Residential	Depth Control & front and rear setbacks	Kogarah DCP 2013	1.2.1(7) - 60% Depth Control - 57% (Dwelling 1), 40% (Dwelling 2) 1.2.4.2 - front setback (dwelling 1 - site not symmetrical) - 45% 1.2.4.3 - front setback (dwelling 2 - articulation element) - 13.3% 1.2.4.3 - rear setback (dwelling 2 - limited to room) - 22%	Supported	Council
DA2021/0138	Height & Setback	Lot 20 Sec 10	DP 3230		27	Bay Rd	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	4.7 Outbuildings. DS2.1 – Max Height is 3m-3.49m max height proposed.DS3.1 Minimum setbacks are 900mm. nil boundary setback is proposed off the western side boundary.4.4 Dwelling Houses on Standard Lots DS3.1 - 5.5m setback to front wall of garage.100mm setback proposed off front boundary.	Hurstville DCP No. 1	Height variation = 490mm or 16.3%.Side setback variation = 900mm or 100%.Front setback variation = 800mm or 88.8%.	Supported	Council
DA2021/0160	Front setback and outbuilding	Lot 1	DP 433225		11	Carlton Crescent	Kogarah Bay	2217	2. Residential - Single New Dwelling	R2 - Low Density Residential	Front Setback and 60% site depth control for first floor	Kogarah DCP 2013	Front setback +0.474m	Supported	Council
DA2021/0325	Garage Setback	Lot 3	DP 5510		76	Yarran Rd	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Garage setback 5.5m from front property alignment and recessed 300mm into facade		Encroachment into rear 40% of the site 1m to 1.738m	Supported	Council
DA2021/0373	Outbuilding Side Setback	Lot 100	DP 11059		26	Panorama St	Penshurst	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Outbuilding side setback 0.349m in lieu of 0.9m	Kogarah DCP 2013		Supported	Council
DA2021/0020	Garage Door and Driveway Width	Lot 7	DP 18375		220	Connells Pt Road	Connells Point	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	1.2.5(6) garage door width – double door,1.4.(6) Driveway width 4.5m in lieu of 4m	Kogarah DCP 2013	The proposed driveway width is variable from 4.5m to 5.3m at garage opening	Supported	Council
DA2021/0268	Height	Lot 7	DP 21571		21	Hymen St	Peakhurst	2210	1. Residential - Alterations and Additions	R2 - Low Density Residential	Height	Hurstville DCP No. 1		Supported	Council
DA2021/0357	Side Setback	Lot 203	DP 13827		7	Baringa Rd	Mortdale	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential		Hurstville DCP No. 1	0.33m	Supported	Council
DA2021/0246	Height of Outbuilding	Lot 7	DP 5409		52	Edward Street	Carlton	2218	1. Residential - Alterations and Additions	R2 - Low Density Residential	4.4 Height of Outbuildings	Kogarah DCP 2013	540mm	Supported	Council
DA2021/0304	Setback	Lot D	DP 406969		16	Mimosa Street	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	4.4 Setbacks - DS3.5 Side Setbacks	Hurstville DCP No. 1	1.3m in lieu of 1.5m minimum	Supported	Council
DA2021/0225	Setback	Lot 21	DP 11558		2	Vaudan St	Kogarah Bay	2217	2. Residential - Single New Dwelling	R2 - Low Density Residential	Section C1 – Low Density Housing,Section C1.2.3 – Primary Façade width and Secondary Façade setback	Kogarah DCP 2013	29% and 33.33%	Supported	Council
DA2021/0311	Part Wall	Lot 2	DP 1140315		13	Edgbaston Rd	Beverly Hills	2209	1. Residential - Alterations and Additions	R2 - Low Density Residential	DS3.1: 100% (part wall construction)	Hurstville DCP No. 1	DS3.1: 100% (part wall construction)	Supported	Council
DA2021/0089	Depth & Height	Lot 1	DP 201807		39	Boronia St	Kyle Bay	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	1.2.1(7)- 60% Depth Control- variation :16.3%.1.2.2(1)- Parapet Height Control-variation	Kogarah DCP 2013	0.051	Supported	Council
DA2021/0006	Setback - Privacy	Lot 25	DP 107726		16	Edna Ave	Penshurst	2222	1. Residential - Alterations and Additions	R2 - Low Density Residential	HOB, Rear upper level setback, Privacy, Heritage, Bulk and Scale	Kogarah DCP 2013		Refusal	Council
MOD2021/0086	Floor Space	Lot 14	Sec 11 DP 1963		46	Bruce St	Kogarah Bay	2217	1. Residential - Alterations and Additions	R2 - Low Density Residential	0.55:1 FSR	Kogarah DCP 2013	Variation = 5m² or 1.39%	Supported	Council
DA2021/0353	Landscape	Lot 2	DP 872497		34	Leeder Ave	Penshurst	2222	1. Residential - Alterations and Additions	R2 - Low Density Residential	20% Min Landscaped Area	Kogarah DCP 2013	1% (19% provided)	Supported	Council
DA2021/0426	GRDCP	Lot 1	DP 519832		390	Princes Hwy	Blakehurst	2221	1. Residential - Alterations and Additions	R4	Max area 8m2 - 11.9m2 proposed (replacing existing sign)	Kogarah DCP 2013	4m2 (note: replaces an existing sign with similar area). Considered acceptable.	Supported	Council
MOD2021/0123	Setback	Lot 10	DP 15344		59	Queens Road	Connells Point	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	The proposed first floor eastern facing balcony is setback 1.3m from the southern boundary representing a 1.7m breach of control (2) 1.5.1 Visual Privacy of the Kogarah DCP No.1.	Kogarah DCP 2013		Supported	Council
DA2021/0321	Car Parking Rates	Lot 13	DP 16391		272	Belmore Rd	Riverwood	2210		B2 Local Centre	2 spaces variation	Hurstville DCP No. 1	2 spaces variation	Supported	Council
DA2020/0432	Parking Spaces	Lot 1	DP 1269155		48	Greenacre Road	South Hurstville	2221	4: Residential - New multi unit	R2 - Low Density Residential	Shortfall of 2 visitor car spaces - 11 required - 9 provided	Kogarah DCP 2013	2 spaces variation	Supported	Council
DA2021/0422	Building Height	Lot 6	DP 18584		3	Pleasant Way	Blakehurst	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	Building Height- The proposed height to the underside of the upper ceiling is 8.55m representing a 1.35m breach of control (1) 1.2.1 Building Heights of the Kogarah DCP No.1	Kogarah DCP 2013	Front Setback - The proposed front setback is 5.390m representing a 4.434m breach of control (1) 1.2.4.2 Front Setback of the Kogarah DCP No.1.	Supported	Council
DA2021/0217	Depth & Front Setback	Lot E	DP 29102		8	Marie Dodd Cr	Blakehurst	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	60% Depth of the allotment-The proposed second level element extends beyond 60% of the depth of the allotment representing a 250mm breach of control (7) 1.2.1 Floor space Requirements of the Kogarah DCP No.1.	Kogarah DCP 2013	Front Setback - The proposed first floor front setback is 6.740m representing a 3.26m breach of control (5) of 1.2.1 Building Heights of the Kogarah DCP No.1	Supported	Council
DA2021/0021	Lot Size	Lot 2	DP 1249414		3	Cooloongatta Rd	Beverly Hills	2209	2. Residential - Single New Dwelling	R2 - Low Density Residential	Clause 4.1A - Min Lot Size Dual Occupancy	Hurstville DCP No. 1	0.00969	Refusal	Council
DA2021/0468	Fence Height	Lot G	DP 19615		17A	Annette Street	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	Residential Section S 6.4.1 (1)	Kogarah DCP 2013	1.67m – 1.2m rec max	Supported	Council

DA2021/0235	Side Setback	Lot 43	DP564659		34	Greenbank Street	Hurstville	2220	1. Residential - Alterations and Additions	R2 - Low Density Residential	Side Setback	Kogarah DCP 2013	Side Setback - 62%	Supported	Council
DA2021/0201	Height	Lot 1	DP 1269040		132	Stuart Street	Blakehurst	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	Height of Buildings - 5.37%	Kogarah DCP 2013	0.05	Supported	Council
DA2021/0420	Side Setback, Privacy	Lot 6	DP9192		36	Greenbank Street	Hurstville	2220	1. Residential - Alterations and Additions	R2 - Low Density Residential	1.2.4 Side Setback - 900mm side setback in lieu of 1.2m and 1.5 privacy 2.1m for upper level balcony in lieu of 3m	Kogarah DCP 2013	1.2.4 Side Setback - 900mm side setback in lieu of 1.2m and 1.5 privacy 2.1m for upper level balcony in lieu of 3m	Supported	Council
DA2021/0337	Side Setback (FSPA - first floor to western boundary)	Lot 169	DP11124		93	Clarke Street	Peakhurst	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	Side Setback - (FSPA - first floor to western boundary)	Hurstville DCP No. 1	13%	Supported	Council
DA2021/0286	First Floor Front Setback	Lot 50	DP 5453		115	West St	South Hurstville	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	1) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries. 2) 7.2m to the underside of the upper ceiling; 3) 7.8m to the top of the parapet; 4) Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is greater. 5) Maximum height of outbuildings is 3.5m to the ridge and 2.5m to the underside of the eaves above natural ground level.	Kogarah DCP 2013	1)Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries. 2)7.2m to the underside of the upper ceiling; 3)7.8m to the top of the parapet; 4)Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, whichever is greater. 5)Maximum height of outbuildings is 3.5m to the ridge and 2.5m to the underside of the eaves above natural ground level.	Supported	Council
DA2021/0171	Front Setback	Lot C	DP312133		37	Algernon Street	Oatley	2223	2. Residential - Single New Dwelling	R1 - Low Density Residential	Front Setback	Kogarah DCP 2013		Supported	Council
DA2021/0247	Front Setback	Lot 164	DP11124		85	Clarke Street	Peakhurst	2222	1. Residential - Alterations and Additions	R2 - Low Density Residential	Front Setback	Hurstville DCP No. 1	17%	Supported	Council
DA2020/0550	Front Setback	Lot 421	DP846767		6	Rose Ave	Connells Point	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	Front Setback, Outbuilding and Secondary Dwelling	Kogarah DCP 2013	Front Setback The proposed 3m secondary dwelling front setback represents a 9.7545m breach of control (1) 1.2.4.2 Front Setbacks of the Kogarah DCP No.1. Outbuilding located within the Primary Façade The proposed location of the outbuilding represents a breach of control (5) 1.4 Vehicular access, parking and circulation of the Kogarah DCP No.1 as the location of the outbuilding is within the primary façade. Secondary Dwelling located within the Front Façade The proposed location of the secondary dwelling represents a breach of control (3) 2.2 Secondary Dwellings of the Kogarah DCP No.1 as the secondary dwelling is located at in front of the principle dwelling. Outbuilding Height The proposed 3.864m height of the outbuilding represents a 0.364m breach of control (5) 4.4 Outbuildings of the Kogarah DCP No.1	Supported	Council
DA2021/0326	Driveway width & driveway setback	Lot 8	DP217182		854	Forest Road	Peakhurst	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Driveway width, driveway setback, cut and fill 7.82m (130%, 0.7m (47%), 10mm (0.1%)	Hurstville DCP No. 1	Driveway width, driveway setback, cut and fill 7.82m (130%, 0.7m (47%), 10mm (0.1%)	Yes	Council
DA2021/0447	Swimming Pools	Lot 56, Sec 3	DP6848		139	Letitia Street	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Swimming Pool - Height out of ground 6.4.4.(5) and 6.4.4.(6) - Maximum height of pool above existing ground level. Max 1m	GRDCP 2021	1.67m (67%) - Pool in dwelling A	Yes	Council
DA2021/0429	Dwg alts and adds	Lot 22	DP 227288		27	Woodlands	Lugarno	2210	2. Residential - Single New Dwelling	R2 - Low Density Residential	5.3m rear setback provided in lieu of 6m min	GRDCP 2021	6.1.2 (3) Rear Boundary Setback	Yes	Council
DA2021/0322	Side setback	Lot 51	DP 583805		105	Gungah Bay	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential		GRDCP 2021	600mm (66.67%)		
DA2021/0277	Side setback	Lot 1	DP 19422		102	Stuart Street	Blakehurst	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	Side setbacks	KDCP2012	79%	Supported	Council
DA2021/0250	Outbuilding height	Lot C	DP 343296		43	Clarendon Rd	Peakhurst	2210	1. Residential - Alterations and Additions	R2 - Low Density Residential	Outbuilding height	Hurstville DCP No. 1	The proposed 3.2m height of the outbuilding represents a 200mm breach of control (DS2.1) 4.7 Outbuildings of the Hurstville Development Control Plan 1.	Supported	Council
DA2021/0188	Height of 2nd Dwelling	Lot 185	DP 666114		47	Kuroki Street	Penshurst	2223	3. Residential - New Second Occupancy	R2 - Low Density Residential	1.2.2 Height of Secondary Dwelling 5.7%	KDCP2012	5.70%	Supported	Council
DA2021/0320	Site Area	Lot 1	DP 1073762	41A		Vine Street	Hurstville	2220	3. Residential - New Second Occupancy	R2 - Low Density Residential	Site Area for Secondary Dwelling	Hurstville DCP No. 1	Site Area for secondary Dwelling - PC1 - DS1.1 - 4.5%	Supported	Council
DA2021/0391	Depth & Façade	Lot 1	SP58029		46	Grosvenor Rd	South Hurstville	2221	2. Residential - Single New Dwelling	R3 - Medium Density Residential	Depth of allotment & Primary Building Façade	Kogarah DCP 2013	60% Depth of Allotment - The proposed second level element extends beyond 60% of the depth of the allotment representing a 5.455m breach of control (7) 1.2.1 Floor space requirement of the Kogarah DCP No.1. 40% - Primary Building Façade - The proposed building facade extends beyond 40% of the overall width of the primary building frontage, representing a 1.756m breach of control (1) 1.2.4.3 Rhythm of the Built Elements in the Streetscape of the Kogarah DCP No.1.	Supported	Council
DA2021/0496	Sign areas	Lots 13 & 14	DP3315	491-493		King Georges Rd	Beverly Hills	2209	8. Commercial / Retail / Office	B2 Local Centre	7.2 Sign Areas	GRDCP 2021	Projecting wall sign 3.24m ² - condition to reduce to 2m ²	Supported	Council
DA2021/0406	Side Setback	Lot 5	DP 17942		24	Shenstone Road	Riverwood	2210	2. Residential - Single New Dwelling	R2 - Low Density Residential	Side Setback	GRDCP 2021	900mm variation, 0.4m variation	Supported	Council
DA2021/0347	Ceiling, Parapet & Rear Setback	Lot B	DP32261		52	Castle Street	Blakehurst	2221	3. Residential - New Second Occupancy	R2 - Low Density Residential	7.2 to the underside of the ceiling, 7.8 to the top of the parapet, maximum number of residential levels is 2, rear setback	Kogarah DCP 2013	0.3m variation, 0.85m variation, 3 storeys 2.6m	Supported	Council

DA2021/0343	Front and Rear Setbacks	Lot 124	DP7056		20	Lacey Street	Kogarah Bay	2217	2. Residential - Single New Dwelling	R2 - Low Density Residential	Front Setback The proposed front setback is 4.501m representing a 3.318m or 3.146m breach of control (1) 1.2.4.2 Front Setback of the Kogarah DCP No.1. Rear Setback The proposed 4.26m and 3.776m rear setbacks represent a 2.35575m and 2.83975m breach of control (1) of 1.2.4.3 Side and Rear Setbacks of the Kogarah DCP No.1. Minimum Site Requirements for Dual Occupancies The Interim Policy is a supplementary document, meaning that current DCP controls continue to apply if a particular control is not specified in the Interim Policy, or if it is still considered best practice. All operative DCPs still legally apply.	Kogarah DCP 2013	Front Setback The proposed front setback is 4.501m representing a 3.318m or 3.146m breach of control (1) 1.2.4.2 Front Setback of the Kogarah DCP No.1. Rear Setback The proposed 4.26m and 3.776m rear setbacks represent a 2.35575m and 2.83975m breach of control (1) of 1.2.4.3 Side and Rear Setbacks of the Kogarah DCP No.1. Minimum Site Requirements for Dual Occupancies The Interim Policy is a supplementary document, meaning that current DCP controls continue to apply if a particular control is not specified in the Interim Policy, or if it is still considered best practice. All operative DCPs still legally apply.	Supported	Council
DA2021/0350	Rear Setback	Lot 100	DP125001		37	Woronora Parade	Oatley	2223	1. Residential - Alterations & Additions	R2 - Low Density Residential	required setback of 3m, and are proposed to be 1.59m from the rear boundary Despite the numerical non-compliance with the control, the variation is supported for the following reasons: -The rear addition has been designed to reduce visual bulk with the skillion roof and having only the open form alfresco area projecting to the side of the existing dwelling; -The addition will not impact on solar access to neighbouring properties as it is single storey; -will not impact on views from adjoining properties; -does not reduce the amount of landscaped area on the site to below that required by the DCP; and -the siting of the rear addition adjoins the garage of the adjoining dwelling to the rear at No. 37A Woronora Parade thus having no adverse impact on the adjoining property to the rear. The numerical variation to the rear	Hurstville DCP No. 1	47%	Supported	LPP
DA2021/0259	Side Setback	Lot 3	DP558678		8	Llewellyn Street	Oatley	2223	1. Residential - Alterations & Additions	R2 - Low Density Residential	Side Setback - Swimming Pool & Spas	Hurstville DCP No. 1	0.122m	Supported	Council
DA2021/0145	Height	Lot 2	DP340283		31	Pacific Avenue	Penshurst	2222	1. Residential - Alterations & Additions	R2 - Low Density Residential	C1 - 4.4 - Height to underside of Outbuilding - 0.58m or 23.2%	Kogarah DCP 2013	23.2% or 0.58m	Supported	Council
DA2021/0252	Site Width	Lot 82	DP16261		58	Walter Street	Mortdale	2223	1. Residential - Alterations & Additions	R2 - Low Density Residential	HDCP - DS1.1 (site width) - 18.7m%	Hurstville DCP No. 1	18.7m%	Supported	Council
DA2021/0292	Rear Setback	Lot 3	DP 232913		11	Railway Parade	Penshurst	2222	1. Residential - Alterations & Additions	R2 - Low Density Residential	breach of control (1) of 1.2.4.3 Side and Rear Setbacks of the Kogarah DCP No.1	Kogarah DCP No.1	2.26m	Supported	Council
DA2021/0413	Front & Side Setback	Lot 86	DP 19098		3	Battye Avenue	Beverley Park	2217	2. Residential - Single New Dwelling	R2 - Low Density Residential	The proposed front setback is 4.840m representing a 0.977m breach of control (1) 1.2.4.2 Front Setback of the Kogarah DCP No.1. The proposed 5.547m rear setback represents a 0.453m breach of control (1) of 1.2.4.3 Side and Rear Setbacks of the Kogarah DCP No.1	Kogarah DCP No.1	16% 7.55%	Approval	Council
DA2021/0469	Side & Front Setback	Lot 19	DP241150		28	Lugarno Pde	Lugarno	2210	1. Residential - Alterations & Additions	Rs - Low Density Residential	Side 1.2m, front 5m (Predominate setback greater)	GRDCP 2021	1.2m , front 5m	Supported	Council
DA2021/0425	Swimming Pool – Height out of ground	Lot 174	DP 11934		60	Marine Dr	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	6.4.4.(5) and 6.4.4 (6) – Maximum height of pool above existing ground level. Max 1m				
DA2021/0380		Lot 30	DP 28768		18	Blackbutt St	Lugarno	2210	1. Residential - Alterations and Additions	R2 - Low Density Residential	3.5.1 (2) - Cut and fill. 6.5.1 (23) - Retaining Walls location - PC2, DS2.2 (22.5%)	GRDCP 2021	Pool height - 1.89m (89%)	Supported	Council
DA2021/0354	Outbuilding Location	Lot 335	DP14854		82	Monaro Avenue	Kingsgrove	2208	1. Residential - Alterations and Additions	R2 - Low Density Residential	The proposed location of the outbuilding demonstrates a breach of control (DS3.1) of 4.7 Outbuildings (PC3. Setbacks) of the Hurstville DCP No.1. The control requires the minimum setbacks for garages, gyms, cabanas and sheds be 900mm.	GRDCP 2021	The proposed location of the outbuilding demonstrates a breach of control (DS3.1) of 4.7 Outbuildings (PC3. Setbacks) of the Hurstville DCP No.1. The control requires the minimum setbacks for garages, gyms, cabanas and sheds be 900mm.	Supported	Council
DA2021/0490	Location of Garage & Outbuilding Height	Lot B	DP414962		42	Woodlands Avenue	Lugarno	2210	1. Residential - Alterations and Additions	R2 - Low Density Residential	Location of Garage The proposed location of the outbuilding (garage) represents a breach of control (1) 6.4.3. Outbuildings of the Georges River Development Control Plan 2021. Outbuilding Height The proposed height of the outbuilding (garage) represents a 657mm breach of control (5) 6.4.3. Outbuildings of the Georges River Development Control Plan 2021.	GRDCP 2021	Location of Garage The proposed location of the outbuilding (garage) represents a breach of control (1) 6.4.3. Outbuildings of the Georges River Development Control Plan 2021. Outbuilding Height The proposed height of the outbuilding (garage) represents a 657mm breach of control (5) 6.4.3. Outbuildings of the Georges River Development Control Plan 2021.	Supported	Council

DA2021/0144	Depth & setback	Lot 25 Sec 8	DP 1884		8	Princes St	Mortdale	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	60% lot depth control, swimming pool sidee boundary setback	KDCP2013	29% and 33% respectively	Refusal	Council
DA2021/0197	Building Height	Lot 164	DP 11934		38	Marine Drive	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Yes Clause 4.3 Maximum Building Height	GRDCP 2021	4.78% or 0.43m	Supported	Council
DA2021/0362	Floor space Requirements	Lot 21	Sec 5 DP 3896		134	The Promenade	Sans Souci	2219	2. Residential - Single New Dwelling	R2 - Low Density Residential	1.2.2 (1): 4.4%	KDCP2013	1.2.1 (7): 2.7%	Supported	Council
MOD2022/0012	Height	Lot B	DP346245		177	Stuart Street (aka 179)	Blakehurst	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	6.2 Building Scale & Height Basement floor area - 70m2 in lieu of 30m2	GRDCP	70m2 in lieu of 30m2 - possible FSR variation, depending on GFA definition interpretation	Supported	Council
DA2021/0421	height	Lot 11	DP 1012655	11	37	Woodlands Avenue	Lugarno	2210	2. Residential - Single New Dwelling	R2 - Low Density Residential	6.5.2 (20%)	GRDCP	20%	Supported	Council
DA2021/0318	Height of Outbuildings	Lot B	DP364833		34	Cairns Street	Riverwood	2210	2. Residential - Single New Dwelling	R2 - Low Density Residential	PC2 - DS2.1 - Height of Outbuildings - 41%	Hurstville DCP No. 1	41%	Supported	Council
DA2021/0377	Width & length of Jetty & Locality control	Lot A	DP371316		241	The Promenade	Sans Souci	2219	1. Residential - Alterations and Additions	R2 & W2	Width & length of Jetty & locality control	C3 & C4	length of variation +20.8m	Supported	Council
DA2021/0454	Side Setback	Lot 14	Sec 10 DP 7124		81	Woronora Parade	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Side Setback	GRDCP	8.65m or 96%	Supported	Council
DA2022/0135	Side and rear setbacks	Lot E	DP 310719		45	Patrick Street	Hurstville	2220	3. Residential - New Second Occupancy	R2 - Low Density Residential	Sect 6.4.3 Side/Rear Setbacks 500mm proposed, 900mm minimum	GRDCP	Sect 6.4.3 Side/Rear Setbacks 500mm proposed, 900mm minimum	Supported	Council
DA2021/0466	Setback	Lot 4	DP 414381		86	The Promenade	Sans Souci	2219	2. Residential - Single New Dwelling	R2 - Low Density Residential	Provide a landscape setting within the primary and secondary street frontages, where hard paved areas are minimised. At a maximum, impervious areas, including hard paving, gravel, concrete or other material that does not permit landscaping, are to occupy no more than 40% of the street setback area.	GRDCP	The maximum driveway width between the street boundary and the primary building setback alignment of the garage is 4.0m.	Supported	Council
REV2021/0020	Building Heights	Lot 16	Sec 5 DP 1963		18	Parkside Dr	Kogarah Bay	2217	3. Residential - New Second Occupancy	R2 - Low Density Residential	1.2.2 Building Heights – Maximum ceiling height of 7.2m and maximum parapet height of 7.8m.Ceiling height and parapet height in No 18	KLEP 2021	7.29m ceiling height (1.25%), 7.89m parapet height (1.25%)	Supported	Council
DA2021/0379	1.2.4 setback, 1.5 Privacy	Lot 31	DP 11098		63	Laycock Rd	Penshurst	2222	1. Residential - Alterations and Additions	R2 - Low Density Residential	For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. Where terraces and balconies are proposed and are elevated more than 1.5m above ground level (finished) and are located behind the street front façade, they are restricted to a maximum width of 2.5m and must be setback a minimum 3m from any adjoining property boundary.	KDCP	Balcony setback: 1.1m variation or 36%, Balcony width: 0.4m variation or 16%, Side Setback Variation: 0.4m or 33% variation	Supported	Council
DA2021/0412	Excavation, visual privacy	Lot 1	DP 1096084		46B	Russell St	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	The depth of cut or fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park. Upper level balconies should not project more than 1500mm beyond the main rear wall alignment so as to minimise adverse visual privacy impacts to adjoining properties.	GRDCP	1m or 100%, 2.48m or 165%	Supported	Council
DA2021/0437	Various- Georges River DCP	Lot 1	DP 503492		46A	Llewellyn Street	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Clause 4.3 (height) and clause 4.4A (Floor space)	GRDCP	Clause 4.6 for height variation not supported	Refused	Council
DA2021/0493	Side Setback	Lot 15	DP 15597		94	Terry St	Connells Point	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	The proposed 400mm south-western side setback of the inbuilt double garage represents a 500mm breach of control (3. Setbacks) 6.1 Low Density Residential Controls of the Georges River Development Control Plan 2021.	GRDCP	The proposed 400mm side setback of the garage was assessed on merit and was deemed acceptable as the proposal remains in keeping with other developments of a similar nature within the vicinity.	Supported	Council
DA2022/0074	Single Dwellings – Setbacks, Landscaping, Solar Access	Lot 132	DP 706401		61	Yarran Rd	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	71% & 36%	GRDCP	71% & 36%	Supported	Council
DA2021/0233	Rear Balcony Width	Lot 16	DP 1963		1	Mayor St	Kogarah Bay	2217	2. Residential - Single New Dwelling	R2 - Low Density Residential	The proposed 1.2m side setback of the proposed first floor rear facing balcony represents a 1.8m breach of control (2) of 1.5.1 Privacy of the Kogarah DCP No.1.	GRDCP		Supported	Council
DA2021/0471	Excavation (Cut & Fill)	Lot C	DP 348326		3	Rosebank Cr	Hurstville	2220	1. Residential - Alterations and Additions	R2 - Low Density Residential	The depth of cut or fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park	GRDCP	0.32m 32%	Supported	Council

DA2021/0330	1.2.1 floor space requirements, 1.2.4 building setbacks, 1.3 open space	Lot B	DP 374026		113	The Promenade	Sans Souci	2219	1. Residential - Alterations and Additions	R2 - Low Density Residential	(7) Where proposed development includes a two (2) residential level element, then the second level should not extend beyond 60% of the depth of the allotment measured from the street boundary. Where side boundaries are of varying length, the second level is limited to a line across the block between the points on both boundaries.) Where the setback of an adjacent building is greater than 5m, an appropriate setback may be achieved by ensuring development is set back: (i) the average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2.0m. Side Setbacks For buildings having a wall height of 3.5m or less, the minimum side boundary setback is 900mm. For buildings having a wall height of greater than 3.5m, the minimum side boundary setback is 1200mm. 15% of the site area must be deep soil landscaped area.	KDCP	2.4m (9.6%), Nil setback (100%), 0.096m (8%), 30.025sqm (30%)	Supported	Council
DA2022/0076	Setbacks, Private Open Space, Fences & Walls	Lot 275	DP 13827		33	Baltimore Rd	Mortdale	2223	3. Residential - New Second Occupancy	R2 - Low Density Residential	Front setback: 4.5m, Rear setback: 6m, POS min dimensions: 6m, Max fence height forward of building line: 900mm – 1.2m	GRDCP 2021	Front: 1.5m (33%), Rear: 2m (33%), 0.6m (50%)	Supported	Council
DA2020/0467	5.5 Signage	Lot B	DP 418788		491A	Forest Rd	Penshurst	2222	8. Commercial / Retail / Office	B2 Local Centre	PC1 Signage is high quality, visually unobtrusive and safe, PC3 Advertising Opportunities from New Technologies	Hurstville DCP		Refused	Council
MOD2022/0043	6.4.3 Outbuildings	lot 2	DP 118443		21	Stuart St	Blakehurst	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	Outbuildings are not to be located within the front building line setback and must be set back a minimum 900mm from all site boundaries. Windows and glass doors must face into the yard of the subject site, or be appropriately treated to reduce visual impacts if facing a neighbouring property. The sum of the floor area of all outbuildings on a site (excluding carports and open structures such as pergolas, awnings and the like) must not exceed 30m²	KDCP	0.5m (56%), 15sqm(50%)	Supported	Council
DA2022/0073	Excavation (Cut and Fill)	Lot A	DP 388534		40	Boorara Ave	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	The depth of cut or fill must not exceed 1.0m from existing ground level, except where the excavation is for a basement car park.	GRDCP2021	0.8m or 80%	Supported	Council
DA2022/0047	Trees (6.1.2.7), Driveway (6.1.2.7 & Pool (6.4.4)	Lot 52	DP 35151		16	Thorpe Rd	Kingsgrove	2208	2. Residential - Single New Dwelling	R2 - Low Density Residential	Removal of street trees is to be avoided. Max driveway width = 4m, Pool no more than 500mm above ground level	GRDCP2021	Street tree to be removed, 1.5m (37.5%), 19mm (3.8%)	Supported	Council
DA2022/0014	Building Scale and Height 6.1.2	Lot A	DP412188		45	Llewellyn Street	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	Control 3 - Maximum 2-Storey Limit	GRDCP2021	The proposal will result in a three-storey dwelling. The existing sub-floor level extrudes more than 1m from the natural ground level.	Supported	Council
DA2021/0438	Front fence, vehicular access, streetscape	Lot B	DP 304973		16	Vista Street	Sans Souci	2219	2. Residential - Single New Dwelling	R2 - Low Density Residential	Streetscape Character and Built Form- development control 3 and 5, Landscaping- development control 2, Excavation (cut and fill)- development control 2, Vehicular access, parking and circulation- development control 6 & Front fencing- development control 6	GRDCP2021	Unquantifiable	Supported	Council
DA2022/0180	Part 6.1.2 - Single Dwellings & Part 2 - Building Scale and Height	Lot 8	DP19866		49	Townson Street	Blakehurst	2221	1. Residential - Alterations and Additions	R2 - Low Density Residential	Control 3 - Maximum 2-Storey Limit	GRDCP2021	The proposal will result in a three-storey dwelling. The existing sub-floor level extrudes more than 1m from the natural ground level.	Supported	Council
DA2021/0366	Side Setback, Primary Building Façade and Wall Articulation	Lot 2, Sec 4	DP7754		238	Woniora Road	Blakehurst	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	Part C1 - Low Density Housing 1) 1.2.4.3 – Side Setbacks 2) 1.2.3 – Primary Building Façade 3) 1.2.1.5 – Wall Articulation	KDCP 2013	Side Setback - 25% ; Primary Façade - 18.52% & Wall Articulation - Unable to quantify	Supported	Council
DA2022/0032	15m lot width; 1m cut or fill; 4m driveway width; 40% impervious area within street frontage, bins not within front setback & Pool 900mm & water line 1500mm from boundary	Lot B,	DP348782		64	Argyle Street	Penshurst	2222	2. Residential - Single New Dwelling	R2 - Low Density Residential	3.1.6 - 15m Lot width; 6.1.3.7 - 1m cut or fill; 6.1.3.8 - 4m driveway width; 6.1.3.11 - 40% impervious area within street frontage; 6.1.3.13 - Bins not within front setback; 6.4.4. - Pool 900mm & waterline 1500mm from boundary	GRDCP 2021	Triangular; 50%; 100% 12% & 18%, Bins within front setback; 33%	Supported	Council
DA2022/0021	Rear and side setback	Lot 4	DP 247745		4	Clifton St	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	Buildings are to have a minimum rear setback of 15% of the average site length, or 6m, , whichever is the greater (excluding detached secondary dwellings – see Point 12 in Section 6.1.2.12- Secondary Dwellings of this DCP). 2. The minimum side setbacks for ground and first floor are: ii. 1.2m for lots greater than 12.5m in width measured at the front building line for the length of the development.	GRDCP 2021	2.8m (36.67%), 0.3m (25%)	Supported	Council

DA2022/0059	Front Setback, Excavation, Vehicular Access Parking	Lot 173	DP11098		23	Kuroki Street	Penshurst	2220	1. Residential - Alterations and Additions	R2 - Low Density Residential	Main Building wall 1m (16%) Carport: 5.05m (99%); Minor Excavation beyond building footprint; 1 Car space (50%); No Tandem Space	GRDCP2021	Main Building wall 1m (16%) Carport: 5.05m (99%); Minor Excavation beyond building footprint; 1 Car space (50%); No Tandem Space	Supported	Council
DA2022/0022	Height Variation	Lot B	DP162209		19	Woodlands Avenue	Lugarno	2210	1. Residential - Alterations and Additions	R2 - Low Density Residential	Clause 4.3 - Height Variation 12.5%	GRDCP2021	Height Variations - 12.5%	Supported	Council
DA2022/0095	3.5 Earthworks; 6.1.2 Single Dwellings; 5. Landscaping 6.4.3 Outbuildings	Lot 5	DP27421		66	Seymour Street	Hurstville Grove	2220	1. Residential - Alterations and Additions	R2 - Low Density Residential	Cut and fill should not alter natural or existing ground levels by more than 1m Provide a landscape setting within the primary and secondary street frontages, where hard paved areas are minimised. At a maximum, impervious areas, including hard paving, gravel, concrete or other material that does not permit landscaping, are to occupy no more than 40% of the street setback area. The maximum height of outbuildings is 3.5m to the ridge, and 2.5m to the underside of the eaves, above existing ground level.	GRDCP2021	0.07m (7%); 8.64sqm (21%) and 1.33m (38%)	Supported	Council
DA2021/0309	Rear setback	Lot 33	DP 12835		22	Meakem St	Hurstville	2220	1. Residential - Alterations and Additions	R2 - Low Density Residential	Development Control 4.4.1- outbuilding setback .Development Control 1.2.1.5- wall articulation	Kogarah DCP 2013	100% nil rear setback.Wall articulation- unable o quantify.Wall articulation- unable to quantify	Supported	Council
DA2021/0456	Low Density Residential Controls & Ancillary Development	Lot 24	DP5885		46	Laycock Road	Penshurst	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	Development control 3 under Section 5, Part 6.1; Development control 2 under Section 5 in part 6.1; Development control 6 under part 6.4; and Development Control 4 under 6.4.3	GRDCP 2021	Unquantifiable	Supported	Council
DA2021/0451	Section 8 Visual Privacy of Part 6.1.2 Single Dwellings	Lot 185	DP 19288		51	Harslett Cres	Beverley Park	2217	1. Residential - Alterations and Additions	R2 - Low Density Residential	Control 3 – Upper level rear balcony maximum width = 1,500mm	GRDCP 2021	Proposed width at widest point: 1.61m (7.3% variation)	Supported	Council
DA2022/0225	3.5 Earthworks, 6.1.2.3 Setbacks,6.4.3 Outbuildings	Lot 23	DP 12823		3	Prospect Rd	Peakhurst	2210	2. Residential - Single New Dwelling	R2 - Low Density Residential	Habitable rooms are to be located above existing ground level.Front setback – prevailing street setback.Max height to underside of eave	GRDCP 2021	Cinema room located in the basement .0.11m (2.5%).0.2m (8%)	Supported	Council
MOD2022/0074	setbacks	Lot 87	DP 11060		2	Mountbatten St	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Development control 2 under section 5- hard stand area in front setback .Development control 3 under section 5- tree capable of 10m within front setback	GRDCP 2021	Development control 2 under section 5- 40%,Development control 3 under section 5- unquantifiable given development is consistent with landscape plan under DA2018/0334	Supported	Council
MOD2022/0046	Clause 4.3 – Building Height	Lot 1	DP 432712		1	Ellen Subway	Mortdale	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	N/A	GRDCP 2021	N/A	Supported	Council
DA2022/0140	1.7m side setback of dwelling B (control: min. 3m)	Lot 331	DP 14854		90	Monaro Avenue	Kingsgrove	2208	2. Residential - Single New Dwelling	R2 - Low Density Residential	N/A	GRDCP 2021	N/A	Supported	Council
DA2022/0236	development control 2 under section 6 of part 6 (excavation),development controls 5 and 7 under 6.4.3 outbuildings (height and setback)	Lot 9	DP 19098		29	Marx Ave	Beverley Park	2217	1. Residential - Alterations and Additions	R2 - Low Density Residential	development control 2 under section 6 of part 6 (excavation),development controls 5 and 7 under 6.4.3 outbuildings (height and setback)	GRDCP 2021	170% excavation,22.86% height ,44% setback	Supported	Council
DA2022/0012	Part 6 Residential Controls- 6.1.2 single dwellings	Lot 16 Lot 1	DP 9915 DP 1126514		138	Lugarno Pde	Lugarno	2210	1. Residential - Alterations and Additions	R2 - Low Density Residential	Building scale and height 3. A maximum of two (2) storeys plus basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above existing ground level. Visual Privacy 3. Upper level balconies should not project more than 1500mm beyond the main rear wall alignment so as to minimise adverse visual privacy impacts to adjoining properties. Outbuildings 1. Outbuildings are not to be located within the front building line setback and must be set back a minimum of 900mm from all site boundaries. Windows and glass doors must face into the yard of the subject site or be appropriately treated to reduce visual impacts if facing a neighbouring property. 4. The sum of the floor space of all outbuildings on a site (excluding carports and open structures such as pergolas, awnings and the like) must not exceed 30m ² . 5. The maximum height of outbuildings is	GRDCP 2021	N/A	Supported	Council
DA2022/0125	Front Setback Rear Setback POS min dimension Driveway width Front fences	Lot Y	DP 417964		2	Mimosa Street	South Hurstville	2221	2: Residential - Single new dwelling	R3 - Medium Density Residential	6.1.2.3 Setbacks 6.1.2.3 Setbacks 6.1.2.4 POS 6.1.2.5 Landscaping 6.1.2.7 Vehicular Access 6.4.1 Fences	GRDCP 2021	1m to main building wall (22%) 3m (50%) 3m (50%) 3% 2.5m (62.5%) 0.74m (61%) after design change condition & 0.5m to garage (9%)	Supported	Council
DA2022/0200	6.1.2	Lot 20	DP7814		20	Hillview Street	Sans Souci	2219	2. Residential - Single New Dwelling	R2 - Low Density Residential	Development Control 2 under Section 6 in 6.1.2	GRDCP 2021	40%	Supported	Council
DA2022/0154		6 Lot 2	DP213642		12	Rostrov Street	Penshurst	2222	1. Residential - Alterations & Additions	R2 - Low Density Residential	Development Control 1 Under Section 5 in Part 6 and Development Control 3 under Section 5, Part 6.	GRDCP 2021	Unquantifiable	Supported	Council

DA2022/0084	Side Setback	Lot 1	DP1099181		10	Gooroa Street	Carss Park	2221	1.Residential - Alterations & Additions	R2 - Low Density Residential	Alts and adds to a dwelling house	GRDCP2021	25% - 1.2m - 0.9m Proposed	Supported	Council
DA2022/0165	6.4.1 Fences and Walls, 10. Private Open space, 3.5 Earthworks	Lot 2	DP 361093		34	Blanche St	Oatley	2223	3. Residential - New Second Occupancy	R2 - Low Density Residential	Fence heights are to be limited to a maximum of:i.900mm for solid masonry;ii.1.2m for open or partially transparent styles such as picket or palisade.An area of Private Open Space is to be provided which: i. Is located at ground level; ii. Has a minimum dimension of 4m x 5m; iii. Is not steeper than 1 in 20; iv. Is directly accessible from a main living area; and v. May include a covered patio area. Cut and fill should not alter natural or existing ground levels by more than 1m	GRDCP2021	0.415m – 35%.0.6sqm – 3%.0.53m - 53%	Supported	Council
MOD2022/0146	+Reduction in length of lower ground floor rear alfresco,Relocation of stairs to ground floor,Removal of ground floor balcony resulting in a larger dining/living/kitchen area,Stairs from lower ground floor rear alfresco now leads to the dining room of ground floor,Increased width of front balcony	Lot 203	DP 13827		7	Baringa Rd	mortdale	2223	1.Residential - Alterations & Additions	R2 - Low Density Residential	1.5m for all lots within the Foreshore Scenic Protection Area measured at the front building line for the length of the development.	GRDCP2021	6.1.2.3 Setbacks	Supported	Council
DA2022/0349	side setback	Lot 1	DP 1282025		128	Morshead Dr	Hurstville Grove	2220	1.Residential - Alterations & Additions	R2 - Low Density Residential	floor level	GRDCP2021	600mm or 40%	Supported	Council
DA2022/0069	front setback and landscaping	Lot B	DP 385919		60	Townson St	Blakehurst	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	Front Setback -development control 1, Landscaping -development control 3 under ,development control 1 under Part 6.4	GRDCP2021	Unquantifiable	Supported	Council
DA2022/0169	front and side setback	Lot 275	DP 13827		33	Baltimore Rd	mortdale	2223	3. Residential - New Second Occupancy	R2 - Low Density Residential	3.2.1 Trees & Vegetation - Street tree removal,6.1.2.7 Vehicular Access, Parking and Circulation-Max driveway width: 4m,6.4.3 Outbuildings-Not located in front setback and min setback of 900mm ,Min setbacks 900mm.	GRDCP2021	Street tree removal approved,2m (50%),Located in front setback Side setback = 500mm,500mm .	Supported	Council
DA2022/0249	Setbacks & Swimming Pools	Lot 16 Sec 6	DP 3230		78	Gungah Bay Road	Oatley	2223	1.Residential - Alterations & Additions	R2 - Low Density Residential	6.1.2.3 - Setbacks & 6.4.4 Pools & Spa	GRDCP2021	3.275m (60%) to front of garage 0.3m (25%) side setback Swimming Pool extends partly along side of dwelling (20%) Swimming Pool water line 1500mm from boundary.	Supported	Council
DA2022/0203	Setbacks & Landscaping	Lot D	DP342220		4	Anderson Road	Mortdale	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	6.1.2.3 - Setbacks & 6.1.2.5 Landscaping	GRDCP2021	Side Setback - 527mm (58.5%) and - 1.5% (3.75% variation) & 1 tree of mature height 7m provided	Supported	Council
DA2022/0083	Outbuildings 6.4.3	Lot 15	DP18584		95	Stuart Street	Blakehurst	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	6.4.3 Outbuildings The maximum height of outbuildings is 3.5m to the ridge, and 2.5m to the underside of the eaves, above existing ground level.	GRDCP2021	0.4m exceedance or 13%	Supported	Council
MOD2022/0044	6.1.2.3 Setbacks	Lot 7	DP 9927		13	Oatley Park Ave	Oatley	2223	1.Residential - Alterations & Additions	R2 - Low Density Residential	Min side setback = 1.5m	GRDCP2021	600mm (40%)	Supported	Council
DA2022-0409	Jetty length	Lot 16	dp 859059		1	Vista St	Sans Souci	2219	1.Residential - Alterations & Additions	R2 - Low Density Residential	15m jetty length	GRDCP2021		Supported	Council
DA2022/0069	Front Setback Landscaping	Lot B	DP385919		60	Townson Street	Blakehurst	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	Front Setback -development control 1 Landscaping -development control 3 under development control 1 under Part 6.4	GRDCP2021	Unquantifiable	Supported	Council
MOD2022/0146	6.1.2.3 Setbacks	Lot 203	DP13827		7	Baringa Rd	Mortdale	2223	1.Residential - Alterations & Additions	R2 - Low Density Residential	1.5m for all lots within the Foreshore Scenic Protection Area measured at the front building line for the length of the development.	GRDCP2021	22%	Supported	Council
MOD2022/0093	Setbacks Outbuildings	Lot 8	DP30636		6	Kent Place	Beverly Hills	2209	6. Residential - Other	R2 - Low Density Residential	6.1.2.3 Ssetbacks - 1.2 side setback - 53% 6.4.3 Outbuildings - 900 mm setback - 64%	GRDCP2021	53% 64%	Supported	Council
DA2022/0279	Side setback, size of outbuilding and cut/fill	Lot 183	DP13496		9	Tallawalla Street	Beverly Hills	2209	1.Residential - Alterations & Additions	R2 - Low Density Residential	Section 3.5 Earthworks Section 6.1.2(3) – Setbacks Section 6.4.3 – Outbuildings (5)	GRDCP2021	22% variation to Section 3.5 0.75% variation to side setback Section 6.1.2(3) 0.5% variation to the size of the outbuilding	Supported	Council
DA2022/0312	Part 6.1 Part 6.4	Lot 2	DP827399		19	Hatfield Street	Blakehurst	2221	1.Residential - Alterations & Additions	R2 - Low Density Residential	development control 2 under Section 5 in Part 6.1 development control 5 and 6 of section 4 under Part 6.4	GRDCP2021	25.68% unquantifiable	Supported	Council
DA2022/0320	Heritage Conservation Area	Lot 123	DP12296		56	McRaes Avenue	Penshurst	2222	1.Residential - Alterations & Additions	R2 - Low Density Residential	Section 3.7.5	GRDCP2021	Non numerical	Supported	Council
DA2022/0291	Setbacks	Lot 1	DP242217		1	Tottenham Place	Blakehurst	2221	1.Residential - Alterations & Additions	R2 - Low Density Residential	1.2m side setback	GRDCP2021	150mm (12.5%)	Supported	Council
DA2022/0028	Part 6 Residential Controls- 6.1	Lot C	DP 345811		49	Millett St	Hurstville	2220	2. Residential - Single New Dwelling	R2 - Low Density Residential	development control 6 under section 7 of Part 6.1 of GRDCP 2021	GRDCP2021	Unquantifiable	Supported	Council

DA2021/0414	development control 3 under Section 2 Part 6.1.2 development control 2 under Section 5 in Part 6.1 development control 6 under section 7 of Part 6.1 development control 11 under Section 1 in Part 6.4	Lot Z	DP407512		25	Pleasant Way	Blakehurst	2221	1.Residential - Alterations & Additions	R2 - Low Density Residential	development control 3 under Section 2 Part 6.1.2 development control 2 under Section 5 in Part 6.1 development control 6 under section 7 of Part 6.1 development control 11 under Section 1 in Part 6.4	GRDCP 2021	Unquantifiable	Supported	Council
DA2022/0299	3.5 Earthworks; 6.1.2 Single Dwellings & (3. Setbacks)	Lot 76	DP16391		1	Josephine Street	Riverwood	2210	2. Residential - Single New Dwelling	R2 - Low Density Residential	Natural ground level should be maintained within 900mm of a side boundaries Buildings are to have a minimum rear setback of 15% of the average site length; or 6m, whichever is the greater (excluding detached secondary dwellings – see Point 12 in Section 6.1.2.12- Secondary Dwellings of this DCP).	GRDCP2021	Cut proposed along front and east side boundary The proposed rear setback is 2.597 which is a 3.403m or 56.7% variation	Supported	Council
DA2022/0121	Streetscape Character & Built Form, Setbacks, private open space, 6.4.1 Fences & Walls (Front Fence, Side & Rear Fence)	Lot 6	DP182576		541	Forest Road	Mortdale	2223	1.Residential - Alterations & Additions	R2 - Low Density Residential	Garages for each dwelling within an attached dual occupancy development must be a single car space wide only. Two car garages in a tandem arrangement may be acceptable. The minimum setback (ground and first floor) to a secondary street is 3.0m. Garages accessible from the secondary street must be setback a minimum of 5.5m. The private open space is to be located at the rear of the property and/or behind the building line established by the front setback. 1.Fence heights are to be limited to a maximum of: i.900mm for solid masonry; ii.1.2m for open or partially transparent styles such as picket or palisade. In the case of corner sites with two street frontages, a 1.8m fence height is only permitted behind the building line. Fencing forward of the building line is	GRDCP2021	A single garage is proposed for Unit 1 and a double garage is proposed for Unit 2. The proposed garages contain a setback to the secondary street of 3.765m. This is a variation of 1.735m or 32%. The private open space for unit 1 is within the street setback area. Unit 1 contains a 1.8m high fence for the primary and secondary street 1.8m high fence serving Unit 1 has been proposed	Supported	Council
DA2022/0293	6.1.2.3 Setbacks; 6.1.2.4 Private Open Space; 6.1.2.8 Visual Privacy	Lot 6	DP27196		31	Holley Road	Beverly Hills	2209	1. Residential - Single New Dwelling	R2 - Low Density Residential	Rear Setback 6m; Min. dimension 6m & 1.5 max projection	GRDCP2021	0.512m (8.5%); 1m (16.7%); 0.87m (58%)	Supported	Council
DA2022/0072	6.3.1Dual Occupancy 1. Streetscape Character/ Built Form 3. Setbacks 11. landscaping	Lot 40	DP36202		14	Isaac Street	Peakhurst Hts	2210	1. Residential - Single New Dwelling	R2 - Low Density Residential	Garages for each dwelling within an attached dual occupancy development must be a single car space wide only. Two car garages in a tandem arrangement may be acceptable. Minimum setback from the primary street boundary for ground and first floor is: iii. Where the prevailing street setback is greater than the minimum, the average setback of dwellings on adjoining lots is to be applied. To provide a landscape setting within the primary and secondary street frontages, hard paved areas are to be minimised. At a maximum, impervious areas, including hard paving, gravel, concrete or other material that does not permit landscaping, are to occupy no more than 40% of the street setback area	GRDCP2021	2 car space garages proposed 0.9m variation (12%) 48% of the front setback area is proposed to be paved which is a 10sqm or 8% variation.	Supported	Council
DA2021/0397	Side Setback	Lot 7	DP36468		48	Weemala Ave	Riverwood	2210	1. Residential - Single New Dwelling	R2 - Low Density Residential	The proposed 903mm eastern side setback of dwelling A (48 Weemala Avenue) represents a 297mm breach of control (DS3.5), PC3. Side Setbacks of the Hurstville Development Control Plan 1.	GRDCP2021	The proposed 903mm eastern side setback of dwelling A (48 Weemala Avenue) represents a 297mm breach of control (DS3.5), PC3. Side Setbacks of the Hurstville Development Control Plan 1.	Supported	Council
DA2022/0114	Outbuildings 6.4.3	Lot 28	DP230369		68	Wayne Avenue	Lugarno	2210	2. Residential - Alterations & Additions	R2 - Low Density Residential	Part 6.4.3 Outbuildings	GRDCP2021	Control 1 – outbuilding location Control 3 - overshadowing Control 4 - Outbuilding size / Control 5 - outbuilding height	Supported	Council
DA2022/0218	Front Setback Rear Setback	Lot 2	DP215321		25	Sunlea Avenue	Mortdale	2223	1. Residential - Single New Dwelling	R2 - Low Density Residential	Part 6.1 Low Density Residential Controls	GRDCP2021	Front setback - varied control by 600mm Rear setback - varied control by 4.8m due to irregular nature of site, no defined rear setback	Supported	Council
DA2022/0028	Vehicular Access, Parking and Circulation	Lot C	DP345811		49	Millett Street	Hurstville	2220	1. Residential - Single New Dwelling	R2 - Low Density Residential	development control 6 under section 7 of Part 6.1 of GRDCP 2021	GRDCP2021	Unquantifiable	Supported	Council

DA2022/0008	Earthworks, Dual Occupancy, Building Scale and height	Lot 13A Sec 56	DP4442		46	Annette Street	Oatley	2223	3: Residential - New second occupancy	R2 - Low Density Residential	Natural ground level should be maintained within 900mm of a side or rear boundary. Cut and fill should not alter natural or existing ground levels by more than 1m A maximum of two (2) storeys over a basement is permissible at any point above ground level (existing). Basements are to protrude no more than 1m above the existing ground level	GRDCP2021	Cut and fill proposed along boundaries 3.405m cut (340.5%) 3 stories	Supported	LEC
DA2022/0409	Jetty Ramp and Pontoon Structures				1	Vista Street	Sans Souci	2219	14: Other	6: Residential - Other	15m jetty length	GRDCP2021	73%	Supported	Council
DA2022/0039	*4.6.4 – Serviced apartments – natural ventilation – cross ventilation *Street frontage height – minimum 4 storeys – 3 storeys proposed *Maximum 30% are to be 2 bedroom units (34.9% proposed)	Lot 7, 8, 11, 12 & 14 Lots 131 & 132 Lot 1	DP5655 DP602573 DP732187		36 38 59-69	Gladstone Street Gladstone Street Princes Highway	Kogarah	2217	4: Residential - New multi unit	R4 – High Density Residential		GRDCP2021	86.7% 25% 4.9%	Supported	SSPP
DA2022/0100	Earthworks, Landscaping & Visual Privacy	Lot H	DP393227		16	Riverview Avenue	Kyle Bay	2221	6: Residential - Other	R2 - Low Density Residential	Natural ground level should be maintained within 900mm of a side or rear boundary. Cut and fill should not alter natural or existing ground levels by more than 1m Provide a landscape setting within the primary and secondary street frontages, where hard paved areas are minimised. At a maximum, impervious areas, including hard paving, gravel, concrete or other material that does not permit landscaping, are to occupy no more than 40% of the street setback area. Upper level balconies should not project more than 1500mm beyond the main rear wall alignment so as to minimise adverse visual privacy impacts to adjoining properties.	GRDCP2021	100% - earthworks along boundary 112.5% - 1.125m 12.6sqm or 38% variation. 1.1m or 73% noncompliance	Supported	Council
DA2022/0286	FSR and Landscape	Lot 330	DP 1265294		4	Clevedon Rd	Hurstville	2220	2: Residential - Alterations & Additions	R2 - Low Density Residential	development control 3 under Section 5, Part 6.1	GRDCP2021	Unquantifiable	Supported	Council
DA2022/0332	Impervious Area	Lot A	DP318154		86	Noble Street	Allawah	2218	1: Residential - Single New Dwelling	R2 - Low Density Residential	Development Control 2 under Section 5 in Part 6.1.2	GRDCP2021	16.3% - a maximum, impervious area, including hard paving, gravel, concrete or other material that does not permit landscaping, are to occupy no more than 40% of the street setback area.	Supported	Council
DA2022/0382	setbacks	Lot 18	DP 19431		10	Jude Ave	Kogaarh bay	2217	2: Residential - Alterations & Additions	R2 - Low Density Residential	6.1.2.3 C1 rear setback	GRDCP2021	6m required, 900mm provided = 85%	Supported	Council
MOD2022/0193	sections	Lot 10	DP 239902		23	Cypress Dr	Lugarno	2210	2: Residential - Alterations & Additions	R2 - Low Density Residential	Decking must not be > 600mm above existing ground level	GRDCP2021	1200mm (200%)	Supported	Council
DA2021/0484	Side & Rear Setbacks & Visual Privacy	Lot 1	DP 15344		77	Queens Road	Connells Pt	2221	1: Residential - Single New Dwelling	R2 - Low Density Residential	1.5m side setback & 1.5m wide FF Balcony	GRDCP2021	100% (1.5m) & 66% (1m)	Supported	Council
da2021/0275	1.2.1 Floorspace Requirements: Con	Lot 104	DP 12759		18	Borgh St	Carss Park	2221	1: Residential - Single New Dwelling	R2 - Low Density Residential	Front Setback The proposed front setback extends from 5.78m (first floor balcony overhang) to 6.8m (existing ground floor garage wall) representing a maximum 1.296m breach of control (5) of 1.2.1 Building Heights of the Kogarah DCP No.1.40% Width The proposed building façade extends beyond 40% of the overall width of the primary building frontage, representing a 5.515m breach of control (1) 1.2.4.3 Rhythm of the Built Elements in the Streetscape of the Kogarah DCP No.1.60% Depth The proposed second level element extends beyond 60% of the depth of the allotment representing a 5.778m breach of control (7) 1.2.1 Floor space Requirements of the Kogarah DCP No.1.	GRDCP2021	Refer to previous.	Supported	Council
DA2022/0237	6.1.2.5 Landscaping & 6.1.2.7 Vehicular Access, Parking & Circulation	Lot 2	DP230840		59	Smiths Avenue	Hurstville	2220	2: Residential - Alterations & Additions	R2 - Low Density Residential	40% impervious area in the street setback area & One garage & one tandem space	GRDCP2021	45.7sqm (12%) & No Garage	Supported	Council
DA2022/0355	6.1.2 Rear Setback	Lot 157	DP13827		32	Beaconsfield Road	Mortdale	2223	1: Residential - Single New Dwelling	R2 - Low Density Residential	Rear Setback - Development Control 1 under side and rear setbacks in section 3 under part 6.1.2	GRDCP2021	31.67% and 10%	Supported	Council

DA2022/0274	6.1.3 Dual Occupancy	Lot 24	DP6848		13 Wyong Street	Oatley	2223	1. Residential - Single New Dwelling	R2 - Low Density Residential	One Variation •GRC Development Control Plan •Part 6.1 Low Density Development •6.1.3 Dual Occupancy •3. Setbacks •Control 1: Prevailing Front Setback The proposed 8.01m primary front setback of dwelling one (13 Wyong) represents a 6.8575m breach of control (1) within Setbacks of the Georges River Development Control Plan 2021.	GRDCP2021	One Variation •GRC Development Control Plan •Part 6.1 Low Density Development •6.1.3 Dual Occupancy •3. Setbacks •Control 1: Prevailing Front Setback The proposed 8.01m primary front setback of dwelling one (13 Wyong) represents a 6.8575m breach of control (1) within Setbacks of the Georges River Development Control Plan 2021.	Supported	Council
DA2022/0474	6.5.2 Jetty & Mooring Pen	Lot 1	DP1255011	29A	Queens Road	Connells Pt	2221	6. Residential - Other	R2 - Low Density Residential	Jetty and ramp dimensions Jetty – 1.8m width Ramp – 1.8m width and 6.6m total length (pontoon included)	GRDCP2021	Minimum dimensions Jetty – 1.5m width (20% variation) Ramp width – 1.5m (20% variation) Ramp length – 6.0m (pontoon included) (10% variation) All proposed structures have obtained approval from Crown Lands, DPI Fisheries, and TINSW	Supported	Council
DA2020/0261		Lot 56	DP 6510		15 Dalcassia Street	Hurstville	2220	4. Residential - New multi unit	R3 Medium Density Residential	Section 3.3 – Access and Mobility - PC1. Accessible units Section 3.3 – Access and Mobility - PC1. Accessible units Accessible car parking space Indicative No. of storey	HDCP No 1	3 adaptable units required / 2 provided (-33%) 2 accessible spaces required / 1 provided (-50%) Indicative No. of storeys 3 / 4 proposed (+25%)	No	LEC
DA2022/0535	3.5 Earthworks 6.1.2.6 Excavation (cut & fill)	Lot 17	DP 19448		4 Morris Avenue	Kingsgrove	2208	2. Residential - Alterations & Additions	R2 - Low Density Residential	Natural ground level maintained within 900mm	GRDCP2021	Minor levelling of surfaces adjoining dwelling for private open space Minor levelling of surfaces adjoining dwelling for private open space	Supported	Council
DA2022/0469	front and side setbacks	Lot 346	DP 11934		12 Lansdowne Parade	Oatley	2223	2. Residential - Alterations & Additions	R2 - Low Density Residential	Section 6.1.2 – Setbacks	GRDCP2021	100% front setback variation and 21% to the side variation of the carport.	Supported	Council
DA2022/0342	Solar Access	Lot 100	DP 864619	1124B	Forest Road	Lugarno	2210	2. Residential - Alterations & Additions	R2 - Low Density Residential	Section 6.1.2 (10)	GRDCP2021	100% variation to the north facing windows of 1124 Forest Road	Supported	Council
DA2022/0542	6. Excavation (Cut & Fill) & 7. Vehicular Access, Parking & Circulation	Lot 63	DP4949		3 Northcote Street	Sans Souci	2219	2. Residential - Alterations & Additions	R2 - Low Density Residential	6. Excavation (Cut and Fill) 1. Any excavation must not extend beyond the building footprint, including for any basement car park. 7. Vehicular Access, Parking and Circulation 6. The maximum driveway width between the street boundary and the primary building setback alignment of the garage is 4.0m	GRDCP2021	6. Excavation (Cut and Fill) - Variation on extent of cut – 350mm cut at backyard 7. Vehicular Access, Parking and Circulation - Driveway width – 0.452m (11.3%)	Supported	Council
DA2022/0375	Balcony width – maximum 1.5m	Lot 277	DP 13827	29	Baltimore Road	Mortdale	2223	1. Residential - Single New Dwelling	R2 - Low Density Residential	Balcony width – maximum 1.5m	GRDCP2021	3.6m proposed, 140% variation Variation not supported – condition to enforce compliance.	Supported	Council
DA2022/0471	Part 6.1.2	Lot A	DP 439404		95 Woolds Avenue	Allawah	2218	1. Residential - Single New Dwelling	R2 - Low Density Residential	development control 2 under Section 5 in	GRDCP2021	50.57% and 15%	Supported	Council
DA2022/0264	Part 6.1.2	Lot B	DP330324		4 Neville Street	Oatley	2223	1. Residential - Single New Dwelling	R2 - Low Density Residential	Front Setback	GRDCP2021	40%	Supported	Council
DA2022/0486	development control 1 under section	Lot 10	DP 237273		17 Bridgeview Rd	Beverly Hills	2209	2. Residential - Alterations & Additions	R2 - Low Density Residential	development control 1 under section 3 in	GRDCP2021		Supported	Council
DA2022/0574	Part 6.1.2 Dwelling Houses	Lot 11	DP10339		26 Townson Street	Blakehurst	2221	2. Residential - Alterations & Additions	R2 - Low Density Residential	Development control 3 under section 5	GRDCP2021	100% - tree to be planted via design change conditions	Supported	Council
DA2022/0497	Side and rear sidebacks	Lot 12	DP 1149280		40 Seaforth Ave	Oatley	2223	2. Residential - Alterations & Additions	R2 - Low Density Residential	6.1 Low Density Residential Controls (3)	GRDCP2021	Proposed rear setback ranges from 4.5m to 5.483m. This is as existing on the subject site.	Supported	Council
DA2022/0371	3. Setbacks 5. Landscaping 6. Excavation 7. Vehicular Access Parking & Circulation	Lot 8	DP16824		15 Berrille Road	Narwee	2209	2. Residential - Alterations & Additions	R3 Medium Density Residential	3. Setback - Prevailing front setback: 4.825m 5. Landscaping - 40% Front setback impervious area 6. Excavation (Cut and Fill) - Excavation within the building footprint only 7. Vehicular Access, Parking and Circulation - Driveway width of no more than 4m	GRDCP2021	3. Setback - Prevailing front setback: 4.825m – 6.7% (0.325m) 5. Landscaping - 40% Front setback impervious area – 11.8% (7.749m) 6. Excavation (Cut and Fill) - Excavation within the building footprint only – a small portion of the excavation proposed beyond the building footprint. 7. Vehicular Access, Parking and Circulation - Driveway width of no more than 4m – 27.5% (1.1m at the widest point)	Supported	Council
DA2022/0514	Part 3 Outbuildings	Lot F	DP 19226		58 Yarran Road	OATLEY	2223	2. Residential - Alterations & Additions	R2 - Low Density Residential	Development control 1	GRDCP2021	50%	Supported	Council
DA2022/0228	Outbuilding Height - Part 6.4.3	Lot 532	DP13496		31 Warraroong Street	Beverly Hills	2209	2. Residential - Alterations & Additions	R2 - Low Density Residential	Outbuilding Height	GRDCP2021	22.7% The variation is recommended because a charge system is proposed. Council's engineer determined the minimum gutter level to be RL30.540, and achieving that gutter level will require the building to exceed the DCP height limit. The structure is also found not to cause unacceptable visual dominance and overshadowing	Supported	Council
DA2022/0359	Visual Privacy	Lot 301	DP12759		43 Gnarbo Avenue	Carss Park	2221	2. Residential - Single New Dwelling	R2 - Low Density Residential	1.5m balcony depth	GRDCP2021	4m or 160%	Supported	Council
DA2022/0386	height	Lot 81	DP 530152		26 Boatwright Avenue	Lugarno	2210	2. Residential - Single New Dwelling	R2 - Low Density Residential	Development control 1 in section 3 of part	GRDCP2021	33.33% and 20%	Supported	Council
DA2022/0472		Lot C	DP 362296		15 Kitchener Street	OATLEY	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	development control 7 under section 1 in	Part 6.1.3 Dual Occupancy	Unquantifiable	Supported	Council
DA2022/0230		Lot 8	DP 36368		9 Hardwicke Street	RIVERWOOD	2210	1. Residential - Single New Dwelling	R2 - Low Density Residential	development control 2 under Section 5 in	Part 6.1.3, development c	32.5%, 50%, 25%	Supported	Council
DA2021/0474	development control 1 under section 3 in part 6.1.2 development control 3 under section 8 in part 6.1.2 development control 11 under 6.4.1 development controls 9, 14, 23 and 24 in part 6.5.1	Lot B	DP 401619		23 Queens Road	CONNELLS POINT	2221	1. Residential - Single New Dwelling	R2 - Low Density Residential	development control 1 under section 3 in part 6.1.2 development control 3 under section 8 in part 6.1.2 development control 11 under 6.4.1 development controls 9, 14, 23 and 24 in part 6.5.1	GRDCP2021	-	Supported	LPP
DA2022/0340	Impervious Front setback area	Lot 167	DP11059		105 Judd Street	MORTDALE	2223	1. Residential - Single New Dwelling	R2 - Low Density Residential	40% Impervious Front Setback Area	GRDCP2021	40%	Supported	Council

DA2022/0262	6.1.2 - Single Dwellings	Lot 11	DP580947		881	Forest Road	Lugarno	2210	1.Residential - Single New Dwelling	R2 - Low Density Residential	development control 2 under section 3 in part 6.1.2 development control 3 under section 5 in part 6.1.2 development control 3 under section 13 in part 6.1.2	GRDCP2021	Unquantifiable	Supported	Council
DA2023/0080	6.1.2.5 (2) 6.1.2.7 (6) 6.1.2.10 (3)	Lot 3	DP9014		30	Rosebery Street	Penshurst	2222	1.Residential - Single New Dwelling	R2 - Low Density Residential	6.1.2.5 (2) 6.1.2.7 (6) 6.1.2.10 (3)	GRDCP2021	Unquantifiable	Supported	Council
MOD2022/0223	Front setback	Lot C	DP 101175		191	The Promenade	Sans Souci	2219	1.Residential - Single New Dwelling	R2 - Low Density Residential	Front Setback	GRDCP2021	64.25	Supported	Council
DA2022/0333	Section 3, Control 1 – Rear setback, 6m required Section 6, Control 1 – No excavation beyond building footprint	Lot C	DP 418517		12	Waterfall Road	Oatley	2223	1.Residential - Single New Dwelling	R2 - Low Density Residential	Section 3, Control 1 – Rear setback, 6m required Section 6, Control 1 – No excavation beyond building footprint	GRDCP2021	Section 3, Control 1 – Rear setback, 6m required – 3.185m proposed (53.1% variation) Section 6, Control 1 – No excavation being building footprint – maximum 0.63m fill beyond building footprint at patio	Supported	Council
DA2023/0022	Development control 2 in section 5 of part 6.1.2 Development control 6 in section 7 of part 6.1.2	Lot 2	DP 25945		226	West Street	Blakehurst	2221	1. Residential - Single New Dwelling	R2 - Low Density Residential	Development control 2 in section 5 of part 6.1.2 Development control 6 in section 7 of part 6.1.2	GRDCP2021	32.5% and 45%	Supported	Council
DA2022/0492	6.1.2	Lot 15	DP2792		148	St Georges Pde	Allawah	2218	1. Residential - Single New Dwelling	R2 - Low Density Residential	Section 6, Control 1 – No excavation beyond building footprint Section 7 Control 6 – Driveway width to be no more than 4m	GRDCP2021	Section 6, Control 1 – No excavation being building footprint – maximum 0.48m cut at backyard, maximum 0.31m fill at garage entrance Section 7 Control 6 – Driveway width to be no more than 4m – 6m driveway at the garage (50% variation)	Supported	Council
DA2022/0572	6.1.2	Lot 42	DP633318		51A	Vista Street	Sans Souci	2219	1. Residential - Single New Dwelling	R2 - Low Density Residential	development control 2 under section 3 in part 6.1.2 development control 3 under section 10 in part 6.1.2	GRDCP2021	Unquantifiable	Supported	Council
DA2022/0533	Front Setback	lot 77	DP12759		23	Benwerrin Avenue	Carsss Park	2221	1. Residential - Altertions and Addi	R2 - Low Density Residential	Front Setback	GRDCP2021		Supported	Council
DA2022/0436	Side and rear setbacks	Lot 1 Lot B	DP 18689 DP379039		20	Russell Street	Oatley	2223	2. Residential - Single New Dwelling	R2 - Low Density Residential	Side and Rear Setbacks	GRDCP2021	Rear setback 51%, Elevated ground floor rear balcony 413% and swimming pool 550%	Supported	LPP
DA2022/0369	Setbacks	Lot 3	DP15582		25	Old Forest Road	Lugarno	2210	12: Community facility	R2 - Low Density Residential	Section 4.2.1 Building Setbacks	GRDCP2021	100%	Supported	LPP
DA2023/0077	Side Setback	Lot 1	DP202795		34	Cahill Street	Beverly Hills	2209	1. Residential - Altertions and Addi	R2 - Low Density Residential	Side Setback - 900mm	GRDCP2021	100% - the proposed awning features nil setback Not supported due to increased visual dominance by the enlarged new awning. A condition will be included requiring the awning roof to be setback 500mm from the side boundary.	Supported	Council
DA2023/0081	Part 6.1.2 & Part 6.4.1	Lot 2	DP562262		51	East Crescent	Hurstville Grove	2220	1. Residential - Altertions and Addi	R2 - Low Density Residential	Part 6.1.2 – 4m wide driveway Part 6.4.1 – 900mm solid fence	GRDCP2021	Part 6.1.2 – driveway width of 4.5m to 5.7m (12.5% - 42.5%). Variation at garage door accepted for accessibility, variation at front boundary not supported. Existing driveway dimensions to be retained. Part 6.4.1 – 1.680mm solid fence (86.7%) – not supported due to streetscape impact	Supported	Council
DA2023/0031	Rear Setback	Lot C	DP357125		3	Salisbury St	Penshurst	2222	1. Residential - Altertions and Addi	R2 - Low Density Residential	Rear Setback - 50%	GRDCP2021	50% - No Clause 4.6 variation request. The variation is due to insufficient stormwater information.	Supported	Council
DA2022/0583	6.4 Ancillary Development	Lot 22	DP9505		194	Stoney Creek Road	Beverly Hills	2209	1. Residential - Altertions and Addi	R2 - Low Density Residential	6.4.3 Setbacks (Building Existing) & Max 30sq.m (Buiding Existing)	GRDCP2021	1.26% & 100%	Supported	Council
DA2022/0122	6.1.3 Dual Occupancy	Lot 28	DP6565		49	Lynwood Street	Blakehurst	2221	1. Residential - Single New Dwelling	R2 - Low Density Residential	Development control 3 under section 3 Development controls 1 under section 6 Development control 2 under section 11	GRDCP2021	N/A - Unquantifiable - 47.5%	Approved	Council
DA2023/0185	6.4.3 Outbuildings Clause 1	Lot 272	DP2787		25-27	Clevedon Rd	Hurstville	2220	1.Residential - Alterations & Additi	R2 - Low Density Residential	6.4.3 outbuildings Clause 1	GRDCP2021	900mm setback proposal - Nil Setback	Approved	Council
DA2022/0015	3.5 Earthworks, 6.4.1(6) Side and Re	Lot 9	DP560354		18	Stuart Street	Blakehurst	2221	8: Commercial / retail / office	R2 Low Density Residential	3.5(1) Natural ground level should be maintained within 900mm of a side and rear boundary 3.5(2) Cut and fill should not alter natural or existing ground levels by more than 1m 3.5(5) Development is to be located so that clearing of vegetation is avoided. 6.4.1(6) Side and rear boundary fences must not be higher than 1.8m on level sites, or 1.8m as measured from the low side where there is a difference in level either side of the boundary. An additional 300mm of lattice is permitted for privacy screening	GRDCP2021	50%, 300%, 100%, 16.6%	Approved	LPP
DA2023/0020	Pat 6.1.2 Low Density Residential Co	Lot 13	DP 9964		11	St Elmo Pde	Kingsgrove	2208	1. Residential - Single New Dwelling	R2 - Low Density Residential	Development control 3 under Section 5, P	GRDCP2021	Unquantifiable	Approved	Council
DA2022/0385	development control 4 in section 1 under part 6.1.3 development control 2 under section 4 in part 6.1.3	Lot 59, Sec 9	DP2793		120	Woids Avenue	Allawah	2218	3. Residential - New Second Occu	R3 - Medium Density Residential	development control 4 in section 1 under part 6.1.3 development control 2 under section 4 in part 6.1.3	GRDCP2021	Unquantifiable	Approved	Council
DA2022/0385	development control 4 in section 1 under part 6.1.3 development control 2 under section 4 in part 6.1.3	Lot 59, Sec 9	DP2793		120	Woids Avenue	Allawah	2218	3. Residential - New Second Occu	R3 - Medium Density Residential	development control 4 in section 1 under part 6.1.3 development control 2 under section 4 in part 6.1.3	GRDCP2021	Unquantifiable	Approved	Council
DA2023/0042	Part 6.1.2.7 – Vehicular Access, Parking and Circulation.-Maximum driveway width of 4.0m.Part 6.4.3 Outbuildings -Outbuilding location -Outbuilding height	Lot 17	DP 220656		5	Murdock Crescent	Lugarno	2210	1.Residential - Alterations & Additi	R2 - Low Density Residential	Part 6.1.2.7 – Vehicular Access, Parking and Circulation.Part 6.4.3 Outbuildings -Outbuilding location -Outbuilding height	GRDCP2021	Part 6.1.2.7 – Vehicular Access, Parking and Circulation -Maximum driveway width of 4.0m – 6.0m proposed.Part 6.4.3 Outbuildings -Outbuilding location – carport located in front of the building -Outbuilding height – 5.73m (measured from existing ground level.Those variations are considered acceptable due to steep terrain and the necessity to provide parking on site.	Approved	Council

DA2021/0372	Part C1 development control 7 in 1.2	Lot 12	DP 600115		2 Shaw Street	KOGARAH	2217	12: Community facility	R2 - Low Density Residential	Part C1 development control 7 in 1.2.1 Part C1 development control 1, 2, and 3 in 1.2.3	Kogarah DCP 2013 C1- Low Density Housing	-	Approved	LPP
DA2022/0619	Part 6.5.2.1	Lot 1	DP531825		24B Annette Street	Oatley	2223	2. Residential - Alterations & Additions	R2 & W2	Part 6.5.2.1	GRDCP2021	None	DA Approved but Variation Not Supported	Council
DA2022/0322	Number of storeys at the rear (Extension of existing 3 Storeys), front setback for the proposed carport	Lot B	DP411291		16 Lansdowne Parade	Oatley	2223	2. Residential - Alterations & Additions	R2	Number of storeys at the rear (Extension of existing 3 Storeys), front setback for the proposed carport	GRDCP2021	Unquantifiable	Approved	Council
DA2023/0002	Setback and privacy	Lot 3	DP 531825		24 Annette Street	Oatley	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	Part 6.1.2.3 - Setbacks - rear setback of 6m, Part 6.1.2.8 - Visual Privacy - upper level rear balcony width of 1.5m	GRDCP2021	Part 6.1.2.3 - Setbacks - rear setback of 6m - 5.11m proposed (14.8%), Part 6.1.2.8 - Visual Privacy	Approved	Council
DA2023/0203	Residential Controls - Excavation	Lot B	DP330880		72 Pacific Avenue	Penshurst	2223	1. Residential - Alterations and Additions	R2 - Low Density Residential	1. Any excavation must not extend beyond the building footprint, including for any basement car park.	GRDCP2021	Excavation around driveway, completely outside footprint	Approved	Council
DA2023/0051	Part 6.1.2.3 - Setbacks, Part 6.1.2.4 - Private Open Space	Lot 4	DP 220362		4 Fripp Cr	Beverly Hills	2209	1. Residential - Alterations & Additions	R2 - Low Density Residential	Part 6.1.2.3 - Setbacks - rear setback of 6m, Part 6.1.2.4 - Private Open Space - POS to be located to maximise solar access, Part 6.1.2.10 - Solar Access - 50% of the Private open space shall be exposed to at least 3 hours of sunlight on 21 June	GRDCP2021	Part 6.1.2.3 - Setbacks - rear setback of 6m - 3.071m (51.2%), Part 6.1.2.4 - Private Open Space	Approved	Council
DA2023/0039	Part 6.1.2.6 - Excavation; Part 6.1.2.7 - Vehicular Access	Lot 148	DP582814		24 Villiers Avenue	Mortdale	2223	3. Residential - New Second Occurrence	R2 - Low Density Residential	Part 6.1.2.6 - Excavation - No excavation beyond building footprint. Part 6.1.2.7 - Vehicular Access, Parking and Circulation - Garage to be accessed from secondary street Part 6.1.2.7 - Vehicular Access, Parking and Circulation - Maximum driveway width of 4.0m	GRDCP2021	Part 6.1.2.6 - Excavation - No excavation beyond building footprint - excavation proposed to the rear of the dwelling and within side setback areas. Part 6.1.2.7 - Vehicular Access, Parking and Circulation - Garage to be accessed from secondary street - proposal retains existing driveway crossover. Both provisions above are not numerical standards. Part 6.1.2.7 - Vehicular Access, Parking and Circulation - Maximum driveway width of 4.0m - 5.5m at widest point near the garage (37.5%)	Approved	Council
MOD2022/0098	Part 4.7 Boarding House	Lot 48	DP2013		248 Railway Parade	Kogarah	2217	9: Mixed	MUI - Mixed Use	Internal Communal areas, Private Open space, Bathroom, Laundries and Drying Facilities.	GRDCP2021	Internal Communal areas 4.7.7.i & ii - 93% Internal Communal areas 4.7.9 - 48% Private Open space 4.7.13 - 53% Bathroom, Laundries and Drying Facilities 4.7.16 - 100%	Approved	LPP
DA2023/0103	6.4.1 Fences & Walls - Retaining Walls	Lot 74	DP219889		6 Robyn	Peakhurst Hts	2210	1. Residential - Alterations and Additions	R2 - Low Density Residential	11. A retaining wall that is visible from the street or public area must: i. be constructed to a height no greater than 1.0m, and	GRDCP2021	1m, 100%	Approved	Council
DA2023/0299	Part 6.1.2.5 Landscaping Part 6.1.2.7 Vehicular Access, Parking and Circulation Part 6.4.3 Outbuildings	Lot 10 Sec 6	DP1650		8 Claremont Street	Penshurst	2222	1. Residential - Alterations and Additions	R2 Low Density Residential	Part 6.1.2.5 Landscaping - 40% front setback area to be impervious Part 6.1.2.7 Vehicular Access, Parking and Circulation - 2 car parking spaces to be provided Part 6.4.3 Outbuildings - Eaves to be 2.5m above ground level	GRDCP2021	Part 6.1.2.5 Landscaping - 40% front setback area to be impervious - 46.8% impervious, 6.8% variation Part 6.1.2.7 Vehicular Access, Parking and Circulation - 2 car parking spaces to be provided - 1 space provided, 50% variation Part 6.4.3 Outbuildings - Eaves to be 2.5m above ground level - new eave proposed to be 2.6m above ground level, 4% variation.	Approved	Council
DA2023/0235	Part 6.1.2.8 - Visual Privacy	Lot 1	DP859124		11A Kitchener Street	Oatley	2223	1. Residential - Alterations and Additions	R2 Low Density Residential	Part 6.1.2.8 - Visual Privacy - upper level balcony shall be no wider than 1.5m	GRDCP2021	Part 6.1.2.8 - Visual Privacy - upper level balcony shall be no wider than 1.5m - 2.92m proposed, 94.7% variation. The variation is supported as the extension will not increase the width of the existing balcony, and that there is no privacy impact identified given the location of the balcony.	Approved	Council
DA2023/0163	3.16 Subdivision	Lot 122	DP 844890		51 Cambridge St	Penshurst	2222	1. Residential - Alterations and Additions	R2 Low Density Residential	3.16.1 Lot Size and Shape, control 1 and 2	GRDCP2021	3m narrower than required - 2% variation	Approved	Council
DA2023/0440	Part 6.5.2 Development in the Forest	Lot C	DP 341820		50 Russell St	Oatley	2223	1. Residential - Alterations and Additions	R2 Low Density Residential	GRDCP 2021 - Clause 6.5.2.1 (Jetty, Ramp and Pontoon)	GRDCP2021	N/A - Unquantifiable - 47.5%	Approved	Council
DA2023/0191	Part 3.5.1 - Earthworks, Part 6.1.2.7 - Private Open Space	Lot B	DP 417068		50 Ramsgate Rd	Beverley Park	2217	1. Residential - Alterations and Additions	R2 Low Density Residential	Part 3.5.1 - Earthworks - No earthwork within 900mm of a side boundary	GRDCP2021	Part 3.5.1 - Earthworks - No earthwork within 900mm of a side boundary - minor earthwork adjacent to boundary	Approved	Council
DA2023/0153	Part 3.5.1 - Earthworks Part 3.13 - Parking Access and Transport Part 6.1.2.13 - Site Facilities Part 6.4.3 - Outbuildings	Lot 1	DP19615		15 Annette Street	Oatley	2223	1. Residential - Alterations & Additions	R2 - Low Density Residential	Part 3.5.1 - Earthworks - No earthwork within 900mm of a side boundary Part 3.5.1 - Earthworks - Maximum cut or fill of 1.0m Part 3.13 - Parking Access and Transport - two spaces required Part 6.1.2.13 - Site Facilities - bin storage area not located in front setback area Part 6.1.2.13 - Site Facilities - bin storage area shall have an area of 3m by 1m (3sqm). Part 6.4.3 - Outbuildings - outbuilding shall setback from side boundary by 0.9m Part 6.4.3 - Outbuildings - outbuilding shall not be located at the front setback area.	GRDCP	Part 3.5.1 - Earthworks - No earthwork within 900mm of a side boundary - earthwork proposed abutting the boundary (100% variation) Part 3.5.1 - Earthworks - Maximum cut or fill of 1.0m - maximum 3.8m cut proposed. (280% variation) Part 3.13 - Parking Access and Transport - two spaces required - one proposed (50% variation) Part 6.1.2.13 - Site Facilities - bin storage area not located in front setback area - bin storage area located at the front (non-numerical variation) Part 6.1.2.13 - Site Facilities - bin storage area shall have an area of 3m by 1m (3sqm) - 1.56sqm conditioned (48% variation) Part 6.4.3 - Outbuildings - outbuilding shall setback from side boundary by 0.9m - nil setback proposed (100% variation) Part 6.4.3 - Outbuildings - outbuilding shall not be located at the front setback area - outbuilding proposed at front setback area (non-numerical variation)	Approved	Council
DA2023/0353	Part 6.5.2.1 - Jetty, Ramp and Pontoon	Lot 10	DP 508969		11 Vista Street	Sans Souci	2219	1. Residential - Alterations & Additions	R2 - Low Density Residential	Part 6.5.2.1 - Jetty, Ramp and Pontoon Structures - jetty and ramp dimensions as follows: Jetty Length: 9m Width: 1.5m, Ramp Length: 6m (pontoon included) Width: 1.5m	GRDCP	Part 6.5.2.1 - Jetty, Ramp and Pontoon Structures - jetty and ramp dimensions as follows: Jetty Length: 9m - proposed 34.8m (286.7% variation) Width: 1.5m - proposed 1.8m (20% variation) Ramp Length: 6m (pontoon included) - 7.6m (26.7% variation) Width: 1.5m - proposed 1.8m (20% variation)	Approved	Council

