

LEP Variations

DA No.	Lot	DP	Unit	House No.	Street Name	Suburb	Pcode	Category of Development	Planning Instrument	Zoning of Land	Standard to be varied	Justification of Variation	Extent of Variation	Concurring Authority	Date Determined
DA110/2017	Lot 32	DP1397		11	Stanley St	KOGARAH	2217	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R4 High Density Residential	Building Height	Lift overrun only	2.97m 9%	LEC	23/10/2018
DA112/2017	Lot 56	DP1397		2 to 10	Palmerston Street	KOGARAH	2217	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R4 High Density Residential	Building Height	Lift overrun only	3.30m 10%	LEC	20/09/2018
DA2015/0027	Lot Y	DP 364885		153	Croydon Road	HURSTVILLE	2220	3: Residential - New Second Occupancy	HLEP2012	R2 Low Density Residential	Minimum lot size	Limited impact	7.8sqm (1.2%)	Council	24/06/2016
DA2015/0321	Lot 1	DP 9320		23	Penshurst Street	PENSHURST	2222	10: Mixed	HLEP2012	B2 Local Centre	Height	Lift overrun only	0.67m (3.5%)	Council	27/05/2016
DA2015/0323	Lot 212	DP 36317		42	Lawrence Street	PEAKHURST	2210	4: Residential - New multi unit <20 dwellings	HLEP2012	R3 Medium Density Residential	Height	Lift overrun and pergola only	1.7m	Council	20/05/2016
DA2015/0379	Lot 21	DP 5510		25	Llewellyn Street	OATLEY	2223	2: Residential - Single new dwelling	HLEP2012	R2 Low Density Residential	Minimum lot size	Consistent with existing subdivision pattern	8%	Council	3/11/2016
DA2015/0437	Lot 20	DP 21049		5	Littleton Street	RIVERWOOD	2210	9: Commercial/Retail/Office	HLEP2012	B2 Mixed Use	Height and FSR	Carparking about ground, limited impact	Height 4% FSR 123%	Council	8/09/2016
DA2015/0440	Lot 2	DP 105589		1	Macquarie Place	MORTDALE	2223	4: Residential - New multi unit <20 dwellings	HLEP2012	R3 Medium Density residential	Height	Lift overrun and stair access, limited impact	1.4m (11%)	Council	12/08/2016
DA2015/0450	Lot 374	DP 36537		4	Hugh Avenue	PEAKHURST	2210	5: Residential - New multi unit 20+ dwellings	HLEP 2012	R3 Medium Density Residential	Height	Lift overrun only	1.48m (12%)	Council	14/10/2016
DA2015/279	Lot B	DP 444472		29	Homedale Crescent	CONNELLS POINT	2221	3: Residential - New Second Occupancy	KLEP 2012	R2 Low Density Residential	Minimum lot size	Consistent with surroundings	6sqm	Council	4/07/2016
DA2016/0005	Lot 95	DP 5337		62	Hudson Street	HURSTVILLE	2220	2: Residential - Single new dwelling	HLEP2012	R2 Low Density Residential	Height	Limited impact	0.48m (3%)	Council	7/11/2016
DA2016/0052	Lot 244	DP 36317		57	Lawrence Street	PEAKHURST	2210	5: Residential - New multi unit 20+ dwellings	HLEP2012	R3 Medium Density Residential	Height	Lift overrun and part of roof	0.85m (7%)	JRPP	4/10/2016
DA2016/0108	Lot 103	DP 11934		4	Freeman Avenue	OATLEY	2223	1: Residential - Alterations & additions	HLEP2012	R2 Low Density Residential	Height	Topography	0.5m (5.5%)	Council	7/07/2017
DA2016/0117	Lot 23	DP 11417		47	Kingsway	KINGSGROVE	2208	9: Commercial/Retail/Office	HLEP2012	B2 Local Centre	Height	Part of roof only	0.34m (3.7%)	Council	18/11/2016
DA2016/0218	Lot 10	DP 270611		93	Forest Road	HURSTVILLE	2220	5: Residential - New multi unit 20+ dwellings	HLEP2012	B4 Mixed Use	Height	Topography	1.9m (4.7%)	Council	17/05/2017
DA2016/0219	Lot 8 Lot 9 Lot 10	DP 23403 DP 23403 DP 1215741		279	Belmore Road	RIVERWOOD	2210	10: Mixed	HLEP 2012	B2 Local Centre	Height	The non-compliant element of the building is to a rear service lane which provides utility access for the adjacent Riverwood Plaza and function centre. The non-compliant element of the building does not result in adverse impacts privacy, views or solar access. The 1.03m non-compliance of the parapet area does not result in adverse impacts to the lane which is substantially an access for loading and service vehicles.	18m Height limit - 19.03m proposed Breach 1.03m or 5.7%	LEC	15/05/2019
DA2016/0224	Lot 250 and 251	DP 36317		65	Lawrence Street	PEAKHURST	2210	4: Residential - New multi unit < 20 dwellings	HLEP 2012	R3 Medium Density Residential	Clause 4.3 Building Height	Variations in the height satisfy the objectives of the development standard. The scale and form of the building is consistent with development across the road and in the street. No amenity impacts are generated by the non compliance.	Clause 4.3 Height - Variation of 10%	LPP	3/05/2019
DA2016/0276	Lot 259	DP 36317		83	Lawrence Street	PEAKHURST	2210	5: Residential - New multi unit 20+ dwellings	HLEP 2012	R3 Medium Density Residential	Height	Lift overrun and pergola only. Consistent.	1.5m (6%)	Council	5/06/2017
DA2016/0280	Lot A	DP 344480		56	Llewellyn Street	OATLEY	2223	2: Residential - Single new dwelling	HLEP 2012	R2 Low Density Residential	Height	Topography	2.39m (25%)	Council	15/06/2017
DA2016/0306	Lot 268	DP 11934		87	Lansdowne Parade	OATLEY	2223	1: Residential - Alterations & additions	HLEP 2012	R2 Low Density Residential	Height	minimal impact, meets objectives	0.2m (2.4%)	Council	28/03/2017
DA2016/0343	Lot 3, 4 & 5	DP 16666		345	Belmore Road	RIVERWOOD	2210	10: Mixed	HLEP 2012	B2 Local Centre	Clause 4.3 Building Height	Variations in the height satisfies the objectives of the development standard. The scale and form of the building is consistent with the desired future character for development in the streetscape. No amenity impacts are generated by the non-compliance.	Clause 4.3 Height - Variation of 8%	LPP	3/05/2019
DA2016/0363	Lot 2	DP 506751		80	Penshurst Street	PENSHURST	2222	4: Residential - New multi unit <20 dwellings	HLEP2012	B2 Local Centre	Height and FSR	Lift overrun only and FSR increase consistent with objectives	Height 21.3% FSR 9.9%	Council	14/09/2017
DA2016/0369	Lot 14	DP 1106999		586	Forest Road	PENSHURST	2222	10: Mixed	HLEP2012	B2 Local Centre	Height	Lift overrun only	0.54m (6%)	Council	30/06/2017
DA2016/105	Lot 1	DP515175		9	Carlton Crescent	KOGARAH BAY	2217	2: Residential - Single new dwelling	KLEP 2012	R2 Low Density Residential	FSR	Minimal impact	15%	Council	15/09/2016
DA2016/107	Lot A	DP 403767		70	Queens Road	CONNELLS POINT	2221	14: Other (Subdivision)	KLEP 2012	R2 Low Density Residential	Minimum lot size	Consistent with existing subdivision pattern	10.8sqm	Council	25/08/2016
DA2016/131	Lot 7	DP 1604		6	Whitfield Parade	HURSTVILLE GROVE	2220	3: Residential - New Second Occupancy	KLEP 2012	R2 Low Density Residential	Minimum lot size	Consistent with surroundings	51.9sqm	Council	3/11/2016
DA2017/0001	Lot 36	DP 36368		2	Richards Avenue	PEAKHURST	2210	4: Residential - New multi unit <20 dwellings	HLEP2012	R3 Medium Density Residential	Building Height	Lift overrun and pergola	1.1m (9.8%)	Council	28/09/2017
DA2017/0040	Lot 1	DP 508397		6	Cross Street	HURSTVILLE	2220	9: Commercial/Retail/Office	HLEP2012	B3 Commercial Core	Height and FSR	Consistent with existing streetscape/context	31% for height and 30% for FSR	JRPP	10/01/2018
DA2017/0041	Lot 1	DP 839412		6	Turon Avenue	KINGSGROVE	2208	14: Other (Subdivision)	HLEP2012	R2 Low Density Residential	Minimum lot size	Within the character of the existing subdivision	1.11%	Council	22/08/2017
DA2017/0044	Lot 4	DP 15552		24	Barry Avenue	MORTDALE	2223	12: Industrial (Warehouse)	HLEP2012	IN2 Light Industrial	Height	Slope, impacts	15.5%	Council	2/02/2018
DA2017/0096	Lot 7	DP 14738		26	Broadarrow Road	NARWEE	2209	3: Residential - New Second Occupancy	HLEP2012	R2 Low Density Residential	Minimum lot size	Consistent with surroundings	0.635%	Council	30/10/2017
DA2017/0114	Lots 154	DP11934		18	Marine Drive	OATLEY	2223	1: Residential - Alterations & additions	HLEP 2012	R2 Low Density Residential	Building Height	Minimal impact	12.06m 34%	LPP	16/11/2018
DA2017/0119	Lot 4	DP 2818		27	Andover Street	CARLTON	2218	Residential - New multi unit	KLEP 2012	R3 Medium Density Residential	Height	Lift overrun and	1.7m	Council	21/09/2017

DA2017/0153	Lot 17	DP 35407		922	Forest Road	PEAKHURST	2210	3: Residential - New Second Occupancy	HLEP2012	R2 - Low Density Residential	Minimum lot size	Consistent with surroundings	2%	Council	2/02/2018
DA2017/0180	Lot 277	DP 13496		36	Tarrilli Street	BEVERLY HILLS	2209	3: Residential - New Second Occupancy	HLEP2012	R2 Low Density Residential	Minimum lot size	Unusual shaped site	0.50%	Council	30/11/2017
DA2017/0228	Lot 2	DP 337942		5	Castle Street	BLAKEHURST	2221	2: Residential - Single new dwelling	KLEP 2012	R2 Low Density Residential	Building Height	Minimal impact	0.21m 2.3%	Council	27/07/2018
DA2017/0293	Lot 20	DP 13161		110	Dora Street	HURSTVILLE	2220	3: Residential - New Second Occupancy	HLEP2012	R2 Low Density Residential	Minimum lot size	Consistent with surroundings	2.8%	Council	6/02/2018
DA2017/0345	Lots 9	DP965493		44	Harris Street	SANS SOUCI1	2219	3: Residential - New second occupancy	KLEP 2012	R2 Low Density Residential	FSR	Minimal impact	38.8sqm 8.7%	Council	23/11/2018
DA2017/0434	Lot 6		6	57	Woodlands Avenue	LUGARNO	2210	1: Residential - Alterations & additions	HLEP2012	R2 Low Density Residential	Height	Minimal impact	6.60%	Council	9/01/2018
DA2017/0436	Lot 8		8	57	Woodlands Avenue	LUGARNO	2210	1: Residential - Alterations & additions	HLEP2012	R2 Low Density Residential	Height	Minimal impact	2.20%	Council	16/01/2018
DA2017/0483	Lots 48-52	DP1397		2 to 10	Stanley Street	KOGARAH	2217	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R4 High Density Residential	Building Height	Lift overrun only	3m	SSPP	11/12/2018
DA2017/0488	Lot B	DP354468		1	Castle Street	BLAKEHURST	2221	1: Residential - Alterations & additions	KLEP 2012	R2 Low Density Residential	Building Height	Minimal impact	0.21m 2%	Council	29/03/2019
DA2017/0496	Lots 28-29	DP1808		35-37	Empress Street	HURSTVILLE	2220	4: Residential - New multi unit <20 dwellings	KLEP 2012	R3 Medium Density Residential	Minimum Lot Size	Minimal impact	49.6sqm	LEC	6/07/2018
DA2017/0496	Lots 28-29	DP1808		35-37	Empress Street	HURSTVILLE	2220	4: Residential - New multi unit <20 dwellings	KLEP 2012	R3 Medium Density Residential	Lift overrun only	Minimal impact	0.49sqm	LEC	6/07/2028
DA2017/0526	Lot 1 and Lot 2	DP 506036		66 & 66A	Moons Ave	LUGARNO	2210	1: Residential - Alterations & additions	HELP 2012	R2 Low Density Residential	Clause 4.3 Building Height	The variation occurs at the rear of the proposed two storey dwelling as a result of the extremely steep terrain with an overall gradient of 40%	Height of Buildings 9.781m against 9m 9%	Council	18/06/2019
DA2017/0568	Lot 6	DP 448421		13	Woodlands Avenue	LUGARNO	2210	2: Residential - Single new dwelling	HLEP 2012	R2 Low Density Residential	Building Height	Minimal impact	0.4m 4.4%	Council	20/07/2018
DA2017/0571	Lot 2	DP540632		22	Vaudan Street	KOGARAH BAY	2217	2: Residential - Single new dwelling	KLEP 2012	R2 Low Density Residential	Building Height	Minimal impact	0.55m 6.1%	LEC	29/11/2018
DA2017/0573	Lot 28	DP 4868		5A	Algernon Street	OATLEY	2223	3: Residential - New second occupancy	KLEP 2012	R2 Low Density Residential	Minimum Lot Size for Dual Occupancies	Conditioned subdivision excluded from approval	N/A	Council	3/09/2018
DA2017/0583	Lot 21	DP 4868		31	Herbert Street	OATLEY	2223	3: Residential - New second occupancy	KLEP 2012	R2 Low Density Residential	Minimum Lot Size for Dual Occupancies	Conditioned subdivision excluded from approval	N/A	Council	30/07/2018
DA2017/0599	Lot 9	DP 6862		24	Hurstville Road	HURSTVILLE	2220	3: Residential - New second occupancy	KLEP 2012	R2 Low Density Residential	FSR	Minimal impact	9.45sqm 2.4%	Council	28/09/2018
DA2017/0648	Lot 2	DP 501011		65	Kyle Parade	KYLE BAY	2221	1: Residential - Alterations & additions	KLEP 2012	R2 Low Density Residential	Building Height	Minimal impact	1.3m	Council	20/09/2018
DA2017/0655	Lots 4-5	DP1963		198-200	Princes Highway	KOGARAH BAY	2217	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R3 Medium Density Residential	Building Height	Minimal impact	1.6m 8%	Council	18/01/2019
DA2017/0657	Lot B Lot A	DP331079 DP331079		47-69 48-58	Woids Ave Bellevue Parade	ALLAWAH	2218	14: Other	KLEP 2012	R2 Low Density Residential	Clause 4.3 Building Height	Variations in the height and floor space satisfy the objectives of the development standards	Variation between 16% to 35%	SSPP	11/06/2019
DA2017/0657	Lot B Lot A Lot 1 Lot 8 Lot 10	DP331079 DP331079 DP1172012 DP2793 DP2793		47-69 48-58	Woids Ave Bellevue Parade	ALLAWAH	2218	14: Other	KLEP 2012	R2 Low Density Residential	Clause 4.4 Floor Space Ratio	The scale and form of the building is consistent with development across the road and will be in context with buildings within the school site where there are no maximum height or floor space	Variation of 71%	SSPP	11/06/2019
DA2017/0660	Lot A	DP349166		8	Park Road	HURSTVILLE	2220	10: Mixed	HLEP 2012	B4 Mixed Use	Building Height	Better planning outcome	10.65m 60%	LPP	18/10/2018
DA2018/0003	Lot 1	DP120418		157-159	The Promenade	SANS SOUCI	2219	3: Residential - New second occupancy	KLEP 2012	R2 Low Density Residential	FSR	Minimal impact	7.28sqm 1.7% & 15.12sqm 3.8%	Council	2/11/2018
DA2018/0134	Lot 25	DP 17005		8	Bradman Street	NARWEE	2209	2: Residential - Single new dwelling	HLEP 2012	R2 Low Density Residential	Outbuilding Height	Minimal impact	0.6m	Council	23/07/2018
DA2018/0154	Lot 143	DP36317		13	Pearce Avenue	PEAKHURST	2210	4: Residential - New multi unit < 20 dwellings	HLEP 2012	R3 Medium Density Residential	Building Height	Minimal impact	0.93m 7.75%	Council	7/02/2019
DA2018/0182	Lots 1-2	DP508397		6-8	Cross Street	HURSTVILLE	2220	9: Commercial / retail / office	HLEP 2012	B3 - Commercial Core	Building Height	Minimal impact	9.35m 31%	Council	21/01/2019
DA2018/0182	Lots 1-2	DP508397		6-8	Cross Street	HURSTVILLE	2220	9: Commercial / retail / office	HLEP 2012	B3 - Commercial Core	FSR	Minimal impact	0.95:1 149.95sqm	Council	21/01/2019
DA2018/0217	Lot 1	DP124073		1-5	James Street	BLAKEHURST	2221	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R3 Medium Density Residential	Building Height	Minimal impact	0.58m 3.86%	Council	1/02/2019
DA2018/0222	Lot 2	DP 53518		26	Russell Street	OATLEY	2223	14: Other	KLEP 2012	R2 Low Density Residential	Clause 4.1 Minimum Lot Size	Consistency with the objectives of the Zone	Variation of 3% Numeric requirement 300sqm Proposed 291sqm	Council	4/05/2019
DA2018/0342	Lot 20	DP12389		60	Lacey Street	KOGARAH BAY	2217	2: Residential - Single new dwelling	KLEP 2012	R2 Low Density Residential	Mimum lot size	Minimal impact	1.3sqm 0.2%	Council	3/03/2019
DA2018/0368	Lot 1 Lot 1	DP 1084126 DP974706		80	Regent Street	KOGARAH	2217	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R4 High Density Residential	Clause 4.3 - Height of Buildings Control	Variation in height in relates generally to the lift overrun and stairs providing access to the communal open space on the roof top. The height exceedance does not cause any additional overshadowing, visual impact or loss of privacy on adjoining properties and open space areas.	Height of Building Control = 33m Proposed = 37.228m Breach = 4.228m Total = 12.78%	LPP	11/06/2019
DA2018/0378	Lot 48	DP 13161		109	Patrick Street	HURSTVILLE	2220	3: Residential - New second occupancy	HLEP 2012	R2 Low Density Residential	Minimum Lot Size	Minimal Impact	2.5%	Council	26/04/2019
DA2018/0393	Lot 10 Lot A	DP 633892 DP 420623		472-474	Princes Highway	BLAKEHURST	2221	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R3 Medium Density Residential	Clause 4.3 Height	Variations in the height satisfies the objectives of the development standard. The scale and form of the building is consistent with the desired future character for development in the streetscape. No amenity impacts are generated by the non compliance.	16%	LPP	4/04/2019
DA8/2017	Lot 17	DP262438		849	King Georges Road	SOUTH HURSTVILLE	2221	4: Residential - New multi unit <20 dwellings	KLEP 2012	R3 Medium Density Residential	Minimum Lot Size	Minimal impact	86sqm	LEC	27/06/2018
MOD2015/0075	Lot 256	DP 36317		77	Lawrence Street	PEAKHURST	2210	S96AA - Modification to Court	HLEP2012	R3 Medium Density Residential	Height	Lift overrun only	0.8m (6.6%)	Council	29/06/2016

MOD2016/0031	Lot 1	DP 1147559	104	Moons Avenue	LUGARNO	2210	S96(1A) - Minimal environmental impact	HLEP 2012	R2 Low Density Residential	Height	Significant slope front to rear, limited impact	2.9m (65%)	Council	13/09/2016
MOD2016/0073	Lot 59	DP 30258	54	Renway Avenue	LUGARNO	2210	S96(1A) - Minimal environmental impact	HLEP2012	R2 Low Density Residential	Height	Skillion part of roof only	0.5m	Council	12/10/2016
MOD2016/0083	Lot 52	DP 18444	37	Morgan Street	KINGSGROVE	2208	S96(1A) - Minimal environmental impact	HLEP2012	R2 - Low Density Residential	Height	Site is within flood prone land	0.24m (2.66%)	Council	4/11/2016
MOD2016/0133	Lot C	DP 441248	42	Treacy Street	HURSTVILLE	2220	S96(1A) - Minimal environmental impact	HLEP2012	B4 Mixed Use	Height	Lift overrun and stairs to roofcommunal open space	25.4m (10.4%)	Council	31/03/2017
MOD2017/0013	Lot 103	DP 559923	378	Forest Road	HURSTVILLE	2220	S96(1A) - Minimal environmental impact	HLEP2012	B4 Mixed Use	Height	Lift overrun and stairs to communal open space	1.7m (2%)	Council	29/03/2017
MOD2017/0146	Lot 1	DP 5154	64	Stanley Street	PEAKHURST	2210	S96(2) - Major Modifications	HLEP2012	R2 Low Density Residential	Height	Lift overrun only	3m	Council	7/05/2018
MOD2017/0166	Lots 9-16	DP 15830	621-635	Princes Highway	BLAKEHURST	2221	5: Residential - New multi unit 20+ dwellings	KLEP 2012	B2 Local Centre Zone	Building Height	Minimal impact	1m	Council	3/09/2018
MOD2018/0063	Lot B	DP368180	82	Belmore Road	PEAKHURST	2210	3: Residential - New second occupancy	HLEP 2012	R2 Low Density Residential	FSR	Minimal impact	7.3sqm	Council	10/10/2018
MOD2018/0097	Lot 1	DP 449603	57	Whitfield Parade	HURSTVILLE GROVE	2220	2: Residential - Single new dwelling	KLEP 2012	R2 Low Density Residential	Building Height	The approved development complied with the 9m building height. The proposed development increases the building height to 9.4m to the parapet at the rear of the site. The minor variation does not result in a dwelling which is out of scale with the adjoining dwellings. The dwelling responds to the natural slope of the land and is not considered to be bulky.	Building Height 9.4m - .04m over limit	Council	10/04/2019
MOD2019/0037	Lot 2	DP 206103	15	Dora Street	HURSTVILLE	2220	5: Residential - New multi unit 20+ dwellings	HLEP 2012	B4 Mixed Use	Building Height	The maximum building height is 45m. The approval had a building height of 45.0m and accordingly the lift overrun height was underestimated and hence required an additional height of 530mm. Therefor this modification seeks to vary the approved building height of 45m by increasing the lift overrun by 530mm, bringing the overall height to 45.53m.	Building Height 45m. Proposed 45.53m	Council	9/04/2019
										Clause 6.4 Foreshore Building Line	Foreshore Building Line - The building is located further in most parts than the existing building (setback 12m) with some encroachments which are consistent with the siting of the exiting building. The non-compliance in the FBL is consistent with the objectives of Clause 6.4 of the KLEP.	Maximum 40% non-compliance	LPP	4/04/2019
DA2017/0604	Lot 140	DP 36317	19	Pearce Avenue	PEAKHURST	2210	5: Residential - New multi unit 20+ dwellings	HLEP 2012	R3 - Medium Density Residential	Clause 4.3 - Height of Buildings	Relocation of the development away from the southern allotment to provide increased solar access.	12m permitted - 12.618m proposed. 618mm variation equating to 5.15%	Council	17/07/2019
DA2018/0174	Lot 2 Section 39	DP 4442	113	Rosa Street	OATLEY	2223	3: Residential - New second occupancy	KLEP 2012	R2 - Low Density Residential	Clause 4.4A (2) Floor Space Ratio	Bulk & scale does no cause unreasonable visual impact to adjoining properties and no adverse impacts on the streetscape	Cl4.4A(2) – FSR Permitted FSR 0.467:1 proposed 0.49:1 & 4.9% variation	Council	18/07/2019
DA2018/0211	Lot 167	DP 36317	13	Gover Street	PEAKHURST	2210	4: Residential - New multi unit < 20 dwellings	HLEP 2012	R3 - Medium Density Residential	Clause 4.3 - Height of Buildings	12m permitted, 13.85m proposed. Variation 1.85m being 15.4%	Variation 15.4%	LPP	4/07/2019
DA2019/0213	Lot 1 Lot 100	DP191081 DP1244539	105	Victoria Avenue	MORTDALE	2223	7: Residential - Other	HLEP 2012	R2 - Low Density Residential	Clause 4.1 - Minimum subdivision lot size	The proposal will provide an improved outcome for #15 Victoria Street by allowing an area for landscaping on the north eastern side of the property 2.5m in width.	Variation 47%	LPP	15/08/2019
DA2018/0580	Lot 272 Lot 271 Lot 270 Lot 269	DP36537	824-834	Forest Road	PEAKHURST	2210	5: Residential - New multi unit 20+ dwellings	HLEP 2012	R3 - Medium Density Residential	Clause 4.3 - Height of Buildings	Lift overrun and roof parapet exceed statutory height limit. Minor non-compliance will not create any adverse environmental impacts.	Maximum height of 12m, proposed = 13.76m. Variation 14.6%	SSPP	14/08/2019
DA2017/0320	Lot 35	DP 240984	25	Duggan Crescent	CONNELLS POINT	2221	3: Residential - New second occupancy	KLEP 2012	R2 - Low Density Residential	Clause 4.3 - Height of Buildings	The building height protrusion, associated only with Unit 1, is at its maximum 261mm above the maximum height control of 9m for a length of 2.9m, being 2.9% departure to the control. Further Unit 2 is fully compliant with the 9m height limit applying to the site.	Variation 2.9%	Council	21/08/2019
DA2017/0584	Lot 248	DP 36317	61-63	Lawrence Street	PEAKHURST	2210	4: Residential - New multi unit < 20 dwellings	HLEP 2012	R3 - Medium Density Residential	Clause 4.3 - Height of Buildings	Lift Overrun	Variation 15.4%	LPP	19/09/2019
DA2018/0214	Lot 15 Sec E	DP 1397	31	Regent Street	KOGARAH	2217	4: Residential - New multi unit < 20 dwellings	KLEP 2012	B4 - Mixed Use	Clause 4.3 - Height of Buildings	Breach is caused by topography of land, facilitates a better design outcome and is consistent with the objectives of the zone and of the standard.	The maximum extent of the breach is 4.572m to the 9m height limit (noting that the site has a split maximum eheight limit of 9m and 15m at different points and this breach to the 9m limit is immediately adjacent to the 15m limit) - the variation is 50.8%.	LEC	2/10/2019

DA2019/0192	Lot 53	DP 13161		119	Patrick Street	HURSTVILLE	2220	3: Residential - New second occupancy	HLEP 2012	R2 - Low Density Residential	Clause 4.1A - Minimum Lot Size	Lot size smaller than minimum lot size stipulated in LEP	Proposal 614.1sqm, requirements 630sqm. Variation 2.5%	Council	18/10/2019
DA2019/0190	Lot 75	DP 13372		131	Patrick Street	HURSTVILLE	2220	3: Residential - New second occupancy	HLEP 2012	R2 - Low Density Residential	Clause 4.1A - Minimum Lot Size	The applicant has addressed the above objectives throughout the written statement and addresses subclauses (3) to (8). This submission will address the requirements of subclauses 4.6(3) & (4) in order to demonstrate to Council that the exception sought is consistent with the exercise of "an appropriate degree of	15.4sqm equates 2.5%	Council	31/10/2019
MOD2018/0171	Lot 31	DP 222455		29	Redgum Drive	LUGARNO	2210	2: Residential - Single new dwelling	HLEP 2012	R2 - Low Density Residential	Clause 4.3 - Height of Building	As the proposal involves a Section 4.55 modification, it does not require submission of a request for variation under Clause 4.6 of HLEP 2012. The proposal can therefore be assessed on its merits.	9m – 9.4m proposed roof in the middle 4%	Council	31/10/2019
DA2018/0137	Lot 999	DP 999999		7-11	Derby Street	KOGARAH	2217	5: Residential - New multi unit 20+ dwellings	KLEP 2012	B4 - Mixed Use	Clause 4.3 - Height	Height non-compliance relates to COS on rooftop and lift overrun.	6% variation	LPP	21/11/2019
DA2018/0573	Lot 101	DP 3406		268	Carrington Ave	HURSTVILLE	2220	3: Residential - New second occupancy	HLEP 2012	R2 - Low Density Residential	Clause 4.1 - Minimum Lot Size	Existing non compliance	33% variation	LPP	21/11/2019
MOD2018/0171	Lot 31	DP 222455		29	Redgum Drive	LUGARNO	2210	2: Residential - Single new dwelling	HLEP 2012	R2 - Low Density Residential	Clause 4.3 - Height of Building	As the proposal involves a Section 4.55 modification, it does not require submission of a request for variation under Clause 4.6 of HLEP 2012. The proposal can therefore be assessed on its merits.	9m – 9.4m proposed roof in the middle 4%	Council	31/10/2019
DA2018/0381	Lot 22	DP 6944		723	Princes Highway	BLAKEHURST	2221	4: Residential - New multi unit < 20 dwellings	KLEP 2012	R3 - Medium Density Residential	Clause 4.3 - Height	Exceedance in the height is minor and affects the lift overrun.	5%	LPP	23/01/2020
DA2018/0381	Lot 22	DP 6944		723	Princes Highway	BLAKEHURST	2221	4: Residential - New multi unit < 20 dwellings	KLEP 2012	R3 - Medium Density Residential	Clause 6.4 Foreshore Building Line	The foreshore building line is impacted by the balconies not the building wall and non compliance is considered to be minor.	Minor	LPP	23/01/2020
DA2018/0441	Lot 16	DP 1808		22	Empress Street	HURSTVILLE	2220	4: Residential - New multi unit < 20 dwellings	KLEP 2012	R3 - Medium Density Residential	Clause 4.1A - Minimum Lot Sizes for multi-dwelling housing, residential flat builidings and senior housing	No significant/unreasonable adverse impacts from the variation and important planning goals are better achieved	50.96%	LEC	19/02/2020
DA2019/0329	Lot 38	DP 1808		19	Empress Street	HURSTVILLE	2220	5: Residential - New multi unit 20+ dwellings	KLEP 2012	R3 - Medium Density Residential	Clause 4.3 - Height	Exceedance in the height is minor and affects the lift overrun.	15.3%	LPP	5/03/2020
DA2020/0066	LotA	DP357042		38	Russell Street	OATLEY	2223	1: Residential - Alterations & additions	KLEP 2012	R2 - Low Density Residential	Clause 4.3 - Height	Topography of site	3.80%	Council	20/03/2020
DA2018/0429	Lots A-B	399360		143-145	Rocky Point Road	BEVERLEY PARK	2217	4: Residential - New multi unit	KLEP 2012	R3 - Medium Density Residential	Clause 4.1A Minimum Lot Size	Sufficient enviornmental planning grounds to justify the contravention of the minimum lot size standard.	0.1%	LEC	7/04/2020
DA2018/0429	Lots A-B	399360		143-145	Rocky Point Road	BEVERLEY PARK	2217	4: Residential - New multi unit	KLEP 2012	R3 - Medium Density Residential	Clause 4.3 Height of Building	Exceedance in the height is minor and affects the lift overrun.	11.2%	LEC	7/04/2020
DA2019/0387	Lot 1	741779		28	Princes Highway	KOGARAH	2217	9: Mixed	KLEP 2012	R3 - Medium Density Residential	Clause 4.3 Height of Building	Exceedance in the height is minor and affects the lift overrun.	7%	LPP	7/05/2020
DA2019/0319	Lots 82-86	1397		16-22A	Gladstone Street	KOGARAH	2217	4: Residential - New multi unit	KLEP 2012	R4 - High Density Residential	Clause 4.3 Height of Building	Exceedance in the height is minor and affects the lift overrun.	5%	LEC	15/05/2020
DA2018/0285	Lots 126-127	36317		57-59	Trafalgar Street	PEAKHURST	2210	4: Residential - New multi unit	HLEP 2012	R3 - Medium Density Residential	Clause 4.3 Height of Building	Exceedance in the height is minor and affects the lift overrun.	13.16%	LPP	21/05/2020
DA2017/0616	Lot 1	1057110		137	Woniora Road	SOUTH HURSTVILLE	2221	6: Residential - Other	KLEP 2012	R3 - Medium Density Residential	Clause 4.3 Height of Building	Exceedance in height primarily in portions of building roof form due to existing slope and to allow sufficient internal amenity for residents without a reduced floor to ceiling	8%	LEC	22/05/2020
DA2020/0075	Lot 1	939418		37	Plimsoll Street	SANS SOUCI	2219	2: Residential - Single new dwelling	KLEP 2012	R2 - Low Density Residential	Clause 4.4A Exceptions to floor space ratio	Proposed FSR variation does not affect the site's consistency in providing a single dwelling house on a large allotment	4.8%	Council	15/06/2020
DA2017/0408	Lot 4	13968		655-659	Princes Highway	BLAKEHURST	2221	4: Residential - New multi unit	KLEP 2012	B2 - Local Centre	Clause 4.3 Height of Building	Exceedance in height is for lift overrun (23%), pergola and WC structures - 11%, planter boxes 5%	0.23	LPP	19/06/2020
DA2019/0605		20 5510		58	Llewellyn Street	OATLEY	2223	1: Residential - Alterations & additions	HLEP 2012	R2 - Low Density Residential	4.3 – Height of Building	The existing roof encroaches on the maximum building height limit. The addition, to the upper floor, encroaches also. The existing topography is such that adherence to the height limit is almost impossible. Most of the houses in the immediate area also encroach n the maximum building height. The encroachment of the addition to the upper level will have minimal impact upon the neighbouring buildings. In fact, the adjoining, recently approved and under construction properties (No. 56 & No. 60), are higher than the proposal. The nature of the sites make it impossible to observe the maximum height limit.	8.30%	Council	21/07/2020
DA2020/0080	4	6848		111	Letitia Street	OATLEY	2223	1: Residential - Alterations & additions	KLEP 2012	R2 - Low Density Residential	4.3 - Height of Buildings	a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and b) that there are sufficient environmental planning grounds to justify contravening the development standard.	448mm or 4.97% variation	Council	10/07/2020
DA2019/0439	8 20-23	7056 17618		13-21	Wyuna Street	BEVERLEY PARK	2217	4: Residential - New multi unit	KLEP 2012	R3 - Medium Density Residential	4.3 - Height of Buildings	N/A	5.40%	LPP	6/08/2020

MOD2020/0028	D	413978		324-330	Railway Parade	CARLTON	2218	8: Commercial / retail / office	KLEP 2012	B2 Local Centre	4.4 Floor Space ratio	Additional commercial floor space in lieu of a condition to provide a loading bay as per the original consent. Variation is supported as the two commercial spaces are small in area and as such a loading bay is considered unnecessary and the additional 32sqm of commercial space will benefit the locality and increase street level activity for the building.	3% variation (57.25spm over max GFA)	Council	18/08/2020
DA2019/0638	15	805073		4	Wadsley Crescent	CONNELLS POINT	2221	2: Residential - Single new dwelling	KLEP 2012	R2 - Low Density Residential	4.3 - Height of Buildings	The proposed variation has been designed to generally maintain the siting and location of the existing built. Given the steeply sloping topography of the site, strict compliance with this control is considered unreasonable. Over the overall length of the site, the proposal drops by approximately 11m which represents a fall of 20%. Given the KDCP allows 3 level residential dwellings for sites with a slope exceeding 12.5%, the proposed non compliance with the 7.2m wall height is considered to be acceptable within the locality. Additionally, the general built form of dwellings in the locality which contain boundaries shared with the waterway consist of three storey residential dwellings which step down the sites topography. The proposed development will maintain the predominant character and built form of the locality and will provide significant improvements over the existing residential dwelling with regards to amenity and visual quality. Accordingly, despite technical non-compliance, the proposed wall height is considered to be compatible with the character and built form of the local context.	18.80%	LPP	20/08/2020
DA2019/0626	204	36317		58	Lawrence Street	PEAKHURST	2210	6: Residential - Other	HLEP 2012	R3 Medium Density Residential	4.3 - Height of Buildings	Lift overrun	9.46%	Council	18/09/2020
DA2019/0116	202	746731		253-255	Princes Highway	CARLTON	2218	9: Mixed	KLEP 2012	B6 Enterprise Corridor Zone	KLEP - Clause 4.3	Lift overrun and roof communal open space	8%	LEC	4/09/2020
DA2020/0172	3	224511		121	Mi Mi Street	Oatley	2223	1: Residential - Alterations & additions	HLEP 2012	R2 - Low Density Residential	HLEP - Clause 4.3 - Height of Building	The building is generally within the height limit however the rear first floor roof of the dwelling exceeds the height control by up to 1.95m equating to a 21.6% variation. At its maximum the roof structure reaches a height of 10.95m. A variation to the height can only be considered under Clause 4.6 – Exceptions to Development Standards of the HLEP.	21.60%	LPP	17/09/2020
DA2019/0623	74	11098		38	Railway Parade	Penshurst	2222	6: Residential - Other	KLEP 2012	R2 - Low Density Residential	KLEP - Clause 4.3	rear setback and window offset	79.00%	Council	29/09/2020
DA2020/0022	158 157 156 155 A B	666394 1388 1388 1388 324952 324952		58-68	Regent Street	Kogarah	2217	4: Residential - New multi unit	KLEP 2012	R4 - High Density Residential	KLEP - Clause - Height	Lift overrun, Communal open space	16.5% - 5.46m	LEC	11/09/2020
DA2017/0402	2	547762		1	Butler Road	HURSTVILLE	2220	9: Mixed	KLEP 2012	B4	Height	lift overrun, fire stairs and architectural roof element	9.9%	LEC	23/10/2020
DA2019/0199	2	308338		14	George Street	MORTDALE	2223	4: Residential - New multi unit	HLEP 2012	R3	Height of Building	minor non-compliance being limited to the lift overrun, mechanical riser and ancillary structures servicing the roof top communal open space	Pergola 4% Lift overrun 21% Mechanical Ventilation Stack 21%	LPP	8/12/2020
DA2020/0056	1	731867		280-298	Railway Parade	CARLTON	2218	6: Residential - Other	KLEP 2012	B2 & R3	Building Height	Lift overrun	20.9%	JRPP	18/12/2020
DA2020/0120	90	11681		35	Mavis Avenue	PEAKHURST	2210	3: Residential - New second occupancy	HLEP 2012	R2	Height of Building	sloping site	5.5%	Council	24/11/2020
MOD2020/0084	23	5452		27	Nielsen Avenue	CARLTON	2218	4: Residential - New multi unit	KLEP 2012	R3	Height of Building	majority of the additional apartment is contained within the approved height of the development and where it projects beyond the approved roof it has a maximum height of 15m which is compliant	1.8%	LPP	15/10/2020
DA2020/0206	1	1247911		25	William Road	RIVERWOOD	2210	3: Residential - New second occupancy	HLEP 2012	R2	Floor Space Ratio	total floor area of the primary and secondary dwellings exceeds the maximum floor area allowed for a dwelling house under Hurstville LEP 2012	5.3%	LEC	10/12/2020
DA2020/0213	2	1247911		25A	William Road	RIVERWOOD	2210	3: Residential - New second occupancy	HLEP 2012	R2	Floor Space Ratio	total floor area of the primary and secondary dwellings exceeds the maximum floor area allowed	5.3%	LEC	10/12/2020
MOD2020/0157	12	7056		5	Wyuna Street	BEVERLEY PARK	2217	4: Residential - New multi unit	KLEP 2012	R3	Height of Building	Yes - minor increase of height of building for awnings or communal open space. (It is noted that this is below the approved maximum height of building for the lift overruns)	1.90%	Council	20/11/2020
DA2020/0355	Lot 7 Sec 1	3896		5	Newcombe Street	SANS SOUCI	2219	3: Residential - New second occupancy	KLEP 2012	R2	Rear Setback	In considering a case for allowing the proposed variation, the local context is important. The rear yard of the subject property is effectively enclosed on two sides (western and rear) by large outbuildings and other structures setback around 0.9m from the common property boundaries. Consequently, by siting the proposed secondary dwelling a similar distance from these boundaries, within this context, it will have very little impact on adjoining properties.	60%	Council	16/10/2020
DA2019/0607	2	204781		2	Laycock Road	PENSHURST	2222	1: Residential - Alterations & additions	KLEP 2012	R2	Floor Space Ratio	The proposal design is complementary to surrounding dwellings in the residential precinct	11.99%	LPP	15/10/2020
DA2020/0098	Y	417411		14A	Merriman Street	KYLE BAY	2221	1: Residential - Alterations & additions	KLEP 2012	R2	Building Foreshore one	replacing a dwelling which is located partially within the foreshore area, proposal will not result in any further encroachment	32.70%	LPP	15/10/2020

DA2018/0190	Lot 13 Sec 2	DP 2778		3	Newman Street	MORTDALE	2223	14: Other	HLEP 2012	R2	Cl4.4 FSR	Under SEPP (ARH) 2009 a bonus FSR is provided for this development form which prevails over the HLEP 2012 regarding floor space.	10.4% (0.06 - 36.64sqm)	LEC	17/02/2021
DA2020/0128	Lot 72-78 Lot 79	DP1397 DP455616		6-16	Victoria Street	KOGARAH	2217	4: Residential - New multi unit	KLEP 2012	R4	Cl4.3 Height Cl4.4 FSR	Additional residential storey, lift overrun, fire stairs	28.5% 5.77%	LEC	10/02/2021
DA2020/0132	Lot 90-96 Sec B	DP1397		44-52	Regent Street	KOGARAH	2217	4: Residential - New multi unit	KLEP 2012	R4	Cl4.3 Height	Lift overrun, fire stairs, community open space	8.78%	LEC	10/02/2021
DA2020/0331	Lot 18	DP 5510		62	Llewellyn Street	OATLEY	2223	1: Residential - Alterations & additions	HLEP 2012	R2	Cl4.3 Height	The proposed development is non-compliant with regards to maximum height. The existing structure is 10.24m. The proposed development generally has a maximum height of 8.58m with approximately 130mm of the vergola at the south east corner 9.8m over the existing terrace. Conditions imposed to reduce the vergola to be flush with the post, thus removing the non-compliant component	8.8% 800mm	Council	26/02/2021
MOD2020/0125	Lots 55-66, Sec B	DP 1397		12-24	Stanley Street	KOGARAH	2217	4: Residential - New multi unit	KLEP 2012	R4	Cl4.3 Height	<ul style="list-style-type: none"> • "The proposed amended maximum heights are compatible within its context and will not result in any adverse impacts to surrounding properties. The variation of the standard does not affect consistency with this objective. In fact, the breach of the standard allows for a building that achieves improved planning outcomes providing better amenity and presentation to the street and public domain. • Further, shadows cast by the development fall within the existing shadows of the buildings south of the development. • The proposed modifications are necessary to ensure the function of the approved development is not compromised" 	7.24% (note previously approved at 8.6%)	Council	4/02/2021
MOD2020/0165	Lot 20	DP 236412		13	Cedar Street	LUGARNO	2210	1: Residential - Alterations & additions	HLEP 2012	R2	Cl4.3 Height	The non-compliance being 378mm and 4.2% of the permitted control, is considered to be acceptable in this case as the area where the variation is located will not be visible from the public domain and will not cause unreasonable adverse amenity impacts to adjoining properties or as presented to the waterway public domain. In addition, the area of non-compliance is limited to the north-west and marginally the south-west corners of the roof element first floor addition. The site is constrained due to the topography falling steeply towards to north-west (front) boundary.	4.3%	Council	21/01/2021
MOD2020/0204	Lot 1	DP 939418		37	Plimsoll Street	SANS SOUCI	2219	2: Residential - Single new dwelling	HLEP 2012	R2	Cl4.4 FSR	The proposal satisfies the objectives of the floor space control as the additional floor space located within the footprint of the approved building (being the enlargement of the garage to enclose the approved undercroft driveway area beneath the first floor, and the filling in of part of the void area on the first floor) and will not add to the perceived approved bulk of the building.	7.9%	Council	2/02/2021
DA2017/0597	Lot 70-71 Sec B Lot B Lot A-B	DP 1397 DP 383744 DP 398263		18-24	Victoria Street	KOGARAH	2217	4: Residential - New multi unit	KLEP 2012	R4	4.3 Height of building	Sufficient environmental planning grounds to justify contravening the development standard	6%	LEC	25/05/2021
DA2019/0114	Lot 42-43 Lot 1-2	DP 3315 DP 506683		443-445	King Georges Road	BEVERLY HILLS	2209	7: Tourist	HLEP 2012	B2	4.3 Height of building	Full compliance with the development standard is unreasonable and unnecessary and the Clause 4.6 Statement is considered to be well-founded.	4%-19%	LPP	20/05/2021
DA2019/0337	Lot 999 Part Lot 1 Lot CP	DP 99999 DP1108502 SP83834		2-24	Princes Highway	KOGARAH	2216	9: Mixed	KLEP 2012	B4	4.4 Floor Space Ratio	Acceptable as it achieves a balanced and coherent built form within the anticipated future building envelope for this site. The variation satisfies the zone and development standard objectives. It's a very well designed response for this site.	4.7%	LPP	3/06/2021
DA2019/0417	Lot 2	DP 239830		33	Waterside Street	CARLTON	2218	14: Other	KLEP 2012	IN2	4.3 Height of building	The contravention of the height of building standard is justified in this matter	32.7%	LEC	11/05/2021
DA2020/0217	Lot 250-252	DP 36317		65-69	Lawrence Street	PEAKHURST	2210	4: Residential - New multi unit	HLEP 2012	R3	4.3 Height of building	The non-compliance is considered to be acceptable in this case as the impacts are considered negligible and the extent of the variation relates to lift overruns and communal areas which is not inconsistent with other recent approvals	6%	LPP	6/05/2021
DA2020/0236	Lot 23-25	DP 2013		206-214	Railway Parade	KOGARAH	2217	9: Mixed	KLEP 2012	B4	4.3 Height of building	There is sufficient environmental planning grounds to justify contravening the standard	7.95%	LPP	17/06/2021
DA2020/0342	Lot 55-58	DP 35124		2-8	Macpherson Street	HURSTVILLE	2220	5: Residential - Seniors Living	HLEP 2012	R2	4.4 Floor Space Ratio	There is sufficient environmental planning grounds to justify contravening the development standard	1.67%	SSPP	17/05/2021
DA2020/0352	Lot 1 Lot 100-101 Lot 10 Lot 1-3	DP 225302 DP 776275 DP 621395 DP 12517		61-75 126	Forest Road and Durham Street	HURSTVILLE	2220	9: Mixed	HLEP 2012	B4	4.3 Height of building	There is sufficient environmental planning grounds to justify contravening the development standard	3.7%	SSPP	27/05/2021
DA2020/0352	Lot 1 Lot 100-101 Lot 10 Lot 1-3	DP 225302 DP 776275 DP 621395 DP 12517		61-75 126	Forest Road and Durham Street	HURSTVILLE	2220	9: Mixed	HLEP 2012	B4	4.4 Floor Space Ratio	There is sufficient environmental planning grounds to justify contravening the development standard	3.87%	SSPP	27/05/2021
DA2020/0366	Lot 17-20	DP 15830		2-8	James Street	BLAKEHURST	2221	4: Residential - New multi unit	KLEP 2012	R3	4.3 Height of building	Sufficient environmental planning grounds to justify contravening the development standard	26%	LPP	22/04/2021
DA2020/0375	Lot 1-2 Lot 5	DP 964242 DP 925477		89-93	Railway Parade	KOGARAH	2217	9: Mixed	KLEP 2012	B2	4.3 Height of building	There is sufficient environmental planning grounds to justify contravening the development standard	18.81%	LPP	17/06/2021

DA2020/0402	Lot A	DP 371316		241	The Promenade	SANS SOUCI	2219	1: Residential - Alterations & additions	KLEP 2012	R2	4.3 Height of building	Sloping site	4.4%	Council	13/05/2021
MOD2020/0041	Lot 100	DP 1036230		288	Forest Road	HURSTVILLE	2220	8: Commercial / retail / office	HLEP 2012	B3	4.4 Floor Space Ratio	Change of use of floor area: storage to GFA	3.56%	Council	28/04/2021
MOD2020/0050	Lot 18 Sec 29	DP 5510		62	Llewellyn Street	OATLEY	2223	1: Residential - Alterations & additions	KLEP 2012	R2	4.3 Height of building	Objectives of the height clause are maintained with minimal impact on the site and neighbouring dwellings	8.89%	Council	20/05/2021
DA2020/0144	Lot 1 Lot 2 Lot 3 Sec 17	DP 655948 DP 658231 DP 1963		192-196	Princes Highway	KOGARAH BAY	2217	4: Residential - New multi unit	KLEP 2012	R3	CI4.3	Miminal impact	1.7m (8%)	LPP	1/07/2021
DA2020/0557	Lot 21	DP 542051		84D	Roberts Avenue	MORTDALE	2223	8: Commercial / retail / office	HLEP 2012	IN2	CI4.3	106.Contravention of the maximum height development standard proposed by this application does not raise any matter of significance for State or regional environmental planning	13.047m or 130.47%	LPP	6/08/2021
DA2021/0087	Lot 1	DP 325107		1	Pitt Street	MORTDALE	2223	14: Other	HLEP 2012	B2	CI4.4	Existing variation, this work results in a reduced variation, impact consistent with zone and control objectives	5.2%	LPP	6/08/2021
DA2021/0118	Lot 19	DP 5510		60	Llewellyn Street	OATLEY	2223	2: Residential - Single new dwelling	HLEP 2012	R2	CI4.3	Sloping ste - there are sufficient environmental planning grounds to justify contravening the standard	21.3%	LPP	6/08/2021
MOD2020/0199	Lot 12	DP 1260568		6	Stanley Street	KOGARAH	2217	4: Residential - New multi unit	KLEP 2012	R4	CI4.3	Miminal impact	35.4m / +7.2%	Council	11/08/2021
Rev2020/0024	Lot B	DP 404106		608	Forest Road	PENSHURST	2222	9: Mixed	HLEP 2012	B2	CI4.3	No substantial environmental impacts	26.7%	LPP	5/08/2021
Rev2021/0001	Lot A and B	DP 381675		54-54A	Noble Street	ALLAWAH	2218	4: Residential - New multi unit	KLEP 2012	R3	CI4.1A	There are sufficient environmental planning grounds to justify contravening the standard	387sqm or 39%	LPP	19/08/2021
DA2021/0061	Lot 11	DP 4156		91	Hudson Street	HURSTVILLE	2220	2: Residential - Single new dwelling	HLEP 2012	R2	CI6.5	There are sufficient environmental planning grounds to justify contravening the standard	26.59sqm or 9.4%	Council	7/09/2021
DA2021/0131	Lot 19	DP 5510		60	Marine Drive	OATLEY	2223	1: Residential - Alterations & additions	HLEP 2012	R2	CI4.3	There are sufficient environmental planning grounds to justify contravening the standard	4.06m or 45.1%	LPP	2/09/2021
DA2021/0166	Lot 2	DP 208700		17	Coogarah Street	BLAKEHURST	2221	1: Residential - Alterations & additions	KLEP 2012	R2	CI 4.1	The variation to the minimum subdivision lot size does not raise any matters of significance for State or regional environmental planning	1.04%	Council	20/09/2021
DA2021/0105	Lot 1 Lot2-4 Lot 21	DP 519681 DP 10171 DP 238963		32-40	Judd Street	OATLEY	2223	13: Subdivision only	KLEP 2012	R2	CI 4.1 Minimum subdivision lot size	Despite the large variation to the control, the proposed arrangement reduces the overall current non-compliance and creates 5 more evenly sized and equitably distributed lots to facilitate future development.	42% for 1 lot and 63% for 4 lots	LPP	6/10/2021
MOD2021/0093	Lot 90-96 Sec B	DP 1397		44-52	Regent Street	KOGARAH	2217	6: Residential - Other	KLEP 2012	R4	4.3 Maximum Building Height	The proposed variation satisfies the objectives of the height control as the non-compliant structures, being the lift overrun, fire stairs and plant will not be visually dominating. The additional height is considered to be consistent with other developments in the immediate locality and the scale of the development is sympathetic with the approved adjoining developments	11.8%	LPP	20/10/2021
MOD2021/0092	Lot 101 & 102	DP 773278		8-10	Woniora Rd	HURSTVILLE	2220	9: Mixed	KLEP 2012	R2	Existing approved variation for height and FSR – as approved by the court. Applicant seeking to vary further by adding 500mm to the height and 45sqm to the gfa, as part of this modification	To accommodate condensors on the roof, no change to lift height. Internal changes to lifts and other service have increased the GFA by 45sqm, all internal changes, no change to over all footprint	*Height: new variation 6% (previously 4.7%)*ESR: new variation 8.75% (previously 8.29%)	Council	20/10/2021
DA2021/0024	Lot 531	DP 777334		124	Forest Road	HURSTVILLE	2220	9: Mixed	HLEP 2012	B4	4.3 Height of Buildings	No impacts	9.6%	SSPP	18/10/2021
DA2021/0239	Lot 2	DP 30437		32A	Carwar Ave	CARSS PARK	2221	2: Residential - Single new dwelling	KLEP 2012	R2	Clause 4.1 minimum lot size (KLEP 2012)	4.6 variation has been submitted to vary Clause 4.1 of Kogarah LEP 2012,- subdivision pattern consistent with future desired lot size found within GRLEP 2021.compliance in this case is unnecessary and there are sufficient environmental planning ground to justify the contravention.	0.0161	Council	12/11/2021
DA2021/0006	Lot 25	DP 10726		16	Edna St	PENSHURST	2222	2: Residential - Single new dwelling	KLEP 2012	R2	No CI 4.6 submitted	HOB, Rear upper level setback, Privacy, Heritage, Bulk and Scale	HOB – 9.5m	Council	13/12/2021
MOD2021/0086	Lot 14 Sec 11	DP 1963		46	Bruce St	KOGARAH BAY	2217	2: Residential - Single new dwelling	KLEP 2012	R2	0.55:1 FSR Variation = 5m ² or 1.39%	C1 Low Density Housing 1.2.1 Floorspace Requirements	0.55:1 FSR	Council	13/12/2021
DA2020/0475	Lot 1	DP 508492		22	Merriman Street	KYLE BAY	2221	2: Residential - Single new dwelling	KLEP 2012	R2	Clause 6.4 Limited development on foreshore areas – FBL variation	Existing building already encroaches foreshore building line. The alterations result in a reduction of the encroachment	0.674	LPP	9/12/2021
DA2021/0230	Lot B	DP329057		77	Bristol Road	HURSTVILLE	2220	2: Residential - Single new dwelling	HLEP 2012	R2	Clause 6.5 - Gross Floor Areas of Dwellings in Residential zones	Variation demonstrates that compliance with the standard is unreasonable or unnecessary in the circumstance of the case & there is sufficient grounds to justify the contravention of the standard		LPP	2/12/2021
DA2021/0201	Lot 1	DP 1269404		132	Stuart Street	Blakeurst	2221	2: Residential	KLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	Minimal impact	5.37%	Council	21/01/2022
DA2021/0266	Lot 2	DP241621		2	Myerla Crescent	Connells Point	2221	2: Residential	KLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	No Impacts	6%	Council	2/02/2022
DA2021/0290	Lot 4	DP23373		20	Immarna Place	Penshurst	2222	2: Residential	HLEP	R2 – Low Density Residential	6.5 Gross Floor Area of Dwelling in Residential zones	Due to affordable rental housing SEPP, total GFA of dwelling and secondary dwellings exceed permissible.	5%	Council	8/02/2022
DA2021/0447	Lot 56, Sec 3	DP6848		139	Letitia Street	Oatley	2223	2: Residential	HLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	Due to the topography of the site	9.3%	Council	11/02/2022
DA2021/0211	Lot 8, 9 and 10	DP 17618		2-6	Lacey Street	Kogarah Bay	2217	4: Residential - New multi unit	KLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	No impact	8%	LPP	21/02/2022
DA2021/0017	Lot 36 and 37	DP4739		10-12	Connelly Street	Penshurst	2222	4: Residential - New multi unit	HLEP	R3 - Medium Density Residential	Clause 4.3 - Height of Building	Satisfies ci 4.3 and zone objectives	16.54%	LPP	3/03/2022
DA2021/0078	Lot A	DP335941		165	Penshurst Street	Beverly Hills	2209	11: Industrial	HLEP	IN2 Light Industrial	Clause 4.3 - Height of Building	No impact	20%	LPP	7/03/2022
DA2021/0141	Lot 2	DP400709		26A	Annette Street	Oatley	2223	2: Residential	KLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	Limited to lift within building envelope	29.8%	LPP	17/03/2022

DA2021/0197	Lot 164	DP 11934		38	Marine Drive	Oatley	2223	2. Residential	HLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	absence of any negative impacts of the proposed non-compliance	0.0478	Council	21/04/2022
DA2021/0404	Lot 244	DP11934		15	Marine Drive	Oatley	2223	2. Residential	KLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	Clause 4.6 variation assessment was conducted. Topography and minimal impact on neighbouring properties	13.5%	LPP	7/04/2022
DA2021/0213	Lot 3	DP562561		36	Asquith Street	Oatley	2223	2. Residential	KLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	considered acceptable	6.67%	LPP	5/05/2022
DA2021/0486	Lot 1	DP 209514		52	Lansdowne Parade	Oatley	2223	2. Residential	GRLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	no impact, steep slope	38%	LPP	19/05/2022
DA2021/0306	Lot 182, 183, 184 and 185	DP 36317		43-49	Gover Street	Peakhurst	2210	4: Residential - New multi unit	HLEP	R3 - Medium Density Residential	Clause 4.3 - Height of Building	no impact	7%	SSPP	24/05/2022
DA2021/0412	Lot 1	DP 10946084		46B	Russell St	Oatley	2223	2. Residential	GRDCP	R2 – Low Density Residential	4.3, 6.12-Height of buildings , Landscaped areas in certain residential and environment protection zones	Acceptable impact on the amenity of surrounding dwelling and visual qualities of locality.	8.89% and 0.67%	Council	27/05/2022
DA2021/0288	Lot 1	DP 502460		47	Yarran Road	Oatley	2223	2. Residential	HLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	Due to topography of site	95.5%	LPP	2/06/2022
DA2021/0021	Lot 2	DP 1249414		3	Cooloongatta Road	Beverly Hills	2209	4: Residential - New multi unit	HLEP	R2 – Low Density Residential	Clause 4.1A - Min Lot Size Dual Occupancy	sufficient size to accommodate the proposed development in a manner that is compliant with the controls	0.97%	LEC	1/7/22
MOD2021/0158	Lot 1	DP225302		61-75	Forest Raod	Hurstville	2220	8. Commercial/Retail/Office	HELP 2021	B4 - Mixed Use	4.4 Floor Space Ratio		5.1	LPP	18/08/2022
DA2022/0095	Lot 5	DP27421		66	Seymour Street	Hurstville Grove	2220	2. Residential	GRLEP	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.	The proposed development meets the objectives of clause 4.3 height of buildings and the objectives of R2 zone. The site contains a steep topography which contributed to the minor height breach. Appropriate landscaping has been provided, non compliance due to rocky outcrops that are unable to grow vegetation.	4.56% & 8.5%	Council	2/09/2022
DA2022/0176	Lot 1	SP33765		1/20	Homedale Crescent	Connells Point	2221	4. Residential - Multi Unit	GRLEP	R3 - Medium Density Residential	Clause 6.12 Landscaping area	The proposal involves work in the landscaping area. Required landscaped area (for the entire strata lot) = 427.16sqm Existing = 376.9sqm Proposed = 376.9sqm The proposal will not diminish the size of the existing landscaped area.		Council	2/09/2022
DA2021/0317	Lot 6	DP 270611		99A	Forest Raod	Hurstville	2220	9: Mixed	KLEP	B4 - Mixed Use	Clause 4.4 Floor Space Ratio	no impact	0.30%	Council	3/08/2022
DA2022/0022	Lot B	DP 162209		19	Woodlands Avenue	Lugarno	2210	1: Residential - Alterations & additions	GRLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	no impact	12.5%	LPP	18/08/2022
DA2022/0012	Lot 16 Lot 1	DP 9915 DP 1126514		138	Lugarno Parade	Lugarno	2210	1: Residential - Alterations & additions	GRLEP	R2 – Low Density Residential	Clause 4.3 - Height of Building	Topographical constrained site- significantly steep site results in height of building variation	11%	LPP	18/08/2022
DA2022/0163	Lot 36 and 37	DP 13023		261-265 1B	Princes Highway Ecole Street	Carlton	2218	8: Commercial / retail / office	GRLEP	B6 Enterprise Corridor	Clause 4.4B exceptions to floor space ratio - non-residential uses	No impact	21%	LPP	18/08/2022
DA2022/0185	Lot 1	DP1061994		19	Cecil Street	Hurstville Grove	2220	2. Residential	GRLEP	R2 – Low Density Residential	Clause 6.12 Landscaping area	Existing non-compliance. Proposal has no change to landscaping.	12.9%	LPP	15/09/2022
DA2021/0294	Lot 1	DP 1608		87	Woniara Road	Hurstville	2220	4: Residential - New multi unit	KLEP	R3 - Medium Density Residential	Clause 4.3 Height of Building	no impact	2.8%	LPP	7/12/2022
DA2021/0414	Lot Z	DP407512		25	Pleasant Way	Blakehurst	2221	1: Residential - Alterations & additions	GRLEP	R2 – Low Density Residential	Clause 4.3 Height of Building	First floor addition and HOB measured from existing sub-floor	4.11%	Council	2/12/2022
MOD2022/0101	Lot 55	DP35124		2-8	Macpherson Street	Hurstville	2220	5: Residential - Seniors Living	GRLEP	R2 – Low Density Residential	Clause 4.4 Floor Space Ratio	no impact	13%	LPP	15/12/2022
DA2022/0247	Lot 10	DP1281560		32A	Isaac Street	Peakhurst Heights	2210	6: Residential - Other	GRLEP	R2 – Low Density Residential	Clause 4.4A Floor Space Ratio	FSR- existing non-compliance not being made worse	9%	Council	21/12/2022
DA2022/0246	Lot 11	DP1281560		32	Isaac Street	Peakhurst Heights	2210	6: Residential - Other	GRLEP	R2 – Low Density Residential	Clause 4.4A Floor Space Ratio	FSR- existing non-compliance not being made worse	9%	Council	21/12/2022
DA2022/0039	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	GRLEP	R4 – High Density Residential	Clause 4.3 Height of Building	The proposal generally satisfies the objectives of the development	13.8%	SSPP	15/12/2022
DA2022/0377	Lot 2	DP 549125		16	Beach St	Blakehurst	2221	1: Residential - Alterations & additions	GRLEP	R2 – Low Density Residential	Clause 6.12 under GRLEP. Variation of 1 Yes – Clause 4.1A Lot size variation.	Proposed works are an improvement to existing non-compliance with Clause 6.12.	1.9%	Council	27/03/2023
DA2022/0402	Lot 51	DP 35818		17	Munmurra Rd	Riverwood	2210	2. Residential	GRLEP	R2 – Low Density Residential	Clause 4.3 Height of Building	Required = 650sqm. Proposed = 626.4sqm. Variation = 3.6%	3.6%	Council	14/02/2023
DA2022/0389	Lot A	DP 407795		53	Bellevue Parade	ALLAWAH	2218	1: Residential - Alterations & additions	GRLEP	R2 – Low Density Residential	Clause 4.3 Height of Building	Existing excavated subfloor area/laundry/storage area and first floor addition	7.33%	Council	19/04/2023
MOD2021/0136	Lot 2	DP1046664		48-50	Forest Road	Hurstville	2220	12. Community Facility	HLEP2012	B2 - Local Centre	Height of Building - Clause 4.3	Existing height of building variation not being made worse via the proposed modification application.	19.44%	Council	18/04/2023
DA2022/0400	Lot 40	DP 209573		26	Whiteegates Ave	Peakhurst	2210	2: Residential - Single new dwelling	GRLEP	R2 – Low Density Residential	Clause 4.1B Minimum Lot Sizes for Dual Occupancies	Minimum Lot Sizes for Dual Occupancies	0.27%	Council	5/05/2023
DA2021/0474	Lot B	DP 401619		23	Queens Road	Connells Point	2221	1: Residential - Alterations & additions	GRLEP	R2 – Low Density Residential	Clause 6.4 Foreshore Area and Coastal Hazards and Risk Clause 6.12 Landscaped Area in Certain Residential and Conservation Zones	Clause 6.4- existing built form below the FBL Clause 6.12- existing non-compliance not being made worse, improvement to existing landscape area on site	25.33% 21.4%	LPP	15/06/2023
MOD2022/0103	Lot 2	DP211009		1	Illinga Place	Lugarno	2210	1. Residential - Alterations & additions	GRLEP	R2 – Low Density Residential	Clause 6.12 under GRLEP 2021	Clause 6.12 under GRLEP 2021	-	Council	26/06/2023

DA2023/0011	Lot 10	DP 16229		118-124	Princes Highway	Beverley Park	2217	14: Other	GRLEP	R2 Low Density Residential	Height of Building - Clause 4.3	no impact	43%	LPP	20/07/2023
DA2022/0537	Lot 63	DP14174		21	Milford Road	Peakhurst	2210	2. Residential	GRLEP	R2 Low Density Residential	Clause 4.4 & 4.4A	Compatibility with neighbourhood, with minimal amenity impacts -Accommodate residents' daily needs and amenity	2.6%	Council	Not Approved 8/08/2023. Deferred Comm Conditions imposed to ensure compliance with FSR
DA2022/0001	Lot C	DP329857		185	Queens Road	Connells Point	2221	2. Residential	GRLEP	R2 Low Density Residential	Clause 6.4 Foreshore Area	no impact	100%	LPP	14/08/2023
DA2021/0244	Lot 19 and 20	DP8761		5A	The Strand	Penshurst	2222	9: Mixed	GRLEP	B2 Local Centre	Height of Building - Clause 4.3	no impact	2.8%	LPP	17/08/2023
DA2022/0558	Lot 2	DP 219694		113	Stuart Street	Blakehurst	2221	2. Residential	GRLEP	R2 Low Density Residential	Clause 4.6 - Height of Buildings	The proposed development is of a scale and character that is in keeping	9.4% to 15%	LPP	16/11/2023
DA2023/0056	Lot A	DP380434		44	Herbert Street	Oatley	2223	2. Residential	GRLEP	R2 Low Density Residential	Clause 4.3 Height of Building Clause 6.4 Foreshore Area and Coastal Hazards	Existing excavated ground level and first floor addition. Retaining walls proposed below the FBL	4.78% HOB	LPP	7/12/2023
DA2023/0248	Lot 3	DP211563		185	Stuart Street	Blakehurst	2221	6. Residential Other	GRLEP	R2 Low Density Residential	Clause 6.1 Acid Sulphate Soils Clause 6.2 Earthworks Clause 6.5 Riparian lands and waterways	Insufficient Information - Not supported	-	Council	15/12/2023
DA2023/0115	Lot 3	DP1096084		46A	Russell Street	Oatley	2223	1: Residential - Alterations & additions	GRLEP	R2 Low Density Residential	Height of buildings Foreshore area and coastal hazards and risk Landscaped areas in certain residential and conservation zones	4.3 Height of buildings, 6.4 Foreshore area and coastal hazards and risk, 6.12 Landscaped areas in certain residential and conservation zones. Height and FSB is just a portion of the eaves and will	12.3% 8% 49%	LPP	15/02/2024