

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
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	i)(a)Density - Site area per dwelling = 315sqm (4 dwellings proposed = 1260sqm) Proposed Site area = 1132sqm (283sqm/dwg)	Acceptable	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
DA2016/0221	Landscaped Areas	Lot B	DP 324542		32	Crump St	Mortdale	2223	Alterations and Additions	R2 Low Density Residential	PC 10 Landscaped Area	Hurstville DCP 1 Amendment 5	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	Council
	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	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 = 21.04n	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 = 20.115r	Supported	Council
DA2016/0249	Landscaped areas and private open space	Lot 2	DP 519046		5a	River Rd	Oatley	2223	Alterations and Additions	R2 Low Density Residential	Landscaped Area	Hurstville DCP 1	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	Council
DA2016/0265	Landscaping Plants	Lot C	DP 433576		68	Ogilvy St	Peakhurst	2210	Residential Dwelling	R2 Low Density Residential	PC 8 Landscaping Plants	Hurstville DCP 1	PC 8 Landscaping Plants - Detailed landscape plan showing excavation, location of site services, proposed levels, drainage, construction detail and planting schedule. Proposed = Drainage	Conditioned	Council
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
	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	
DA2016/0294	Dwelling Density	Lot 18	DP 20347		10	Amy Rd	Peakhurst	2210	Multi Dwelling Development	R2 Low Density Residential	PC 3 Dwelling Density	Hurstville DCP 1	PC 3 Dwelling Density - R2 zone = 315sqm / dwelling. Proposed = 305 sqm / dwelling	Supported	Council
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	Supported	Council
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 = 20.11r	Supported	Council
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	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	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	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 14.54n	Supported	Council
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	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 14.54n	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
DA2017/0153	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	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	
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	
DA2017/0197	Landscaped Areas	Lot 22 Sec 10	DP 3230		23	Bay Rd	Oatley	2223	Residential Dwelling	R2 Low Density Residential	PC 10 Landscaped Areas	Hurstville DCP 1	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	Council
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	PC3 - Dwelling Density - R2 zone 315sqm. Proposed = 286sqm	Supported	Council
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
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	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
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
DA2017/0370	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
DA2017/0386	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	PC 1. Site Area and Frontage - DS 1.2 - a. 15m minimum width (attached dual occupancy). Proposed = Frontage: 13.44m	Supported	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 = 15.24r	Supported	Council
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
DA2017/0525	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 = 15.24r	Supported	Council

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	
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	
DA2017/0600	Landscaping	Lot J	DP 420903	11	Boronia Pde	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	Landscaping	Hurstville DCP 1	*(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 <sup>2</sup> but this does not alter with the proposed works and is therefore considered satisfactory.	Supported	Council	
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		
DA2017/0613	Floor Space Ratio	Lot 1	DP 808463	3	Cross St	Hurstville	2220	Alterations and Additions	B4 Mixed Use zone	Floor Space Ratio	Hurstville DCP 2 - Hurstville City Centre - Section 4.2 The Controls	(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	
	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.			
DA2017/0647	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 <sup>2</sup> of site area per m <sup>2</sup> of dwelling on sites coloured yellow in Appendix 4 - which includes the subject site. (SEE identifies dwelling GFA of 1352m <sup>2</sup> . This would require a site area of 2839.2m <sup>2</sup> ). Over by 816m <sup>2</sup> or 28.7%. Proposed = Site Area - 2023m <sup>2</sup>	Supported	Council	
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	
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	
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 <sup>2</sup> rather than 104.2m <sup>2</sup> ) and there is no landscaping in the front yard (15m <sup>2</sup> required in DCP), the proposal does provide a significant increase on the amount of landscaping existing.	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	
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	
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	
DA2018/0375	Occupancies	Lot 80	DP	6862	29	Rickard Rd	South Hurstville	2221	Dual Occupancy	Zone R2 - Low Density Residential	2.1 Dual Occupancies	Kogarah DCP 2013	Minimum frontage: 18m Proposed = 15.24m	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	