

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	i/(a)Density - Site area per dwelling = 315sqm (4 dwellings proposed = 1260sqm) Proposed Site area =	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	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 f dwellings on adjoining lots. Proposed = Carport - 3m forward	Supported	Council
DA2016/0189	Building Height	Lot 64 Sec	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 received 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	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	Supported	
	Vehicle access, parking and manoeuvring										PC 7 Vehicle Access		Unit 1, north facing unit at front north east corner. 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).	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 then 3 hours solar access achieved to main living areas and principal private open space of	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	Supported	Council
DA2016/0218	Housing Choice, Affordability and	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 86.8sqpm	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	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 façade 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 façade.	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	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 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	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	Supported	Council
	Alterations and Additions										DS 15.7 Setbacks		DS15.7 - Where an existing single storey dwelling is not setback 900mm form 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	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	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	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
	Setbacks										PC 6 Setbacks		PC 6 Setbacks Minimum rear setback 6m. Proposed Rear Setback = 5.96m	Supported	
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	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 =	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	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	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	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 =	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	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	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 =	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	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	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	Acceptable	
	Ground Level										Building Height		The maximum height of a basement above natural ground level is 1m - Proposed Max. 1.5m above the existing	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. -	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										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	Booyong 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										Wall Height		External wall height provision 6.8m. Proposed 7.7m (N-W) max, 7.5m (S-E) max	Supported	
	Rear Balcony										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	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	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		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	Supported	
	Number of										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	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	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	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	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	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	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	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	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 facade (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	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	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	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	Supported	Council
	Vehicular Access, parking and manoeuvring										Setbacks		1.4. Garaging should be setback behind the primary facade. Proposed = The new garage will situated by 1.5m to the front of the dwelling facade.	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										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	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	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 =	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 facade (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										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	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	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 31. 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 f 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										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	Supported	Council
DA2017/0339	Outbuilding Height	Lot 123 Sec	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 then 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 = 446.4sqpm. 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 Milson Place. Considering the above points, this variation is supported as	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	Vehicular 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	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	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 CI - 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	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	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	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 BCA/NCC 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	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	Maclaurin 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 (approx150mm 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	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 =	Supported	
	Private Open									Private Open Space		Private Open Space - 6m x 4m (ppos) accessed from living room ppos not located forward the front building	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	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 Requirements	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. Required setback 4.6m. Proposed 3.7m. Variation of 0.892m or 19.13%	Supported	Council
										6.0 Building Setbacks			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)	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	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. 3.0m	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.	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	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										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	Lot 4	DP 14076		3	Miowera Ave	Carss 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 = 110.02m2. 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 MHWL. 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	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 =	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 /										Balconies / Terraces		Total Area 40m2 (max) - Proposed 155m2	Acceptable	
	Balconies /										Balconies / Terraces		Width 2.5m (max) - Proposed 4.6m	Acceptable	
	Balconies /										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 façade.	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 façade 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 façade should be set back a minimum of 1.5 metres from the primary building façade (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	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	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 façade, 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										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	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	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	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.	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		
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	Supported	Council
DA2017/0554	Outbuildings	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	Woniora 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	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	Woniora 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										Outbuilding Height		Maximum height of outbuildings is: 3.5m to the ridge. Proposed = 4m	Supported	
	Outbuildings										Outbuilding Height		Maximum height of outbuildings is: 2.5m to the underside of the eaves above natural ground level. Proposed	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	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										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	Vehicular access, parking and circulation	Lot 1	DP 1090610		40	Russell St	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Vehicular Access	Kogarah DCP 2013	Vehicular access, parking and circulation. Garaging should be setback behind the primary façade. Proposed =	Supported	Council
	Outbuildings										Setbacks		Outbuildings - Outbuildings are not to be located within the front building line and must be set back 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	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										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 stricture for improved amenity / security. Max Ridge height 4.3m,	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.	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	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 carriageway steps down the site with the prevailing descending topography of this property. Accordingly the existing fencing often exceeds the maximum1.8m 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	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	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		
	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 façade.		
	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.		
	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		
	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 =		

	Retaining Walls									Retaining Walls		4.2.3 Retaining Walls - (3) A retaining wall that is visible from the street or public area must: (1) 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			
	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	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 153.8m² 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										Floor Depth		Upper Floor Depth - 60% (max). Proposed = 67%	Supported	
	Setbacks										Setbacks		Setbacks - Front 5.8m. Proposed 5m - 6.4m	Supported	
	Setbacks										Setbacks		Setbacks - Side (SW) 1.2m (min). Proposed = 0.3m - 1.68m	Supported	
	Setbacks										Setbacks		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	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		
	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 pen		
	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		
	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		
	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		
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										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	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 façade.	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 façade.	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 <u>includes</u> 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 - 2023m2	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 903.41m2 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	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										Private Open Space		Private Open Space - 3 bedrooms or more: min - 60m2. Proposed Dwellings 1, 3 and 4 provide 54.04m2,	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	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		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	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	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	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.	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 =	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 cute and fill for the finished ground floor level. Proposed =	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 10m2. 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 97.5m2 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 103m2 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	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	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 450m2. 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	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 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	Council
	Building Scale & Height									Building Façade			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	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	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	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	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.	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	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 (78.53m² rather than 104.2m²) and there is no landscaping in the front yard (15m² 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	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	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	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	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 clarify surrounding rear setbacks it is determined that there is no clear rear setback in this	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	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 315m² of site area is required per dwelling. Variation: This results in a variation of 27.9% to the control	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 450m2. 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	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	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	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)	Supported	Council
	Building Heights										1.2.2 Building Heights		A variation is sought for the maximum parapet height breaching the 7.8m height control by 0.84m or 10%.		
	Visual Privacy										1.5.1 Visual Privacy		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%		
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	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 o 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		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 he 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) 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 no 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. D	Supported Supported	Council Council
DA2018/0460	Fixed Jetty	Lot 2	DP 1184432		21	Stuart Cres	Blakehurst	2221	Jetty	W2 – Recreational Waterways	Fixed Jetty	Kogarah DCP 2013	Max. Length = 9m from MHWM 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 complement, 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	Connells 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	Beverley 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 - mimum 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 roposed = 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 30m² 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	Frontage	Lot 1	DP 1223266		2	Dardanelles Street	Mortdale	2223	Dual Occupancy	R2 - Low Density Residential	Frontage	Kogarah DCP 2013	C1 - 2.1 Minimum site frontage 18m - Proposed 16.24m = Variation 15.3%	Supported	Council
	Setback										Setbacks		C1 - 1.2.4.2 (3) Secondary Street setback 4.5m - Proposed 3.785m = Variation 15.9%		
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 ceing and maxium 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	Supported	Council
	Floorspace										Floor Space		1.2.1 (7) (C1 of KDCP) - Floorspace requirements. First floor may not extend beyond 60% lot depth - Dwelling B extends 82% (corner lot)		
	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 openeings 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	Lot 6 Sec 3	DP 4868		64	Algernon Street	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Balcony Width	Kogarah DCP 2013	Balcony width 2.5m - 3.96m proposed equates to 58% variation	Supported	Council
	Balcony Setback										Balcony Setback		Balcony setback 3m - 1.4m proposed equates to 54% variation		
	Balcony Size										Balcony Size		Balcony area 40swm - 48sqm proposed equates to 20% variation		
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	Lot 2	DP 29599		71	Waitara Parade	Hurstville Grove	2220	Dwelling House	R2 - Low Density Residential	Floorspace	Kogarah DCP 2013 - C1 Low Density Housing	1.2.1 Floor space requirements - Control (7) 65% depoth - 1.3m or 4%	Supported	Council
	Building Height										Building Height		1.2.2 Building Heights - Control (1) Parapet Heights - 700mm or 8.9%		
	Visual Privacy										Visual Privacy		1.5.1 Visual Privacy - Control (3) Balcony size - 6swm or 15%		
DA2019/0084	Setback	Lot 221	DP 12296		74	Grove Avenue	Penshurst	2222	Alterations and Additions	R2 - Low Density Residential	Setback	Kogarah DCP 2013	1.2.4.3 Side and Rear Setbacks: carport located along south-estern side boundary replacing dilapidated carport	Supported	Council
	Building Height										Building Height		4.4 (5) 3.5m maximum height of outbuilding. Proposed carport is 3.7 (5% variation)		
DA2019/0118	Building Height	Lot 86	DP 15709		28	Wentworth Avenue	Blakehurst	2221	Alterations and Additions	R2 - Low Density Residential	Building Height	Interim Georges River DCP 2020 and Kogarah DCP 2013	Max ceiling height 7.2m - 7.5m proposed, equates to 4% variation	Supported	Council
	Building Height												Flat roof height 7.8m - 9m proposed, equates to 15% variation		
DA2019/0125	Floorspace	Lot 54	DP 10171		10	Renown Ave	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	Floorspace	Kogarah DCP 2013	First floor 60% - 72% proposed equates to 20% variation	Supported	Council
	Balcony Width										Balcony Width		Balcony width 2.5m - 3m proposed equates to 20% variation		
	Balcony Setback										Balcony Setback		Balcony setback 3m - 1.4m proposed equates to 54% variation		
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	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	Kogarah DCP 2013	Required 3.5m overall building height. Proposed - 4.05m. Variation 14.2%	Supported	Council
	Side Setback										1.2.4.3 Side Setback		Required 900mm or existing dwelling setback. Proposed 1.094m. Variation 7.9%		
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	Lot 11 Sec 3	DP 5645		45	Bibby Street	Carlton	2218	Secondary Dwelling	R2 - Low Density Residential	Building Height	Kogarah DCP 2013	Height (3.5m allowed, 3.794 proposed) = 8.4% variation	Supported	Council
											Building Height		Height (2.7m eaves allowed, 3.794 proposed)		
DA2017/0320	Floorspace	Lot 35	DP 240985		25	Duggan Cresent	Connells Point	2221	Secondary Dwelling	R2 - Low Density Residential	Floorspace	Kogarah DCP 2013	1.2.1 (7) Floorspace Requirements. 60% lot depth first floor restriction. Proposed. Dwelling 1 - 56% and Dwelling 2 - 26%	Supported	Council
	Building Setback										Building Setback		1.2.4.3 (1) Building Setbacks - Dwelling 1 - 73%, Dwelling 2 - 50%		
	Site Width										Site Width		2.1 Dual occupancies - site width - 33%		
DA2019/0149	Setback	Lot 25	DP 10171		6	Judd Street	Oatley	2223	Alterations and Additions	R2 - Low Density Residential	4.4 Setback	Kogarah DCP 2013	4.4 Outbuilding (1) 190mm setback from side boundary instead of required 900mm. 78.8% variation.	Supported	Council
	Building Height										4.4 Building Height		4.4 Outbuilding (5) 3.1m height to underside of eave instead of required 2.5m. 24.6% variation		
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	Lot 1	DP 15610		58	Moons Avenue	Lugarno	2210	Alterations and Additions	R2 - Low Density Residential	PC3.6 Setback	Hurstville DCP 1	PC3 Setback - Garage located along southern and eastern boundary. 100% variation (located along boundary, replacing the existing garage.	Supported	Council
	Building Height										PC2 Height of Garage		PC2 Height of garage. 183% variation (8.5m rather than 3m), site steeply falls to the back.		
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	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	Kogarah DCP 2013	Wall height 10.5m, proposed 19.87m (89.2% variation)	Supported	LPP
	Setbacks										Part C2 Clause 5 Front Setbacks		Front Setbacks. 25% articulation, proposed 75% articulation (+300% variation)		
	Setbacks										Part C2 Clase 5 Side & Rear Setbacks		Clause 5. Side and rear setbacks (3m+1/4 over 3m), proposed 6m – 9m (200% variation).		
	Open Space										Part C Clause 5 Private Open Space		Clause 5. Private open space 35sqm min required, 8sqm (-78%).		
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	Lot B	DP 390415		118	Kyle Parade	Kyle Bay	2221	Dwelling House	R2 - Low Density Residential	Height of Parapet	Kogarah DCP - (1.2.2 (1))	Height of parapet (1.2.2 (1)) - 15%	Supported	Council
	Depth										Depth	(1.2.1 (7))	60% depth - 28%		
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	Woniora 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	Dweling 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 eheight 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 Setbacks	Lot 1	DP 27881		11	Renn Street	Kogarah Bay	2217	Secondary Dwelling	R2 - Low Density Residential	C1 Low Density Housing 1.2.2 C1 Low Density Housing 1.2.4.3	Kogarah DCP 2013	Building Heights. Ceiling height varies from 2.8m to 3.05m (3.7% to 12.9%) 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)	Supported	Council
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 Site Area First Floor	Lot 87	DP 11060		2	Mountbatten Street	Oatley	2223	Dual Occupancy	R2 - Low Density Residential	1.2 Building Scale 2.1 Dual Occupancy	Kogarah DCP 2013	Minimum site frontage 18m required. 15.24m proposed. 15.3% variation Minimum site area 850m2. 23.5% variation proposed. First Floor 60%. 13% variation proposed.	Supported	Council
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 sports 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 Section 4.4 Dwellings on Standard Lots	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) DS2.2 - Maximum ceiling height = 7.2m. Proposed = 7.28 (+1% variation) DS2.3 - Maximum eheight flat roof = 7.8m. Proposed = 8m (+11% variation)	Supported	Council
DA2018/0464	Lot Size Height Setback Setback	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% 1.2.2 Building Heights. Ceiling - 8m (11%). Parapet - 8.7m (11%) 1.2.4.2 Front Setback. 4.5m (18%) 1.2.4.3 Rear Setback. 4.5m (25%)	Supported	Council
DA2019/0302	Setback	Lot 352	DP 19818		50	Battye 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 Open Space Vehicular Access	Lot 11 Sec G	DP 2150		15	Wonoona Parade	East Oatley	2223	Multi Dwelling	R3 – Medium Density Residential	B4 Parking and Traffic C2 Open Space C2 Vehicular Access, Parking and Circulation	Kogarah DCP 2013	1 Visitors space / 5 dwellings or part thereof required. Extent of Variation: No visitors space provided Impervious area of site (maximum) is 55%. Extent of Variation: 624.5m2 proposed which = 106.5m2 or 10% variation 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.	Supported	Council
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 Number of Levels	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) 1.2.2 (2) Number of levels. Variation 4 levels (33% variation)	Supported	Council
DA2018/0410	Wall Height Setback Cut and Fill Ceiling Height Roof 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%) DS3.11 Rear Setback = 7m. Variation 4.5m (-35%) DS2.1 Cut And Fill = 600mm. Variation 3,200mm cut (+530%) DS2.2 Maximum Ceiling Height = 7.2m. Variation = 7.28m (+1%) DS2.3 Maximum Height Flat Roof = 7.8m. Variation = 8m (+11%)	Suppored	Council
DA2019/0046	Building Height Setback	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. 1.2.4.3 Side and Rear Setback: 61% variation to 900mm setback. Reason variation is solely for architectural feature around pool	Supported	Council
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 column 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 ay 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) northn 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	Woniora 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 façade, front setback of 4m required. Variation. Minor balconies forward of façade 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 perecentage 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 Vehcile Accss	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 l 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 ot 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

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