

SEPP No. 1 Report from 1/07/2023 and to 31/10/2023

Council DA reference number	Lot number	DP number	Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined
DA22/0033	13	222535		22	Cumbee Lane	Caringbah South	2229	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	4.3 Max height of building	Building Height varied by 2.24% from 8.5m to 8.69m for the new roof. Existing roof was at a height of 9.78m, therefore reduction in existing non-compliance	2.24	Council	14/07/2023
DA22/0296	1	233175		2	Fauna Place	Kirrawee	2232	Residential - New multi unit	Sutherland Shire LEP 2015	SLEP2015 R4 High Density Residential	4.3 Max height of building	Building height varied by 2.26% from 16m to 16.362m for the lift over runs	2.26	LPP	18/07/2023
DA22/0419				67	Gerrale Street	Cronulla	2230	Mixed	Sutherland Shire LEP 2015	Zone E2 Commercial Centre	4.3 Max height of building	Building height varied by 11.27% from 30m to 33.82m to facilitate the lift overrun, and communal rooftop terrace	11.27	LPP	18/08/2023
DA22/0592	B	411478		103	Arcadia Avenue	Gymea Bay	2227	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C3 Environmental Management	6.9 Foreshore Area and Line	The existing dwelling is wholly below the FBL, the additions are within the building footprint.		LPP	15/08/2023
DA22/0594	172	6930		80	Parthenia Street	Dolans Bay	2229	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	4.3 Max height of building	Building height varied by 29.18% from 8.5m to 10.98m. The proposal reduces the existing non-compliance by reducing the size of the proposed new roof.	29.18	LPP	01/08/2023
DA22/0679	5	89425		31	Anzac Avenue	Engadine	2233	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 R2 Low Density Residential	4.3 Max height of building	Building height varied by 8.23% from 8.5m to 9.2m. The variation is due to the topography constraints and connection into the existing roof form.	8.23	Council	21/07/2023
DA22/0809	1A	420562		745	Port Hacking Road	Port Hacking	2229	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C3 Environmental Management	4.3 Max height of building	Building height varied by 7.5% from 8.5m to 9.14m for a roof over an existing alfresco area. The variation was considered acceptable as its doesn't add to bulk/scale, maintains a landscape setting and has suitable deep soil landscaping	7.50	Council	01/08/2023
DA22/0890	11	11987		15	Pinnacle Street	Miranda	2228	Residential - New multi unit	Sutherland Shire LEP 2015	SLEP2015 R4 High Density Residential	4.3 Max height of building	Building Height varied by 8.7% from 25m to 27.175m. The variation is to facilitate the lift over run and roof form	8.70	LEC	09/08/2023
DA22/0894	3	5489		78	The Esplanade	Cronulla	2230	Residential - Single new dwelling	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	6.9 Foreshore Area and Line	The site is irregular in shape, with the proposed structures being planter boxes and a terrace		LPP	15/08/2023
DA22/0986	21	701149		32	Loves Avenue	Oyster Bay	2225	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C3 Environmental Management	4.3 Max height of building	Building Height varied by 8.94% from 8.5m to 9.26m. The variation is acceptable due to the existing ground line not being a true representation of the natural ground line	8.94	Council	08/09/2023
DA23/0003	138	29065		20	Moyran Parade	Grays Point	2232	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C3 Environmental Management	4.3 Max height of building	Building Height varied by 20% from 8.5m to 10.2m. The variation is acceptable due to proposed roof height results in a reduction of non-compliance from the existing roof, which was 10.9m	20.00	LPP	15/08/2023
DA23/0032	2	12558		10	Hazel Place	Burraneer	2230	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	4.3 Max height of building	Building Height varied by 9.76% from 8.5m to 9.33m. The variation is acceptable due to proposed roof height results in a reduction of non-compliance from the existing roof.	9.76	LPP	04/07/2023
DA23/0035	3	536107		4	Nottingham Place	Yowie Bay	2228	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	4.3 Max height of building	Building Height varied by 10.58% from 8.5m to 9.4m. The variation is acceptable due to proposed roof height matching the existing roof height.	10.58	LPP	18/07/2023
DA23/0204	X	415291		441	Willarong Road	Caringbah South	2229	Residential - New second occupancy	Sutherland Shire LEP 2015	SLEP2015 C3 Environmental Management	6.14 Min Landscaped Area	Landscape variation from 40% to 36.56%. Is supported due to the site being burdened by a Right of Carriageway servicing the rear property.	8.60	Council	26/09/2023
DA23/0408	31	28146		3	Binalong Avenue	Caringbah	2229	Subdivision only	Sutherland Shire LEP 2015	SLEP2015 R2 Low Density Residential	4.1A Min lot Dimensions	The lot width variation was supported due to the existing irregular lot shape where it adjoins the cul-de-sac	9.33	Council	28/09/2023
DA22/0488	19	7393		3	Wylmar Avenue	Burraneer	2230	Residential - Single new dwelling	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	6.9 Foreshore Area and Line	The proposed terrace was acceptable as it didn't propose any tree removal nor modify the natural landform, matches the surrounding developments and within the existing		LPP	26/10/2023
DA22/0573	D	26408		72-74	Kangaroo Point Road	Kangaroo Point	2224	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	6.9 Foreshore Area and Line	The proposed height of the pool was acceptable as it was proposed to be located in an already disturbed area, while minimising impacts on the natural foreshore and amenity of the area	733.00	LPP	17/10/2023
DA22/0870	6	20693		6	Georges River Crescent	Oyster Bay	2225	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	4.3 Max height of building	Building Height varied by 25.9% from 5.4m to 6.8m. The variation is acceptable due to proposed roof height being a technical non-compliance with the natural ground level which has been modified over time	25.90	LPP	03/10/2023
DA23/0243	2	7015		333	Woolooware Road	Burraneer	2230	Residential - Alterations & additions	Sutherland Shire LEP 2015	SLEP2015 C4 Environmental Living	4.3 Max height of building	Building Height varied by 20% from 8.5m to 10.2m. The variation is acceptable due to proposed roof height reduced compared to the existing	20.00	LPP	05/10/2023