Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/01/2011
End date:	31/03/2011
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/04/2011
End date:	30/06/2011
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/07/2011
End date:	30/09/2011
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/10/2011
End date:	31/12/2011
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/01/2012
End date:	31/03/2012
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/04/2012
End date:	30/06/2012
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/07/2012
End date:	30/09/2012
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Shannon Burt
Phone:	02 4474 1326
E-mail:	shannon.burt@eurocoast.nsw.gov.au
Start Date:	1/09/2012
End date:	31/12/2012
Please enter NIL for no SEPP1 variations:	

Council DA reference number	Lot number	DP number	Apartment/ 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 dd/mm/yyyy
671/12	1	1124496		35-37	Nelligen Road	Nelligen	2536	2: Residential - Single new dwelling	Eurobodalla Rural LEP 1987	1(a) Rural (Environmental Constraints and Agricultural)	Clause 14(7)(a)	Subject site is of a size that is too small for agricultural activity. Adjoining sites of similar size have been granted consent for dwellings on the basis of approved SEPP1 objections.	99%	DG of Department of Planning	17/12/2012
															11,12,2012
													·		
							<u> </u>								
							<del> </del>								
	ļ														

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/01/2013
End date:	31/03/2013
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1326
E-mail:	Nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/04/2013
End date:	30/06/2013
Please enter NIL for no SEPP1 variations:	

Council DA reference number	Lot number	DP number	Apartment/ 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 dd/mm/yyyy
233/13	20	755029		1420	Purpuford Pood	Bunnuford		2: Residential - Single new dwelling	Eurobodalla Rural LEP 1987	1(a) Rural (Environmental Constraints and Agricultural)		Subject site is an existing holding of 36.02ha in area. The variation to the 40ha lot size standard is minor given the circumstances and type of development proposed. The resultant development is similar to that on other adjoining lots and does not set a precedent for other lote	10%		8/03/2013
233/13	20	755938		1439	Runnyford Road	Runnyford	2536					lots.	10%		8/03/2013
															+
															+
															1
															Ţ]
															+
															/
															+
															<b></b>
															+
															┦───┦
															+
															+
															+

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/07/2013
End date:	30/09/2013
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Shannon Burt
Phone:	02 4474 1326
E-mail:	shannon.burt@eurocoast.nsw.gov.au
Start Date:	1/09/2013
End date:	31/12/2013
Please enter NIL for no SEPP1 variations:	

Council E referenc numbe		DP number	Apartment/ r 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 dd/mm/yyyy
M533/13	19	23560		34	Bay Road	Long Beach	2536	2 Lot Subdivision – Variation to 550sm Minimum Lot Size	Eurobodalla LEP 2012	R2	Clause 4.6		size = 513m <sup>2</sup> , Development Standard = 550m <sup>2</sup> minimum	DG of Department of Planning (NOTE: The application relied upon the deemed concurrence of the Director General under Clause 64 of the Environmental Planning and Assessment Regulations, through DoPI Practice Note PS 08- 003.)	31/10/2013
	_														
		-													

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/01/2014
End date:	31/03/2014
Please enter NIL for no SEPP1 variations:	

Council DA referen ce number	Lot number	DP 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 dd/mm/yyyy
268/14	2&3		Hector McWilliam Drive	Tuross Head	2537	2: Residential - Single new dwelling	LEP 2012	E4 Environmental	Clause 6.16 - dwelling density (1 dwelling/2h a) applies to Kyla Park	Mapping anomaly land is not in Kyla Park precinct; Inconsistent with neighbouring development density; Prevents a dwelling to be paced on a vacant lot created for that purpose.	1 dwelling/1ha	Council	25/02/2014
													<u> </u>

Council name:	Eurobodalla Shire Council
Contact name:	
Phone:	4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/04/2014
End date:	30/06/2014
Please enter NIL for no SEPP1 variations:	NIL

Eurobodalla Shire Council
Nardi Arnold
02 4474 1226
nardi.arnold@eurocoast.nsw.gov.au
1/07/2014
30/09/2014

Council reference numbe		Lot mber	DP number	Apartment/ 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 dd/mm/yyyy
58/15	22	226	31234		33	Viewhill Road	Kianga	2546	Additions to dwelling house	Eurobodalla LEP 2012	R2	Cl 4.4 Building Height – 8.5m	with the existing dwelling and character of existing residential development in the locality. The visual impact of the dwelling is existing and not considered dominant in this locality, it is	The extension will cause an overall height of 8.9m (400mm over allowable height limit) for a 3.5m length in total either side of the roof pitch.	NA	5/09/2014
		$\rightarrow$														
	_	$\rightarrow$														
		$\rightarrow$														

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/10/2014
End date:	31/12/2014
Please enter NIL for no SEPP1 variations:	

Council DA reference number	Lot number	DP number	Apartment/ 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 dd/mm/yyyy
29/15	1	208665		33	Beach Road	Batemans Bay	2536	Residential Flat Building	Eurobodalla LEP 2012	R3	Maximum		7.20%	Council	21/11/2014
															+
															<u> </u>
															╂────┤
															<u> </u>
															+
															+
															<b></b>

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/01/2015
End date:	31/03/2015
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/04/2015
End date:	30/06/2015
Please enter NIL for no SEPP1 variations:	

re	ouncil DA eference number	Lot number	DP number	Apartment/ 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
331	/15	10	286458			Grandfathers Gully Road	Lilli Pilli	2536	Dwelling house	Eurobodalla LEP 2012	E4 - Environmental Living	Height Of Building	The area of deviation is minor and will not be prominent given the position of the house relative to the level of adjoining development and the street. Strict enforcement of the standard would not generate any significant benefit to adjoining neighbours by way of overshadowing or reduction in bulk and scale, however would impact upon amenity for occupants of the dwelling by way of reduced floor-ceiling heights, increased excavation, and/or redistribution of building bulk. The design response would be unnecessarily impeded by a strict application of the numerical standard.	7.00%	Did not require concurrance. Assumed Concurrance.
	559/15	3	1125636			Glasshouse Rocks Road	Narooma	2536	8: Commercial / retail / office	Eurobodalla LEP 2012		Height Of Building	Contextually appropriate, no adverse amenity impacts	17%	Council
$\vdash$															
$\vdash$															
$\vdash$															
$\vdash$															
$\vdash$															
$\vdash$															
$\vdash$															

Date DA determined dd/mm/yyyy 14/04/2015 24/06/2015

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/07/2015
End date:	30/09/2015
Please enter NIL for no SEPP1 variations:	
-	

Council DA reference number	Lot number	DP number	Apartme nt/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	Exte
577/15	2	1166711		13A	Oreint Street	Batemans Bay	2536		Eurobodalla LEP 2012	B4 Mixed Use	Height of Buildings - LEP CI 4.3	The proposal is stepped back at the upper levels, and is not designed to the furthest extent of the envisaged building envelope at its eastern part thereupon the variation to the height control only applies to the western half of the building. As a result of the articulation demonstrated on each building level, overshadowing by the new development is reduced in comparison to the expected height and density of the designated zoning of the subject site with the design foregoing building bulk which would otherwise appear to be allowable under the DCP controls and preserves morning sun to the promenade.	The LEP maximum the subje proposed a variatio standard height of ground le maximum including infrastruc
	ļ												<u> </u>
													<u> </u>
	ļ												<b> </b>
													<del> </del>
													1
					<u> </u>								
					ļ								<u> </u>
	<b> </b>		<b> </b>										┨────
													+
													<u> </u>
	1												1

xtent of variation	Concurring authority	Date DA determined dd/mm/yyyy
P defines the um building height of ject site as 12m. The ed development seeks ion to development rd with a building roof of 14.4m above natural level (NGL) and a um height of 15m ng service ucture.	Council	25/08/2015

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1226
E-mail:	nardi.arnold@esc.nsw.gov.au
Start Date:	1/09/2015
End date:	31/12/2015
Please enter NIL for no SEPP1 variations:	

Council D/ reference number		DP number	Apartment/ 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 dd/mm/yyyy
143/16	3	1056650		58	Old Highway	Narooma	2546	2: Residential - Single new dwelling		E4 - Enviornme ntal Living	Variation to the maximum building height Cl 4.3 Building Height – 8.5m	The proposed dwelling seeks to vary the LEP height restriction of 8.5m encroaching this limit by 0.83m. The encroachment is required due to the topographic constraints of the site where the site slopes dramatically to the north it also drops to the west. To maintain the FFL across the length of the dwelling the floor level has remained the same (as with the ridge line) and this creates the 0.83m encroachment. The dwelling has been positioned to be fully north facing with the longest elevation running east-west. The applicant has chosen to minimise cut & fill and not step the house towards the western end where the topography becomes steeper. Given the minimal nature of the encroachment and fact that it will have no negative impact upon the adjoining properties the variation can be supported. The second storey of the dwelling has been incorporated into the roof space to aid in reducing the overall height of the dwelling.	0.83m	N/A	27/10/2015

319/16	91	593347	76	Burri Point Road	Guerilla Bay	2536	2: Residential - Single new dwelling	ELEP 2012	E4 -	Variation to the maximum building height Cl 4.3 Building Height – 8.5m	views towards the ocean from the dwelling on	300mm	N/A	22/12/2015

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/01/2016
End date:	31/03/2016
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/04/2016
End date:	30/06/2016
Please enter NIL for no SEPP1 variations:	

Council DA referen ce number	Lot number	DP 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	d de
													$\vdash$
641/16		758168 Section 16	Heath Street	Broulee	2537	DEMOLITION OF EXISTING DWELLING, CONSTRUCT DUAL OCCUPANCY AND 2 LOT SUBDIVISION (TORRENS)	ELEP 2012		Lot Size Cluse 3.1 & Clause 4.1	proposal is consistent with the subdivision lot size, shape and pattern of the area and as such is consistent with the performance criteria P1. The allotment is long and thin, and as such does not provide for the traditional envelope. Plans have been submitted demonstrating that the lots are capable of accommodating reasonably sized dwellings which are complatible with the surrounding character and development applicable controls. The	2 x 506 sqm lots	Did not require concurrance. Assumed Concurrance.	
													—
													—
													—
													—
													<u> </u>
													<u> </u>
													<u> </u>
													+
									1				$\vdash$
		L							1				<u> </u>
													<u> </u>
									1				
									1				

Date DA
determined
dd/mm/yyyy
21/06/2016
21/00/2010

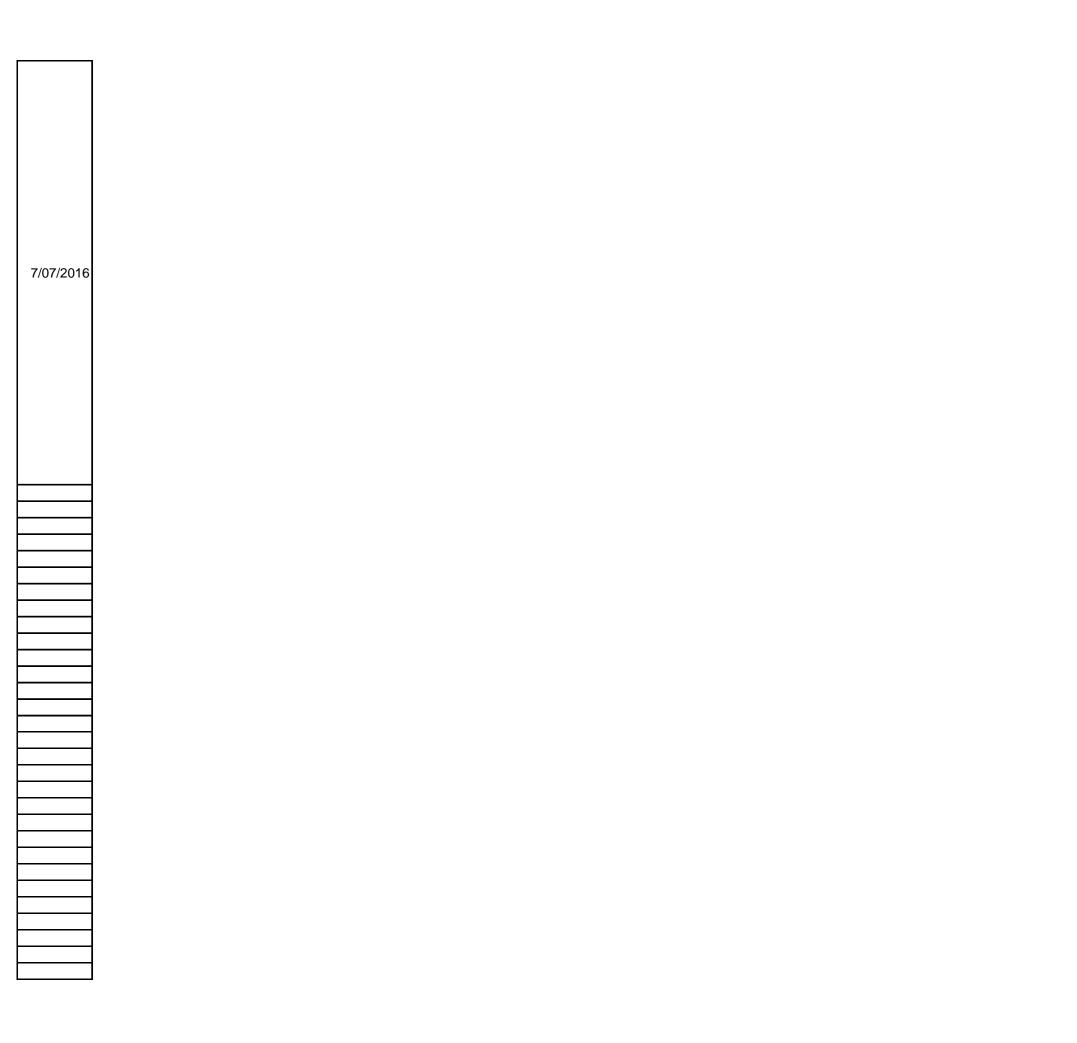
Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1226
E-mail:	nardi.arnold@eurocoast.nsw.gov.au
Start Date:	1/07/2016
End date:	30/09/2016
Please enter NIL for no SEPP1 variations:	

Council DA reference number	Lot number	DP number	Apartment/ 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
372/16	13	1014887		8	Sanctuary Place	Catalina	2536	2: Residential - Single new dwelling	LEP	R2	Clause 4.3	Clause 4.3 of the LEP refers to a height map and the maximum height of buildings that can be erected on site. The maximum building height is 8.5m. Clause 4.3(1) provides objectives of the height development standard which are: (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality, (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development. The proposal satisfies the objectives of the standard as the height, bulk and scale of the proposed development is consistent with the character of the area. The built neighbourhood consists of dwellings that contain a single storey fronting Sanctuary Place then expanding to a two or three storey design to the rear. Six of the first seven dwellings in the street have been approved above the height standard. No.6, No.10 & No.12 have been approved with a roof height of 9m, No.2 & No.18 at 9.5m and No.16 at 10m. No. 14 has a roof height of 8.5m and No.4 remains vacant. The proposed dwelling contains a hipped roof with a dutch gable that contains a maximum height at the apex of the roof at 10.5m. The dwelling to the north does not contain openings along the south elevation and will not be impacted by the proposal with regard to view loss, loss of privacy or solar access. To the south of the subject site, the dwelling at No.6 contains one glass sliding door on the north elevation accessed from the internal living space on the second floor. The remaining windows belong to the master bedroom and ensuite. The side setback of No.6 has been approved at 1.1m to the wall and 600mm to the eaves. The applicant has provided comprehensive shadow diagrams that demonstrate minimal impact on the overshadowing of the adjoining property. The proposed dwelling is setback 3.2m from the shared boundary which creates reasonable retention of solar access to No.6 and reduces the mass of the building. The north facing glass door will obtain solar access from 9am to	overall height of 10.5m (2 metres over allowable height limit)	Council

388/1	6	1	1061026	17	Beacjview Close	Kianga	2546	2: Residential - Single new dwelling	LEP	R2		Redesign submiited deemed acceptable. Clause 4.6 Varying Development Standard - REDES amended plans recieved 24/03/16 & 03/06/16 & 03/0 Garry Barry Planning Services on behalf of the applic provided a written response in accordance with Claus on the following: - Highest point 9m (at apex (pitch of roof). 500mm ov requirement. - Meets the objectives of the zone with a single dwelli - Meets the objectives of Clause 4.6 as the departure would not be obvious to the public or surrounding nei Orginal design was 9.5m, reduced to 9m. - No adverse impact on the area. - Reduced cost to the owner. - Less cut creates less environmental impact. - No additional loss of views. - Lowering the roof pitch would comprimise the style. - No additional shadowing or overlooking of adjoining - Site is sloped constrained with the building appeara in the landscape. - Meets the objectives of the DCP
						1						
								<u> </u>				
						ļ						
						<b> </b>						
						<u> </u>						
						1						
		ļ				ļ						
						<b> </b>						
						<u> </u>						
				1	1	1			1		1	

ESIGNED - %06/16 vicant has ause 4.6 based over the height elling house. Ire is minor and heighbours.	overall height of 500mm (500mm over allowable height limit)	Council
le. ng. Irance modest		

Date DA determined dd/mm/yyyy 26/07/2016



Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	02 4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/10/2016
End date:	31/12/2016
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/01/2017
End date:	31/03/2017
Please enter NIL for no SEPP1 variations:	

Council DA referen ce	Lot number	DP 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 dd/mm/yyyy
number 463/17		1059058	Courtenay Crescent	Long Beach	2536	2: Residential - Single new dwelling	LEP 2012	R2	Clause 4.6	The proposal will not compromise either of these two objectives	dwelling compliant for amost 80% of its roof area, with only the rear portion	Council	29/03/2017
								ļ			ļ		
				ļ				ļ			ļ		
			1				1		I				

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/04/2017
End date:	30/06/2017
Please enter NIL for no SEPP1 variations:	

Council DA reference number	Lot number	DP number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument		Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
577-15-M2	2	1166711	13A Orient Street	Batemans Bay	2536	MODIFICATION OF DEVELOPMENT CONSENT 577/15 FOR SHOP TOP HOUSING (10 DWELLINGS & KIOSK)	ELEP 2012	B4 - Mixed Use	Clause 4.3	The LEP defines the maximum building height of the subject site as 12m. The proposed development seeks a variation to development standard with a building roof height of 14.4m above natural ground level (NGL) and a maximum height of 15m including service infrastructure. The proposal is stepped back at the upper levels, and is not designed to the furthest extent of the envisaged building envelope at its eastern part thereupon the variation to the height control only applies to the western half of the building. As a result of the articulation demonstrated on each building level, overshadowing by the new development is reduced in comparison to the expected height and density of the designated zoning of the subject site with the design foregoing building bulk which would otherwise appear to be allowable under the DCP controls and preserves morning sun to the promenade.		Council	23/05/2017

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/07/2017
End date:	30/09/2017
Please enter NIL for no SEPP1 variations:	

number       Image: Instruction of the standard stand			
Image: second	ve the max permitted by the Cl4.3 of	Council	11/08/2017
dwelling	use 4.3 - Height of Buildings Juired: 8.5m max. posed: 8.91 max (410mm variation/ 2%)	Council	11/09/2017

Eurobodalla Shire Council
Nardi Arnold
4474 1226
narnold@esc.nsw.gov.au
1/10/2017
31/12/2017

Council DA reference number	Lot number	DP 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 dd/mm/yyyy
377/16-M2	301	15396	Annetts Parade	Mossy Point	2537	6: Residential - Other	LEP 2012	R2	Clause 4.1	(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority		Council	20/11/2017

Eurobodalla Shire Council
Nardi Arnold
4474 1226
narnold@esc.nsw.gov.au
1/01/2018
30/03/2018

<u> </u>		1											
Council DA referen ce number	Lot number	DP 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 dd/mm/yyyy
602/17	138	1216682	Bayridge Drive	North Batemans Bay	2536	2: Residential - Single new dwelling	ELEP	R5 Large Lot Residential	Cluase 4.6	-cl.4.3(b): The parts of the parapet over 8.5m high do not have an adverse visual impact, disrupt any views, result in any loss of privacy or loss of solar access to an existing development.	The parapet at the rear of the building exceeds the maximum height of 8.5m by not more than 500mm.	Council	6/02/2018

Cound DA reference ce numb	n Lot number	DP 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 dd/mm/yyyy
408/11	1	1040724 & 1236992	Clearwater Terrace	Mossy Point	2537	13: Subdivision only	LEP 2012	R5	Clause 4.6	<ul> <li>The primary objective in retaining larger anotinent sizes is to create a varied range of hving styles and options. The variation is minimal and the primary objective is still achievable.</li> <li>Reducing the proposal to a single allotment and road placement would result in a parcel of un-managed land which would be inconsistent with the existing subdivision lot sizes.</li> <li>The minimal decrease of the standard in this instance as balanced against the beneficial outcome of two available parcels for the community, would suggest that compliance with the standard purely on grounds of principle, is unnecessary and unreasonable. 76 out of the 80 approved lots have been developed or contain development approval and as such a reduction in lot size through this application will not set a new precedent for the subdivision.</li> <li>The zoning of the land is not in question, neither is the establishment of a minimum lot size standard. Strict adherence to the standard relies on historic planning origins rather than land attributes. The proposal has demonstrated that the parcel is canable of a 10% reduction in lot size.</li> </ul>	development as designed, will result in one allotment with an overall lot area of	Council	31/05/2018
530/1	140	855018	Warragai Place	Malua Bay	2536	2: Residential - Single new dwelling	LEP 2012	R2	Clause 4.3	The proposal is considered of minor nature at 5.97%, as it only protrudes through the 8.5m building height for around 2.7m of the total 25.65m or 10.5% of the buildings entirety. The proposal is not considered to not have a detrimental impact on neighbouring properties by way of views, loss of privacy or loss of solar access of existing development.	The application seeks approval for a maximum building height of 9.075m or 5.97% above the maximum building height.	Council	19/04/2018

Gene         1         Norse         Losse         Losse <thlosse< th=""> <thlosse< th="">         Losse&lt;</thlosse<></thlosse<>													
N     N <td>660/18</td> <td>1</td> <td>882579</td> <td>Wagonga Scenic Drive</td> <td>Narooma</td> <td>2546</td> <td>Dwelling Additions</td> <td>ELEP 2012</td> <td>RU4 - Primary Production Small Lots</td> <td>Clause 4.3</td> <td>-Primary use of the land as residential is retained and contributes to the existing character and as such does not compromise the principle of the objective.</td> <td>9.8m AFFL. This is higher than the allowable 8.5m. The roof of the proposed extension is to match the exting</td> <td>26/06/2018</td>	660/18	1	882579	Wagonga Scenic Drive	Narooma	2546	Dwelling Additions	ELEP 2012	RU4 - Primary Production Small Lots	Clause 4.3	-Primary use of the land as residential is retained and contributes to the existing character and as such does not compromise the principle of the objective.	9.8m AFFL. This is higher than the allowable 8.5m. The roof of the proposed extension is to match the exting	26/06/2018
N     N <td></td>													
N     N <td></td> <td>  </td>													
N     N <td></td> <td></td> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>  </td>													
I     I <td></td>													
N     N <td></td>													
I     I <td></td>													
Image: Section of the section of t													
Image: Section of the section of t													
N     N <td></td>													
1     1 <td></td>													
N     N <td></td>													
Image:													
1     1 <td></td>													
1     1 <td></td>													
Image: Section of the section of t													
Image: Section of the section of t													
Image: Section of the synthesis of the synthesynthesis of the synthesis of the synthesis of													
I     I <td></td>													
Image: state in the state			<u> </u>										
I       I				ļ									
Image: state in the state													
Image: state in the state			<u> </u>										
Image: state in the state		ļ	<u> </u>					L					
Image: Section of the system of the syste			1										
Image: Sector													 
			ļ										
		1						1					

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/07/2018
End date:	30/09/2018
Please enter NIL for no SEPP1 variations:	

Council DA referen ce number	Lot number	DP 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 dd/mm/yyyy
653/18	191	1112601	Litchfield Crescer	Long Beach	2536	13: Subdivision only	LEP 2012	R2	Clause 4.6	As the proposed subdivsion is consistent with all other aspects of the DCP and provided all engineering aspects related to infrastructure can be achieved the variation to ELEP 2010 Cl. 4.6 is supported.	The two lot subdivision proposed two lots at 552sqm and 532sqm. The second lot is slightly smaller in area as required under the ELEP2012 CI.4.6 Exceptions to development standards. In this case the clasue 4.0 Mimimum Lot Size is not complied with for one of the two proposed I ots. The proposed subdivsion is consistent with all other aspects of the DCP.	Council	19/04/2018
											1		
		-		-								-	

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/10/2018
End date:	31/12/2018
Please enter NIL for no SEPP1 variations:	NIL

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/01/2019
End date:	31/03/2019
Please enter NIL for no SEPP1 variations:	

Council DA reference number		DP 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 dd/mm/yyyy
355/19	1	1219767	Sanctuary Place	Catalina	2536	1: Residential - Alterations & additions	ELEP 2012	R2	C 4.6	<ul><li>(7) This assessment is to be kept on Council records</li><li>(8) Not inconsistent</li></ul>		Council	1/03/2019

Council name:	Eurobodalla Shire Council
Contact name:	Nardi Arnold
Phone:	4474 1226
E-mail:	narnold@esc.nsw.gov.au
Start Date:	1/04/2019
End date:	30/06/2019
Please enter NIL for no SEPP1 variations:	

Council DA referen ce number	DP 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 dd/mm/yyyy
408/18 1	1040724 & 1236992	Clearwater Terrace	Mossy Point	2537	13: Subdivision only	LEP 2012	R5	Clause 4.6	The variation to the development standard in this instance is 10% for one lot only. The Department of Planning provides delegation to Council to assume the Secretary's concurrence to vary a development standard provided the development does not contravene a numerical standard by greater than 10%. The applicant has provided a request to the General Manager to consider the variation and in accordance with NSW Case Law. The applicant has provided a written response against the 'five part test'. Council's supports the written request based on the following main points: Integrity of the land remains, infrastructure is provided for the purpose and the allotment provides the opportunity for the land to support a dwelling that complies with Councils Residential Development Control Plan and future asset protection zones. Primary use of the land as residential is retained and contributes to the existing character and as such does not compromise the principle of the objective. The primary objective in retaining larger allotment sizes is to create a varied range of living styles and options. The variation is minimal and the primary objective is still achievableReducing the proposal to a single allotment and road placement would result in a parcel of un-managed land which would be inconsistent with the existing subdivision lot sizesThe minimal decrease of the standard in this instance as balanced against the beneficial outcome of two available parcels for the community, would suggest that compliance with the standard purely on grounds of principle, is unnecessary and unreasonable. 76 out of the 80 approved lots have been developed or contain development and as usch as reduction in lot size through this application will not set a new precedent for the subdivision The zoning of the land is not in question, neither is the establishment of a minimum lot size standard. Strict adherence to the standard theis on historic planning origins rather than land attributes. The proposal has demonstrated that the parcel is capable	The proposed development as designed, will result in one allotment with an overall lot area of less than	Council	31/05/2018

471/19	40	1232079 (SP 95672)	Tallawang Avenue	Malua Bay	2536	3: Residential - New second occupancy	LEP 2012	R2	Clause 4.3(3)	The site is nominated on the height of buildings map as having a maximum height of 8.5m. The proposed works seek to vary this control as a short length of one wall exceeds the height limit by 360mm. This The 8.5m height limitation is breached for a 3m length of the building in the south west corner of the dwelling where the natural ground level dips away as cross fall to the site. Fill is required at this point. The 3m length of wall affected encloses the carport and the deck above. The wall includes significant openings to minimise the potential impact on the amenity of the adjacent neighbouring lot. The short section of additional height has no impact on the opportunities for views from the neighbouring dwelling. The variation is recommended to be supported as the design response seeks to minimize adverse impact on adjoining properties. The proposed works are considered to be consistent with the objectives of Clause 4.3(3) as it seeks to provide housing consistent with the character of the low density residential environment.	The 8.5m height limitation is breached for a 3m length of the building in the south west corner of the dwelling where the natural ground level dips away as cross fall to the site. Fill is required at this point. The applicant consideres it is unreasonable to disallow this variation as every effort has been made to stay within the height parameter.	Council	10/05/2019
--------	----	-----------------------	---------------------	-----------	------	--	----------	----	---------------	---	--	---------	------------