

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards
Approved in April 2013 – June 2013**

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/548/2012	10 Hope Street, ROSEHILL NSW 2142 Lot 1 DP 739505	Residential Flat Building	B4 Mixed Use PLEP 2011	cl 4.3 - maximum height	The height exceedance is the result of a technical non-compliance with the definition. In this regard, had a ceiling been placed under the clerestory roof, the proposal would comply with the height control as it would be considered as an architectural roof feature. The provision of a ceiling to avoid the non-compliance would result in an unsuitable outcome for the internal amenity of future occupants of the site. The minor projection enables solar access into the habitable area. The non-compliance does not result in additional floor space being created. No concerns regarding the minor variation to the height were raised by the Parramatta Design Excellence Advisory Panel.	<u>Required:</u> 28m (max) <u>Proposed:</u> 28.5m or 1.6% variation	8 April 2013 Group Manager Outcomes & Development – Delegated Authority
DA/533/2012	102 - 106 Railway Terrace, MERRYLANDS NSW 2160 Lot 3 DP 551530, Lot 2 DP 1181748, Lot 1 DP 1181748	Mixed Use Development	B4 Mixed Use PLEP 2011	cl 4.3 – maximum height cl 4.4 – maximum FSR	The breach of the height restriction is extremely minor in nature only and is only to a maximum height of 22.7 metres. This variation is confined to the lift shaft and the parapets of the proposed development only. The current FSR of the proposed development is 2.08:1 which is exceeding the maximum FSR by less than 1%. By proposing the extra 0.08 floor space, better amenities are provided.	<u>Required:</u> 21 metres (max) <u>Proposed:</u> 22.34m or 1.34m (6.38% variation) <u>Required:</u> 2.0:1 (max) <u>Proposed:</u> 29.49m ² (or 0.9%)	22 April 2013 Council Meeting

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/635/2012	18 Dunlop Street, EPPING NSW 2121 Lot 13 DP 6761	Dwelling	R2 Low Density Residential PLEP 2011	cl 4.3 - maximum height	The dwelling has been designed to incorporate a stepped building platform, meaning the roof pitch of the front portion of the dwelling exceeds the maximum building height by 400m. The extent of non-compliance is a direct result of the topography of the allotment. The development does not adversely compromise the amenity of surrounding properties in respect to privacy and overshadowing.	<u>Required:</u> 9 metres (max) <u>Proposed:</u> 9.4 metres	24 April 2013 Group Manager Outcomes & Development – Delegated Authority
DA/762/2012	59 Pine Street, RYDALMERE NSW 2116 Lot 25 DP 10050	Dual occupancy	R2 Low Density Residential PLEP 2011	cl 4.6 – maximum FSR	The bulk and scale of the non-complaint building will not be discernible from that of a complying building. The bulk and scale of the building is appropriate for the locality and compatible with the existing and likely future built form in the area. The development complies with all other numeric standards within the LEP such as height and allotment size.	<u>Required:</u> 348m ² (max) <u>Proposed:</u> 366.4m ² or 18.4m ² (6% variation)	13 May 2013 Group Manager Outcomes & Development – Delegated Authority
DA/654/2012	150 - 154 James Ruse Drive, PARRAMATTA NSW 2150 Lot 39 DP 652746	Residential Flat Building	R4 High Density Residential PLEP 2011	cl 4.4 – maximum FSR	Development has a suitable density, it being noted that it complies with the building height, deep soil zone, landscaped area and car parking requirements. The development is consistent with the future character of the area. The proposal does not result in adverse amenity impacts with regard to overshadowing or privacy.	<u>Required:</u> 0.8:1 (max) <u>Proposed:</u> 0.84:1 or 63.8m ² (5.2% variation)	13 May 2013 Group Manager Outcomes & Development – Delegated Authority

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/630/2012	93-95 Thomas Street, PARRAMATTA NSW 2150 Lot 17 DP 1239	Residential Flat Building	R4 High Density Residential PLEP 2011	cl 6.7 – foreshore building line	The built form on the subject site is consistent with the scale of development anticipated by the R4 zone. The variation allows for a high quality standard of development on the site that satisfies the building envelope controls in regards to setback and heights.	<u>Required:</u> 30 metres (max) <u>Proposed:</u> 33 metres or 10%	21 May 2013 Group Manager Outcomes & Development – Delegated Authority
DA/30/2013	9/16 Buckleys Road, WINSTON HILLS NSW 2153 Lot 17 DP 70736	Dwelling	R2 Low Density Residential PLEP 2011	cl 4.4 – maximum FSR	The Illabunda Project at 16 Buckleys Rd Winston Hills was required to have a Masterplan prepared under the direction of the Parramatta Local Environment Plan 2001 which was the guiding LEP at the time. The Masterplan was submitted to PCC in November 2006 and approved by Council on 19th April 2007. One of the main design principles of 'Illabunda' included the provision of a village green and community centre to overcome the small lot sizes and limited landscaped areas within the allotments once the dwellings were built. The development does not adversely compromise the amenity of surrounding properties with respect to privacy or overshadowing. The proposed dwelling incorporates varied side and rear setbacks, and a maximum roof height of 8.5m reducing the bulk and scale of the dwelling when viewed from neighbouring lots. Further the lot is adjoined by bushland to the east and south which provides a greater 'open feel' to the allotment.	<u>Required:</u> 0.5:1 (max) <u>Proposed:</u> 0.58:1 or 248.716m ²	11 June 2013 Council Meeting

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/132/2013	37 Campbell Street, PARRAMATTA NSW 2150 Lot 21 DP 775102	Mixed Use	B4 Mixed Use PCC LEP 2007	cl 22D – Building Separation	The extent of the non-compliance is minor when the adjoining properties and the context of the site are taken into consideration. The adjacent development to the west has a limited number of living room windows with the majority of the windows being bedroom windows and bathrooms. The proposed western facade accommodates two (2) balconies with louvered screens to provide privacy while maintaining a northerly aspect. The central balcony will be directly viewing to the west. The eastern side setback will have even less impact due to the single-storey heritage building located thereon.	<u>Required:</u> Zero or 6m to the side boundaries. <u>Proposed:</u> Eastern side between 1.98m and 4.079m. Western side between 2.095m and 4.32m.	11 June 2013 Council Meeting