

Development Application Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013 and SEPP 1

Approved in 1 April – 30 June 2016

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/857/2014	18 Weston Street, ROSEHILL 2142 Lot 4, DP 6518	Residential Flat Building	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Building Height	The proposed building fits reasonably within its designated setbacks minimising potential impacts on the streetscape and adjoining properties in the context of the height transitions allowable and envisaged in the precinct. The variation relates to the central part of the building and therefore will not result in a building with an apparent height of five storeys when viewed from the street. Various measures have been utilised in the proposed design to visually recess the appearance of the upper floors of the development including setting back the fifth floor 5.5m from the front building alignment and modulation in materials and finishes of upper floors.	<u>Required:</u> 13m <u>Proposed:</u> 17.7m (variation of 4.7m or 36%)	26 April 2016 – Council Meeting
DA/677/2015	15-17 Enid Avenue, GRANVILLE 2142 Lot 121, DP 791040 Lot 11, DP 17572	Residential Flat Building	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Building Height	The proposal provides for the delivery of additional housing in Granville. The scale and intensity of the development is appropriate noting that the proposal complies with the maximum floor space controls with a building envelope that demonstrates an appropriate development outcome. The additional height does not result in any additional amenity impacts upon the future residents of the site or the neighbouring properties. The proposal is consistent with the objectives of the height standard and zoning objectives.	<u>Required:</u> 20m <u>Proposed:</u> 23m (variation of 3m or 15%)	26 April 2016 – 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/948/2015	8/16 Buckleys Road, WINSTON HILLS 2153 Lot 13, DP 270736	Dwelling	PLEP 2011 R2 Low Density Residential	cl. 4.4 – Maximum FSR	<p>This site is part of a low-density Community Title subdivision, with approximately 70% of the site being community land (open space and recreation facilities).</p> <p>The smaller lot sizes within the estate and the non-compliance with the current 0.5:1 FSR, is offset by the large communal open spaces provided for the residents.</p> <p>The dwelling complies with the height requirement and does not impact adversely on surrounding properties in terms of solar access and privacy.</p> <p>The proposal has a FSR of 0.57:1, which is less than that approved for the dwelling that was originally envisaged for the site with an FSR of 0.62:1.</p>	<p><u>Required:</u> 0.5:1 = 210.25m²</p> <p><u>Proposed:</u> 0.57:1 = 242m² (variation of 31.5m² or 15%)</p>	26 April 2016 – Council Meeting
DA/127/2015	2-6 Helen Street and 17 Park Avenue, WESTMEAD 2145 Lot 51, DP 633455	Residential Aged Care Facility	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Building Height	<p>The proposed development is an appropriate response to the topography of the site, does not result in any adverse heritage impacts to Parramatta Park, and improves the amenity and design outcome of the development. The proposed development also has the support of the Design Excellence Advisory Panel.</p>	<p><u>Required:</u> 20m</p> <p><u>Proposed:</u> 26.3m (variation of 6.3m or 31.5%)</p>	27 April 2016 – JRPP

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/711/2015	17 Manson Street, TELOPEA 2117 Lot 2, DP 1049301	Residential Flat Building	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Building Height	<p>The proposed development is an appropriate response to the topography of the site; does not contain any habitable areas beyond the height limit and only provides a lift core beyond the height limit.</p> <p>The proposed development improves the amenity and design outcome of the development, responds to the site and does so without adversely compromising relationships with adjoining developments.</p>	<p><u>Required:</u> 11m</p> <p><u>Proposed:</u> 11.6m (variation of 600mm or 5.5%)</p>	9 May 2016 – Council Meeting
DA/338/2016	32 Moseley Street, CARLINGFORD 2118 Lot 34, DP 251044	Place of Public Worship	The Hills Local Environmental Plan 2012 R2 Low Density Residential	cl 4.3 – Maximum Building Height	<p>The proposed additions are consistent to the design and form of the current building and will modernise the building and accommodate the growth in the area. Any perceived visual impacts would be minimised through architectural elements, colours, finishes and landscaping. The minor breach in the height limit to accommodate the hall component of the Church is considered suitable in the context of the surrounding area and unnoticeable from the street.</p>	<p><u>Required:</u> 9m</p> <p><u>Proposed:</u> 9.44 (variation of 0.44m or 4.8%)</p>	14 June 2016 – 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/706/2014	<p>57, 63 & 83 Church Street and 44 Early Street, PARRAMATTA 2150</p> <p>Lot 16, DP 12623, Lot 114, DP 129484, Lot 15, DP 651039</p>	<p>Mixed Use B4 Business</p> <p>Development B5</p> <p>Public Recreation RE1</p>	PLEP 2007	cl 21 – Maximum Height of Buildings	<p>The proposed development was the winning entry in a design excellence competition and was awarded a 10% bonus on the height control.</p> <p>The site is a well located gateway site to the City Centre, which will support the ongoing vitality of the commercial core and provide quality housing opportunities in close proximity to services, facilities and public transport.</p> <p>The proposed development supports the aims of the Urban Renewal SEPP as it facilitates the orderly and economic redevelopment of sites in urban renewal precincts.</p>	<p><u>Required:</u></p> <p>Site 1 Front = 36m Bonus 10% = 39.6m</p> <p>Rear = 118m Bonus 10% = 129.8m</p> <p>Site 2 Front = 36m Bonus 10% = 39.6m</p> <p>Rear = 90m Bonus 10% = 99m</p> <p><u>Proposed:</u></p> <p>Site 1 Front (F) = 41m (variation of 3.5% or 1.4m)</p> <p>Rear (D) = 134m (variation of 3.5% or 4.2m)</p> <p>Site 2 Front (L) = 41.3m (variation of 4% or 1.7m)</p> <p>Rear (K) = 102.6m (variation of 4% or 3.65m)</p>	29 June 2016 – JRPP 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/706/2014 (con't)	57, 63 & 83 Church Street and 44 Early Street, PARRAMATTA 2150 Lot 16, DP 12623, Lot 114, DP 129484, Lot 15, DP 651039	Mixed Use B4 Business Development B5 Public Recreation RE1	PLEP 2007	cl 22(4) – Maximum FSR (Site 1) cl 22 – Maximum FSR (Site 2)	It is considered that it would be unreasonable to require the development to comply with the floor space ratio standards in the circumstances of this case, as the floor space ratio is a combined result of the design competition process (which pre-empted the development application submission) and the compliance with the floor space distribution standards within LEP 2007. In this regard, the heights and floor space are interconnected in design along with the required numeric commercial and residential outcomes.	<u>Required:</u> Site 1 7.2:1 (it includes a basement for commercial use) = 54,662.4m ² Bonus 10% = 7.92:1 = 60,128.64m ² <u>Proposed:</u> 8.28:1 or 62,862m ² (variation of 2733.36m ² or 4.5%) <u>Required:</u> Site 2 6.4:1 = 30,348.8m ² Bonus 10% = 7.04:1 = 33,383.7m ² <u>Proposed:</u> 7.36:1 or 34,897m ² (variation of 1513.3m ² or 4.5%)	29 June 2016 – JRPP 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/706/2014 (con't)	57, 63 & 83 Church Street and 44 Early Street, PARRAMATTA 2150 Lot 16, DP 12623, Lot 114, DP 129484, Lot 15, DP 651039	Mixed Use B4 Business Development B5 Public Recreation RE1	PLEP 2007	cl 221(4) – Distribution of Floor Space	<p>The proposed development provides for a 60% residential and 40% non-residential floor space split across the combined sites (Site 1 and Site 2). Whilst this distribution of floor space is compliant on Site 2 with 47% non-residential floor space, Site 1 is deficient with only 36% non-residential floor space.</p> <p>Compliance with the development standard is consistent with the objectives of the floor space distribution control, as the overall concept plan for the Gateway South redevelopment will achieve the development standard and provides employment opportunities in the precinct by ensuring that a minimum proportion of the available floor space is provided for commercial purposes.</p>	<p><u>Required:</u></p> <p>Site 1</p> <p>At least 40% of FS used for a purpose other than residential accommodation or serviced apartments = 25,145m²</p> <p><u>Proposed:</u> = 22,598m² or 36%</p> <p>This equates to a non-compliance of 10%.</p>	29 June 2016 – JRPP Meeting