

**Development Application Variations to Standards under Clause 4.6 of LEP 2011, Clause 24 of LEP 2007 and SEPP 1
Approved in 1 July 2015 – 30 September 2015**

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/318/2014	110, 112 & 112A Adderton Road, CARLINGFORD 2118 Lot A, DP 358117, Lot 1 & 2, DP 539923	Residential Flat Building R4 High Density Residential	PLEP 2011	cl 4.4 – Maximum FSR cl 4.3 – Maximum Height of Buildings	<p>The FSR variation is 9.4% and is considered acceptable in order to achieve the desired laneway outcome.</p> <p>The maximum height variation, although is 20%, is only for a portion of the building and is well founded and acceptable as the proposed additional level is setback from the front elevation thereby reducing any significant impact on the streetscape.</p> <p>The proposal will not have any additional solar access impacts on all the immediate neighbours and there are no known privacy issues as the additional level is setback from the building edge.</p> <p>It is also noted that the immediate surrounding sites to the north are zoned R4. To the south zoned R3, and separated by a proposed road.</p> <p>This height variation also has the support of the Design Excellence Advisory Panel.</p>	<p><u>Required:</u> 1.1:1</p> <p><u>Proposed:</u> 1.2:1 (variation of 305m² or 9.4%)</p> <p><u>Required:</u> 14m</p> <p><u>Proposed:</u> 16.9m (variation of 2.9m or 20%)</p>	13 July 2015 - 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/828/2014	Goodyear Building, 464 Church Street, PARRAMATTA 2150 Lot 9, DP 834791	Mixed Use B4 Mixed Use	PCC LEP 2007	cl 21 – Maximum Height of Buildings	<p>The subject site is a corner allotment and also due to the orientation of the site, the development does not unreasonably impact on the solar access of adjoining properties as a result of the variation to building height sought.</p> <p>The development once constructed will be of a comparable bulk and scale with adjoining and nearby properties within the B4 Mixed Use zone along Church Street.</p> <p>The development provides a compliant FSR. The bulk and scale of proposed as a result of the variation sought to the maximum building height will not be dissimilar to developments located within the City Centre where higher density development is anticipated and accepted.</p> <p>This height variation also has the support of the Design Excellence Advisory Panel.</p>	<p><u>Required:</u> 24m</p> <p><u>Proposed:</u> 28.89m (variation of 5.89m or 25%)</p>	15 July 2015 - 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/81/2015	16 – 18 Collett Parade and 202 James Ruse Drive, PARRAMATTA 2150 Lots 15, 16 & 17, DP 35120	Residential Flat Building R4 High Density Residential	PLEP 2011	cl 4.3(2) – Height of Buildings	<p>The two parts of the building which exceed the 11 metre height limit (the lift over-run and part of the three units on the third floor) are set in from the floor below, thereby allowing a stepping-down effect.</p> <p>Strict compliance with the height of buildings would be disadvantageous in respect to the economic welfare of the community and in that regard, impact on the orderly and economic use and development of the subject site.</p> <p>The additional shadowing will not fall on any residential properties.</p> <p>No view corridors will be affected.</p> <p>None of the land near the street block bound by James Ruse Drive, Collett Pde and Pennant Street, within which the site is located, overlooks the subject site. The nearby land is either at a similar level as the subject street block or at a lower level.</p>	<p><u>Required:</u> 11m</p> <p><u>Proposed:</u> 13.65m (variation of 24%)</p>	15 July 2015 - JRPP
DA/622/2013	8 - 10 Blaxcell Street, GRANVILLE 2142 Lot A, DP 387246	Residential Flat Building	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Building Height	<p>The maximum permissible height variation is 3.2%, which is confined to some portions of the roof of the residential flat building to the east (Block 1). This is primarily due to the slope of the land and minor intrusion into the maximum permissible building line by the pitched roof and the lift over run. There is no known additional overshadowing or privacy impacts due to the proposed variation.</p>	<p><u>Required:</u> 14m</p> <p><u>Proposed:</u> 14.45m (variation of 450mm or 3.2%)</p>	11 August 2015 – Manager Development & Traffic Services – 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/743/2013	32 - 34 Marian Street, GUILDFORD 2161 Lots 8 & 9, DP 13307, Lot 6 Sec 2, DP 683, Lots 6, 7 & 8, DP 15839, Lots A & B, DP 332847, Lot 1 in DP 521015 and partial use of Lot 1, Sec 1, DP 683	Residential Flat Building	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Building Height	The maximum permissible height variation is 9.09%, which is confined to some portions of the roof of Block A and B. This is primarily due to the flooding in the case of Block B and a minor element of the roof exceeding the maximum permissible limit in Block A. There is no known overshadowing or privacy impacts due to the proposed variation.	<u>Required:</u> 11m <u>Proposed:</u> 12m (variation of 1m or 9.09%)	18 August 2015 – Manager Development & Traffic Services – Delegated Authority
DA/574/2014	34 Railway Parade GRANVILLE 2142 Lot 10, DP 128833, and Lot C, DP 349131	Mixed Use	PLEP 2011 B2 Local Centre	cl 4.3 – Maximum Building Height	It is considered that the development is in the public interest as it is consistent with the objectives of the B2 zone, and demonstrates a high level of design quality. It is noted that the variation results from provision of lift access to the roof terrace for the benefit of residents.	<u>Required:</u> 15m <u>Proposed:</u> 15.98m (variation of 980mm or 6.5%)	19 August 2015 – Manager Development & Traffic Services – 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/381/2014	86 - 88 Railway Terrace, MERRYLANDS 2160 Lot 1, DP 779759	Mixed Use	PLEP 2011 B4 Mixed Use	cl 4.4 – Maximum FSR	The proposed variation will not significantly increase the bulk and scale of the building and will have minimal visual impact, will not disrupt any significant view, will not impact on the privacy of adjoining sites, and will not impact on the solar access received by adjoining sites. The site will be of consistent scale with surrounding future development and the building otherwise sits generally within its designated envelope.	<u>Required:</u> 2:1 (a GFA of 2666m ²) <u>Proposed:</u> 2.05:1 (a GFA of 2737m ²) (variation of 2.6% or 71m ²)	11 September 2015 - Manager Development & Traffic Services – Delegated Authority
DA/569/2014	22-24 Rawson Road, GUILDFORD 2161 Lot 18, DP 14788 & Lot B, DP 390823	Mixed Use	PLEP 2011 B1 Neighbourhood Centre	cl 4.3 – Maximum Building Height	The proposal minimises visual impact by setting the fourth storey 12.5m behind the front building wall of the development, with landscaping proposed along the front boundary of the fourth storey. The height breach only affects the ceiling of the top floor and the lift over run, which is minimal. The development proposes an FSR of 1.43:1, which is less than the maximum FSR of 1.5:1 permitted on the site.	<u>Required:</u> 12m <u>Proposed:</u> 13.8m (variation of 1.8m or 15%)	14 September 2015 – 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/343/2015	6 Colonial Court, WINSTON HILLS 2153 Lot 30, DP 270075	Dwelling	PLEP 2011 R2 Low Density Residential	cl 4.3 – Maximum Building Height cl 4.4 – Maximum FSR	The development will not create unreasonable amenity impacts on the neighbouring dwellings as a result of the proposed external wall heights and the non-compliance with the development standard for height is considered minor in nature. The proposal does not unduly compromise other relevant controls with the proposed development, encouraging ecologically sustainable development, and the proposal is consistent with the existing development pattern of Colonial Court.	<u>Required:</u> 9m <u>Proposed:</u> 9.9m (variation of 900mm or 10%) <u>Required:</u> 0.5:1 = 236.6m ² <u>Proposed:</u> 0.61.71:1 = 292.012m ² (variation of 23.42% or 55.412m ²)	14 September 2015 – Council Meeting
DA/261/2015	100 Woodville Road, GRANVILLE 2142 Lots 1000 & 1001, DP 1093851	Other – Alts & Ads to a Convent	PLEP 2011 R2 Low Density Residential	cl 4.3 – Maximum Building Height cl 4.4 – Maximum FSR	The proposal is considered to adequately respond to the site in providing a building that addresses each street frontage. There will be no adverse visual impacts on the local heritage item at No. 40 Grimwood Street (Holy Trinity Church). The proposal will provide additional accommodation of a high quality to support the existing use of the site as a convent. The non-compliances with the building height and FSR standards do not give rise to any unreasonable adverse amenity impacts on adjoining properties in terms of overshadowing and overlooking. The scale and massing of the building on the site is appropriate and responsive to the changing character of the locality.	<u>Required:</u> 9m <u>Proposed:</u> 10.3m (variation of 12.6%) <u>Required:</u> 0.5:1 or 663.5m ² <u>Proposed:</u> 0.79:1 (variation of 36.7% or 1,046.2m ²)	28 September 2015 – Council Meeting