

**Development Application Variations to Standards under Clause 4.6 of LEP 2011, Clause 24 of LEP 2007 and SEPP 1
Approved in 1 January – 31 March 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/153/2015	2 Spofforth Street, ERMINGTON 2115 Lot 565, DP 16184	Dual Occupancy	PLEP 2011 R2 Low Density Residential	cl 6.11 – Minimum Lot Size	The extent of departure is 0.51% of the required standard and the difference between the subject site and current proposal as compared to a compliant lot size would be visually indistinguishable and have no material impact on the ability to deliver a dual occupancy development consistent with the remaining planning controls applying to the development.	<u>Required:</u> 600m ² <u>Proposed:</u> 596.94m ² (variation of 3.06m ² or 0.51%)	8 February 2016 – Council Meeting
DA/650/2015	2 Hope Street, MELROSE PARK 2114 Lot 2, DP 602080	Silos	PLEP 2011 IN1 General Industrial	cl 4.3 – Maximum Building Height	<p>The proposed silos replace similar sized structures on the site and the replacement of the structures is required for health and safety reasons. The silo height is required for the operational needs of the existing well established premises.</p> <p>The silos will be reduced in number, which will reduce the visual impact upon the streetscape and the site.</p> <p>The proposed development will not adversely impact on the visual amenity, view corridors, overlooking or solar access provisions of nearby residential properties.</p> <p>Heritage items within the vicinity of the proposed development will not be adversely impacted.</p>	<u>Required:</u> 12m <u>Proposed:</u> 18.3m (variation of 6.3m or 52.5%)	8 February 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/467/2015	26 Marion Street, PARRAMATTA 2150 Lot 2, DP 909383	Residential Flat Building	PCCLEP 2007 & PLEP 2011 B4 Mixed Use	cl 22 – Maximum FSR cl 22A - Minimum Building Street Frontage	<p>The additional floor space is minor and does not contribute to the increase in the bulk and scale of the proposed RFB. The substantial bulk and scale of the adjoining buildings to the north east means that proposed slender tower will provide a good contextual fit for the locality. The proposal optimises the density near Parramatta CBD and a Railway Station with no known adverse impacts either on shadowing or privacy.</p> <p>The proposed residential flat development responds well to the site and does so without compromising relationships with adjoining developments, does not unduly compromise other relevant controls, and that the proposed development encourages sustainable development whilst providing a public benefit.</p>	<p><u>Required:</u> 2:1</p> <p><u>Proposed:</u> 2.05:1 (variation of 2.73% or 31.2m²)</p> <p><u>Required:</u> 20m</p> <p><u>Proposed:</u> 12.50m (variation of 7.5m or 37.5%)</p>	22 February 2016 – Council Meeting
DA/438/2015	63 Ulm Street, ERMINGTON 2115 Lot 11, DP 241952	Dual Occupancy	PLEP 2011 R2 Low Density Residential	cl 6.11 – Minimum Lot Size	<p>The proposed development appropriately responds to the site, and does so without adversely compromising relationships with adjoining developments. The proposal is not considered to unduly compromise other relevant controls relating to the development, as it encourages ecologically sustainable development. Furthermore, the proposed development does not detract from the achievement of useable and pleasant streets, or the reduction of daylight access.</p>	<p><u>Required:</u> 600m²</p> <p><u>Proposed:</u> 594.3m² (variation of 5.7m² or 0.95%).</p>	14 March 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/579/2015	34 - 36 Briens Road, NORTHMEAD 2152 Lot 1, DP15342 & Lot B, DP 320582	Residential Flat Buildings	PLEP 2011 B4 Mixed Use	cl 4.3 – Maximum Height of Buildings cl 4.4 - Maximum FSR	<p>The proposed development responds to the site and its setting amongst established mixed use and residential flat buildings despite the non-compliances and does so without compromising relationships with adjoining development.</p> <p>The proposal meets the intent of the objectives of the FSR standard in that the variation will have no significant adverse environmental or amenity impacts as a result of the height, bulk and scale of the proposed development and will be consistent with the desired future character of the area.</p>	<p><u>Required:</u> 12m</p> <p><u>Proposed:</u> 13m to the roof parapet and 16.125m to the lift overrun (variation of 1m or 8% and 4.125m or 34%).</p> <p><u>Required:</u> 1.5:1</p> <p><u>Proposed:</u> 1.74:1 (including winter gardens) (variation of 285m² or approximately 16%)</p> <p>1.63:1 (excluding winter gardens) (variation of 154.8m² or approximately 8.7%)</p>	14 March 2016 – Council Meeting
DA/684/2015	9 Evans Road, TELOPEA 2117 Lot 321, DP 36743	Residential Flat Building	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Height of Buildings	Compliance with the development standard is considered unreasonable, as it would require that the roof top terrace be deleted. The terrace will provide additional communal open space to future occupants. The communal open space at ground level forms part of an overland flow path. As the non-compliant elements are setback from the facades of the building, they will not have a visual impact on the building from close views.	<p><u>Required:</u> 14m</p> <p><u>Proposed:</u> 15.4m (variation of 1.4m or 10%)</p>	14 March 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/643/2015	22 Moses Way, WINSTON HILLS 2153 Lot 22, DP 270717	Dwelling	PLEP 2011 R2 Low Density Residential	cl 4.3 – Maximum Height of Buildings	The proposed development appropriately responds to the site, and does so without adversely compromising relationships with adjoining developments. The proposed development does not detract from the achievement of useable and pleasant streets, or the reduction of daylight access. In addition, the building height is consistent with existing development within the Moses Way Estate.	<u>Required:</u> 9m <u>Proposed:</u> 9.459m - 9.695m (variation of 459mm - 695mm or 5.1% to 7.7%)	23 March 2016 – Manager Development & Traffic Services – Delegated Authority
DA/695/2015	23 Moses Way, WINSTON HILLS 2153 Lot 23, DP 270717	Dual Occupancy	PLEP 2011 R2 Low Density Residential	cl 4.3 – Maximum Height of Buildings	The proposed development appropriately responds to the site, and does so without adversely compromising relationships with adjoining developments. The proposed development does not detract from the achievement of useable and pleasant streets, or the reduction of daylight access. In addition, the building height is consistent with existing development within the Moses Way Estate.	<u>Required:</u> 9m <u>Proposed:</u> 9.233m to 9.425m (variation of 0.233m to 0.425m or 2.58% to 4.72%)	23 March 2016 – Manager Development & Traffic Services – Delegated Authority
DA/514/2014	85 Victoria Road, PARRAMATTA 2150 Lot 100, DP 635092	Mixed Use	PLEP 2011 B1 Neighbourhood Centre	cl 4.3 – Maximum Building Height	The development provides a transition in height to reflect the changing zones / development density, particularly to the R2 zoned sites to the east and the R4 zoned sites to the south. Is located on the periphery of the Parramatta CBD, responds to the site, and does so without adversely compromising relationships with adjoining developments.	<u>Required:</u> 15m <u>Proposed:</u> 20.75m (variation of 5.75m or 38.3%)	29 March 2016 – Council Meeting