

Development Application variations under SEPP 1 – 1 April 2008 – 31 December 2008

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/806/2006	25 Harris Street, Harris Park	4: Residential - New multi unit < 20 dwellings	SREP 28	Clause 29Q - Minimum Frontage Requirements	Site isolation	Standard - 18metres. Provided - 15.24metres (2.76metre variation or 15%)	6/05/2008
DA/981/2007	37 Midson Road, Eastwood	5: Residential - New multi unit 20+ dwellings	PLEP 2001	Clauses 38, 39 and 40 - Minimum Allotment Size, Height Limits in Residential Zones and FSR.	Property subject to masterplan approval under clause 30 of PLEP 2001. Heights, allotment sizes and FSR consistent with those approved in the Masterplan.	Standard (height) - 2 storey. Proposed - 3 storey (1 storey variation or 50%). Standard (lot size) - 550m2. Proposed - 202m2 to 396m2 (154m2 to 348m2).	23/04/2008
DA/206/2008	16-18 Mons Road, Westmead	9: Commercial / retail / office	SREP 28	Clause 57 - Car Parking (maximum)	Specialised use required more car parking than generic requirement allowed	Standard - 40 spaces (max). Proposed - 64 spaces (24 space variation or 60%)	19/12/2008
DA/280/2008	3 Hassall Street, Parramatta	9: Commercial / retail / office	CCLEP 2007	Clause 21 & 22 - Height of Buildings, FSR	Design Excellence Bonus due to Design Competition.	Standard (height) - 72 metres. Proposed 79.2 (7.2 metres or 10%) Standard (FSR) - 8:1. Proposed 8.8:1 (10% variation).	7/11/2008
DA/585/2008	7 Warman Street, Dundas Valley	1: Residential - Alterations & additions	PLEP 2001	Clause 39 - Height Limits in Residential Zones	Existing subfloor area considered to be a storey	Standard - 2 storey. Proposed 3 storey (1 storey variation or 50%)	31/10/2008
DA/609/2008	38 Sirius Street, Dundas Valley	1: Residential - Alterations & additions	PLEP 2001	Clause 39 - Height Limits in Residential Zones	existing subfloor area considered to be a storey	Standard - 2 storey. Proposed 3 storey (1 storey variation or 50%)	31/10/2008

DA/34/2008	20 Victoria Road, Parramatta	5: Residential - New multi unit 20+ dwellings	CCLEP 2007	Clause 22C - Car Parking	Proximity to CBD, public transport and Council resolution regarding maximum car parking provision in CBD.	Standard - 41 spaces. Proposed 21(20 spaces or 50%)	5/08/2008
DA/582/2008	46 Fitzgerald Street, Ermington	1: Residential - Alterations & additions	PLEP 2001	Clause 39 - Height Limits in Residential Zones	The existing sub- floor area protrudes more than 1.2 meters above nature ground level	Standard - 2 storey. Proposed 3 storey (1 storey variation or 50%)	18/12/2008
DA/71/2008	110 Model Farms Road, Winston Hills	1: Residential - Alterations & additions	PLEP 2001	Clause 47 - Environmental Protection Zone	There is an existing structure already located within the 6 meter setback. Also there will be no impact on the bushland.	Standard -6 metre setback. Proposed 0.9m (5.1 metre variation or 90%)	4/07/2008
DA/459/2007	11 Mangalore Drive, Winston Hills	2: Residential - Single new dwelling	PLEP 2001	Clause 38 - Minimum Allotment Size	Less than required 550 sqm however subdivision was court approved for residential allotments	Standard - 550m2. Proposed 466m2 (84m2 variation or 15%)	15/04/2008
DA/178/2008	16 Allambie Street, Northmead	1: Residential - Alterations & additions	PLEP 2001	Clause 47 - Environmental Protection Zone	There is an existing structure already located within the 6 meter setback. Also there will be no impact on the bushland.	Standard - 6 metres. Proposed 1.2 metres (4.8 metre variation or 80%)	11/08/2008