

## Development Application Variations under SEPP 1 – Approved in April to June 2010

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/135/2010	7 Wandsworth Street, Parramatta	Residential 2(a) Residential dwelling	PLEP 2001	<i>Clause 40 –FSR</i> Required – 0.5:1 Proposed -0.547	The dwelling does not adversely compromise the amenity of surrounding properties and is compatible with the desired future character of the site with reference to the bulk and scale and characteristics of surrounding development.	9%	Delegated Authority Group Manager 1 April 2010
DA/53/2010	15 Yimbala Street, Rydalmere	Residential 2(a) Residential dwelling	PLEP 2001	<i>Clause 39 – Height control</i> Required – 2 storey Proposed – 3 storey	The non compliance with the height standard is a technical non compliance due to the definition of storey under PLEP 2001 which includes subfloor area greater than 1.2 metres above ground level. The non-compliance is a direct result of the higher than usual subfloor area that currently exists under the existing dwelling due to the sloping nature of the subject site.	1 storey	Council Meeting 12 April 2010
DA/758/2009	59A Isabella Street, North Parramatta	Residential 2(b) Residential dwelling	PLEP 2001	<i>Clause 38 – Minimum allotment size</i> Required – 670sqm (battleaxe allotment) Proposed – 394.71sqm	The allotment of land was approved by Council in 1996.	41%	Council Meeting 12 April 2010
DA/902/2009	25 Magalore Drive, Winston Hills	Residential 2(a) Residential dwelling	PLEP 2001	<i>Clause 38 –Minimum allotment size</i> Required – 550sqm Proposed – 308.5sqm <i>Clause 40 – FSR</i> Required – 0.5:1 Proposed – 0.64:1	The allotment of land was approved by the L& E Court in 1998. The floor space proposed is consistent with the previously approved floor space ratio for the site is also consistent with the size of other dwellings that have been constructed in the housing estate.	Allotment size – 44% FSR – 22%	Council Meeting 12 April 2010
DA/101/2010	21 Buller Street, North Parramatta	Residential 2(a)	PLEP 2001	<i>Clause 38 – Minimum Allotment Size</i> Required – 550m2 Proposed Lot 1 – 513m2 Proposed Lot 2 – 250m2 Proposed Lot 3 – 250m2 <i>Clause 40 – Floor Space Ratios</i> Required – 0.5:1 Proposed Lot 2 – 0.55:1 Proposed Lot 3 – 0.55:1	The proposed subdivision is consistent with the existing scale pattern of subdivision in the area and is consistent with the objectives of the Residential 2(a) zone and the objectives of the All Saints Character Area as outlines in Part 5 of Parramatta DCP 2005. It has also been demonstrated that each proposed lot is of a sufficient size to accommodate a single dwelling that is of a reasonable size and offers adequate site area for private open space, soft soil, landscape, building envelope setbacks and car parking. The proposal will not unduly impact the amenity of surrounding development.	Site area Lot 1 – 6.8% Lot 2 – 54.5% Lot 3 – 54.5% FSR Lot 2 – 10% Lot 3 – 10%	Council Meeting 15 June 2010