

Development Application Variations under SEPP 1 – Approved in April 2012 – June 2012

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/686/2011	Lot 3, DP 382147, 34 Isabella Street, NORTH PARRAMATTA 2151	Residential Flat Building	Zone - 2C Residential (PLEP 2001) R4 High Density (PLEP 2011)	cl. 40 - maximum FSR - RFB (0.8:1)	The variation is due to the enclosing of the lobby areas for amenity reasons and which were initially designed within the building envelope. In addition, the variation of 30.59m ² does not unduly impact on the perception of bulk and scale given the prevailing development pattern on this portion of Isabella Street. The variation equates to approximately 6% difference and as such has not unduly compromised other requirements for a residential flat building.	<u>FSR</u> 0.8:1 (max) Ground – 159.28m ² First – 157.62m ² Second – 159.44m ² Total – 476.35m ² FSR = 0.85:1	7 May 2012 Group Manager Outcomes & Development – Delegated Authority
DA/47/2012	Lot 7, DP 222989, 32 Lennox Street, OLD TOONGABBIE 2146	Dual Occupancy	Zone - R2 Low Density Residential PLEP 2011	cl. 4.4 – maximum FSR (0.5:1)	The proposed development is consistent with the aims and objectives of the R2 Low Density Residential zoning applying to the land as the proposed works are suitably located, and are of a bulk and scale that maintains suitable residential amenity for adjoining sites	<u>FSR</u> 0.5:1 (max) Dwelling A Ground Floor 141m ² (does not include a single car parking space, common walls or vertical circulation spaces) First Floor 115m ² (does not include common walls or vertical circulation spaces)	16 May 2012 Group Manager Outcomes & Development – Delegated Authority

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						<p>Dwelling B</p> <p>Ground Floor 143m² (does not include a single car parking space, common walls or vertical circulation spaces)</p> <p>First Floor 114m² (does not include common walls or vertical circulation spaces)</p> <p>Total = 513m² FSR = 0.527:1</p>	
DA/738/2011	15B Albert Street, North Parramatta CP SP 75354	Mixed Use Development	Zone - B4 Mixed Use Parramatta City Centre LEP 2007	cl. 24 - Building Separation	The development of the site was the subject of an architectural design competition. The proposed development is consistent with the endorsed design competition development and represents design excellence. The development complies with the permissible floor space ratio and building height development standards. The development is of a scale, density, form and land use mix envisaged by the local planning controls, and due to the competitive design process, ensures a superior development outcome in the City Centre.	<p><u>Height</u> 0m – 36m <u>Setback required</u> Nil or 6m <u>Min Setback Proposed</u> Nil (1st 16.5m) then 2.4m to 8m to the south</p> <p><u>Height</u> 36m – 54m <u>Setback required</u> 9m <u>Min Setback Proposed</u> 2.4m to 8m to the south. <u>Note:</u> A 2m variation is permitted at this height.</p>	25 June 2012 Council Meeting

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					<p>The departure from the building separation standard is minor and has no material impact on the public domain or on the amenity of individual apartments. The flexible application of the standard results in a development which achieves primary objectives specifically relating to the zoning of the land and relating to solar access, outlook, view sharing, ventilation, and privacy.</p> <p>It is considered therefore that the non-compliance with the development standard will not compromise the public interest and that there are sufficient planning grounds warranting support for a variation to the development standard. The encroachments into the required separation distances to the boundaries are not inconsistent with the objectives of the development standard or the objectives of the Mixed Use zone.</p>		
DA/53/2012	37 Midson Road, EASTWOOD 2122 CP 1 DP 270605	Dwelling house	Zone - R2 Low Density Residential PLEP2011	cl. 4.4 - maximum FSR (0.6:1)	The site is subject to a Masterplan and Council previously granted consent to subdivide the site into the subject allotment sizes. The proposed dwellings are consistent with the Masterplan and the overall site FSR of 0.6:1. The dwellings maintain suitable residential amenity for surrounding properties.	<p><u>Allotment size</u> 600m² required 611m² - 621.2m² provided.</p> <p><u>FSR</u> 0.6:1 (max) 0.67:1 and 0.72:1 proposed (approx 10.4% - 17% variation).</p>	25 June 2012 Council Meeting