

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards
Approved in 1 April 2014 – 30 June 2014**

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/780/2013	730 -732 Victoria Road, ERMINGTON 2115 Lots 13 & 14, DP 7863	Dual Occupancy	R2 Low Density Residential PLEP 2011	cl 4.4 – Maximum FSR	The proposed dual occupancy does not adversely compromise the amenity of surrounding properties with respect to overlooking, overshadowing, bulk and scale. It is considered the proposal responds to the existing form and scale of the existing multi-unit development within the adjoining properties and along Victoria Road. Furthermore the subject site is a battle axe allotment and is not visible from the street.	<u>Required:</u> 0.5:1 <u>Proposed:</u> 0.53:1 (variation of 20.5sqm or 6%)	13 April 2014 – Group Manager Outcomes & Development – Delegated Authority
DA/401/2013	11-13 Evans Road, TELOPEA 2117 Lot 322, & Lot 323, DP 36743	Residential Flat Building	R4 High Density Residential PLEP 2011	cl 4.4 – Maximum FSR cl 4.3 - Maximum Building Height	<p>The bulk and scale of the proposal is appropriate for the site, with clear form transition provided to 13 Evans Road. The proposal provides a high quality design. The foot print of the building is also considered appropriate, with substantial open space retained on the site.</p> <p>The height variation is considered to be acceptable as it is located near the transition point between height zones and provides for an appropriate street transition in heights. It is not considered that the roof, which in effect exceeds the height for 5m from the boundary between 11 and 13 Evans Road, will have any substantial streetscape impact due to the setback from the street and adjoining sites and therefore is considered appropriate.</p>	<u>Required:</u> 11 Evans - 1.1:1 13 Evans - 0.8:1 <u>Proposed:</u> 11 Evans - 1.26:1 (858.8m ² or 14% variation) 13 Evans - 0.86:1 (579.5m ² or 8% variation) <u>Required:</u> 11m <u>Proposed:</u> 11 Evans 13.6m (variation of 23% or 2.6m)	14 April 2014 – 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/839/2013	11 Friendship Street, DUNDAS VALLEY 2117 Lot 1733, DP 244156	Dual Occupancy	R2 Low Density Residential PLEP 2011	cl 4.1A – Minimum Lot Size	The proposal will not result in undue privacy, shading or bulk and scale impacts on surrounding sites.	<u>Required:</u> 600m ² <u>Proposed:</u> 594.4m ² (variation of 0.93% or 5.6m ²)	15 April 2014 – Group Manager Outcomes & Development – Delegated Authority
DA/702/2013	2 - 8 River Road West, PARRAMATTA 2150 Lot C, DP 388870, Lot 1, DP 663258 & Lot B, DP 334882	Mixed Use	B4 Mixed Use and RE1 Recreational PLEP 2011	cl 4.4 – Maximum FSR	The proposed mixed use development responds well to the site and does so without compromising relationships with adjoining developments and does not unduly compromise other relevant controls, and the proposed development encourages ecologically sustainable development whilst providing a public benefit.	<u>Required:</u> 3.4:1 <u>Proposed:</u> 3.49:1 (variation of 742.54m ² or 2.8% variation)	17 April 2014 – Joint Regional Planning Panel
DA/51/2014	40-46 Alice Street, HARRIS PARK 2150 Lot 212, DP 1117339	Community Facility	R4 High Density Residential PLEP 2011	cl 4.3 - Maximum Building Height	The proposed additional level is setback 22.4m from the front elevation thereby reducing any significant impact on the street scape and amenities to the immediate neighbouring sites. The proposed departure to the height control over part of building is acceptable and does not result in any measurable adverse impact on view, privacy, access to natural sunlight to any adjoining property or bulk impacts.	<u>Required:</u> 13m maximum <u>Proposed:</u> 17.59m (variation of 4.59m or 35%)	28 April 2014 – 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/683/2013	55 High Street, PARRAMATTA 2150 Lot 412, DP 719949	Mixed Use	B4 Mixed use PLEP 2007	cl 21 – Maximum Building Height cl 22 – Maximum FSR	The variation to the height relates to the architectural roof features which assist in screening the roof top common area, lift overrun and the recessed upper (5 th) storey when viewed from either High Street and Raymond Lane. The height variation is confined to the middle portion of the building and the impact to neighbouring sites is negligible. The minor variation allows for improved amenities to be created for two of the units. The additional floor space is mainly confined to the fifth floor level, to the middle of the building and does not increase the bulk and scale of the building and does not impact on any views or view corridor.	<u>Required:</u> 12m maximum <u>Proposed:</u> 15.9m <u>Required:</u> 2:1 <u>Proposed:</u> 2.46:1 (variation of 2.46% or 51m ²)	12 May 2014 – Council Meeting
DA/454/2013	20 - 24 Kendall Street, HARRIS PARK Lot 4 DP 574406, Lot 3 DP 529723, Lot 5 DP 540450	Mixed Use	B4 Mixed Use PCCPLEP 2007	cl 21 - Maximum Building Height	The site is within a flood zone which requires the ground floor to be raised substantially to facilitate a safe building design and will not impact on solar access to any identified public domain location. The proposal will provide a high quality urban form, has satisfactory sky exposure to daylight for existing building and its surrounds and provides appropriate form and amenity, provides an appropriate transition to the lower density lands to the south, and will not impact on any heritage item.	<u>Required:</u> 28m maximum <u>Proposed:</u> 29.11m (variation of 1.11m or 3.9%)	15 May 2014 – Group Manager Outcomes & Development – Delegated Authority

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DA/113/2014	17 Caithness Crescent, WINSTON HILLS 2153 Lot 431, DP 23673	Dwelling	R2 Low Density Residential PLEP 2011	cl. 4.3 – Maximum Height of Buildings	The proposal is for alterations and additions to a dwelling house. The modernisation of the dwelling and the addition due to the topography, has resulted in the breach of the height control. The height breach does not result in a dwelling that is out of character.	<u>Required:</u> 9m maximum <u>Proposed:</u> 9.315m (rear of the dwelling) 9.4m (front of the dwelling) (variation of 315mm to 400mm)	21 May 2014 – Group Manager Outcomes & Development – Delegated Authority
DA/440/2013	12 Palmer Street, PARRAMATTA 2150 Lot 1, DP 73982	Mixed Use	B4 Mixed Use DCP 2007	cl. 22A Minimum Building Frontage cl. 22D Building Separation	<p>The development is an isolated site that is between two existing commercial premises. This isolation assures that there are limited opportunities for consolidation to achieve the minimum site frontage. The application has demonstrated that a building envelope which provides appropriate setbacks to adjoining developments has the capacity to be developed for a childcare centre.</p> <p>The minimal building separation does not contribute to the 'bulky appearance of the development'. The building is below the maximum FSR and height permitted on the site. As such, the bulk and scale of the development are congruent with the size of the subject site. It is also noted that the development to the west and the mixed use development to opposite the site are constructed with a similar bulk and scale as that proposed.</p>	<u>Required:</u> 20m minimum <u>Proposed:</u> 18.72m (variation of 1.28m or 6.4%) <u>Required:</u> 3 metres to the property boundary for the first 15 metres (of height) and a further 6 metres from the boundary up to 24 metres. <u>Proposed:</u> Nil	26 May 2014 – Council Meeting

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DA/43/2014	2-6 Victoria Road, PARRAMATTA 2150 Lots 1 & 2, DP 301995, Lots 5-9, Sec 9, DP 758788, Lot 5, DP 776890, Lot 1, DP 917832, Lot 6, DP 917833, Lots 6-11, DP 498	Educational Establishment	PLEP 2011 R2 Low Density Residential R3 Medium Density	cl 4.3 - Maximum Height of Buildings cl 4.4 – Maximum Floor Space Ratio	The proposed 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 improving and maintaining the historic use of the site as an educational establishment.	<u>Required:</u> Area 1 – 9 metres (variation of 5 metres or 56%) Area 2 – 11 metres (variation of 3 metres or 27%) <u>Proposed:</u> 14 metres <u>Required:</u> Floor Area 1 - 0.5:1 Floor Area 2 - 0.6:1 <u>Proposed:</u> Floor Area 1 - 325.4m ² (variation of 22%) Floor Area 2 - 1789.5m ² (variation of 55%)	12 June 2014 – JRPP

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DA/30/2014	Endrim, 54 Sorrell Street, NORTH PARRAMATTA 2151 Lot 5, DP 218172	Dual Occupancy	PLEP 2011 R2 Low Density Residential	cl 4.1A - Minimum Lot Size	Compliance with the minimum lot size requirements for dual occupancy development is considered to be unreasonable in this case. In this regard, the applicant has demonstrated and outlined in their justification that a reasonably sized development with adequate floor space and amenity can be provided on the lot. The proposal provides for a contemporary dual occupancy development with appropriate landscaping, setbacks, FSR, height and car parking provision. The dual occupancy is consistent with the character of the surrounding area as Harold Street contains a variety of development forms including dwellings, townhouses and residential flat buildings.	<u>Required:</u> 600m ² <u>Proposed:</u> 584.7m ² (variation of 15.3m ² or 2.5%)	23 June 2014 – Council Meeting