

Development Application Variations under SEPP 1 – 1 January – 31 March 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/738/2009	27 Bogalara Road, Old Toongabbie	Residential 2(a)	PLEP 2001	<i>Clause 38(1)(b) – Minimum Allotment Size</i> Required – 550m ² Proposed – 495m ² Required – 15m frontage Proposed – 13.205m	Allotment of land subdivided on 23 October 1996 (existing allotment of land).	Site area – 10% Frontage – 12%	LM/CEO Delegated meeting 22 January 2010
DA/732/1009	10a Rickard Street, Carlingford	Residential 2(a)	PLEP 2001	<i>Clause 31(1)(b) – Minimum Allotment Size</i> Required – 550m ² (site area) Proposed – 533.9m ² Required – 15m frontage Provided – 14.59m ²	Allotment of land subdivided on 10 April 2006 (existing allotment of land).	Site area – 3% Frontage – 3%	Delegated authority 14 January 2010
DA/19/2010	13 Bray Street, Dundas	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 8 March 2010
DA/890/2009	65 Centenary Avenue, Northmead	Residential 2(a) Residential dwelling	PLEP 2001	<i>Clause 38 – Minimum Allotment Sizes</i> Required – 550sqm Proposed – 473sqm	The allotment of land was approved by the L&E Court and subdivision registered in 2001.	14%	Council Meeting 8 March 2010
DA/773/2009	10 Calla Grove, Pendle Hill	Residential 2(a) Residential dwelling	PLEP 2001	<i>Clause 39 – Height Control</i> Required – 2 storey Proposed – 3 storey	The non compliance is a technical non compliance due to the definition of storey under PLEP 2001 which defines any subfloor area greater than 1.2 metres above ground level as a storey. The non-compliance is due to the sloping nature of the site and the resulting subfloor area at the rear of the dwelling is a maximum 1.4m above natural ground level.	1 storey	Council Meeting 8 March 2010

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DA/655/2009	68 Hassall Street, Parramatta	Residential 2(b) Harris Park Precinct Multi-unit housing	SREP No. 28 – Parramatta and Harris Park DCP	<i>Clause 29S – Roof Design</i> Required – Roof pitch between 25 & 45 degrees Proposed – 5 degrees (flat roof)	The proposal is consistent with the zone objectives and will have no appreciable impacts on the streetscape or surrounding development.	20 degrees	Council Meeting 8 March 2010
DA/804/2009	73 Carlingford Road, Epping	Residential 2(a) Subdivision of land	PLEP 2001	<i>Clause 38 – Minimum Allotment Sizes</i> Required – 670sqm Proposed – 531sqm	The subdivision is consistent with the aims and objectives of the Residential 2(a) Zone applying to the land, and is also consistent with the aims and objectives contained within Council's DCP. The pattern of subdivision is also consistent with that of other properties in the locality.	20.7%	Council Meeting 8 March 2010
DA/857/2009	579 Church Street, Parramatta	Employment 4 Change of use – Employment zone	PLEP 2001, SREP 28	<i>Clause 45(1) – Minimum Floor Space Area</i> Required – 1000sqm Proposed – 646sqm	The development is consistent with the aims and objectives of the Employment 4 Zone applying to the Land, and is also consistent with the aims and objectives contained within Council's DCP as the proposal provides the locality with employment enterprises that are compatible with existing and nearby land uses.	64.6%	Council Meeting 8 March 2010
DA/868/2009	114 Bennalong Street, Merrylands	Residential 2(b) Residential dwelling	PLEP 2001	<i>Clause 40 – Maximum FSR Dwelling</i> Required – 0.5:1 Proposed – 0.54:1	The non compliance does not result in any adverse impacts to the amenity of adjoining properties and does not result in any adverse bulk/scale impacts.	9%	Delegated Authority Group Manager 15 March 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

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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/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