

Development Application Variations under SEPP 1 – Approved in 1 January 2011 – 31 March 2011

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/892/2010	10 Lachlan Drive, Winston Hills	Dwelling	PLEP 2001 Zone – Res 2A	cl.38(1)(a) – minimum allotment size 550m2 cl.40(1) - FSR	The lot already exists and was approved by the Land & Environment Court in 1998. The proposed FSR is consistent with other dwellings constructed in the estate.	250m2 (45%) 0.07:1 (13%)	14 February 2011 at Council meeting
DA/701/2010	37 Midson Road, Eastwood	Dwellings x 7	PLEP 2001 Zone – Res 2A	cl.38(1)(a)(b) – minimum allotment size 550m2 cl.40(1) - FSR cl.39(1) – maximum height 2 storeys	The lots were approved under previous applications. The Overall site FSR complies with the 0.6:1 ratio applicable to the overall site, as per the Master plan. The height of the dwellings is consistent with the Master Plan design principles.	103-105m2 (19%) 0.35:1 (70%) 1 storey (50%)	14 February 2011 at Council meeting
DA/884/2010	5 Romani Street, North Parramatta	Dwelling	PLEP 2001 Zone – Res 2A	cl.39(1)– maximum height 2 storeys	The subfloor foundation area of the existing dwelling protrudes above the natural ground level by a maximum of 1.9m on the north-eastern elevation. As such the non-compliance is a direct result of the subfloor area that exists below the existing dwelling due to the slope of the allotment. The additional height does not result in any adverse bulk or scale impacts.	1 storey (50%)	14 February 2011 at Council meeting
DA/795/2010	1 Garland Avenue, Epping	Dwelling	PLEP 2001 Zone – Res 2A	cl.38(1)(a) – minimum allotment size 550m2	The lot already exists and was approved by Council in 1996.	27m2 (5%)	14 March 2011 at Council meeting
DA/973/2010	3 Trumper Street, Ermington	Dwelling (adds/alts)	PLEP 2001 Zone – Res 2A	cl.39(1)– maximum height 2 storeys	The subfloor foundation area of the existing dwelling protrudes above the natural ground level by a maximum of 1.3m on the south-eastern elevation. As such the non-compliance is a direct result of the subfloor area that exists below the existing dwelling due to the slope of the allotment. The additional height does not result in any adverse bulk or scale impacts.	1 storey (50%)	14 March 2011 at Council meeting
DA/943/2010	7 Smythe Street, Merrylands	Dwelling	PLEP 2001 Zone – Res 2B	cl.38(1)(a)(b) – minimum allotment size 550m2	The lot already exists and was approved by Council in 1988.	81m2 (14.7%)	14 March 2011 at Council meeting
DA/907/2010	12 Atkins Road, Ermington	Dwelling (adds/alts)	PLEP 2001 Zone – Res 2A	cl.39(1)– maximum height 2 storeys	The subfloor foundation area of the existing dwelling protrudes above the natural ground level by a maximum of 2.5m on the south-eastern elevation. As such the non-compliance is a direct result of the subfloor area that exists below the existing dwelling due to the slope of the allotment. The additional height does not result in any adverse bulk or scale impacts.	1 storey (50%)	14 March 2011 at Council meeting