

Development Application Variations under SEPP 1 – Approved in January 2012 – March 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/824/2011	2B Grand Avenue ROSEHILL 2142 (Rosehill Racecourse)	Signage	PLEP 2011 Zone – RE2 Private Recreation	cl.4.3 – maximum height (12metres)	The screen can not be viewed from public lands/roads as it is located within the racecourse and will not have any adverse visual or amenity impacts.	<u>Height</u> 12 metres (max) required 13.15m proposed (1.15m or 9.6% variation)	6 January 2012 Group Manager Outcomes & Development – delegated authority
DA/831/2011	73 Eleanor Street, ROSEHILL 2142	Alts & Adds Dwelling	PLEP 2011 Zone – R2 Low Density Residential	cl. 4.3 maximum height (6 metres)	The proposed variation is minor (700mm) and will enable the ongoing use of the heritage item as a dwelling.	<u>Height</u> 6 metres (max) proposed 6.7 metres (11% variation)	13 February 2012 Council Meeting
DA/714/2011	23 Tomah Street, CARLINGFORD 2118	Dwelling	PLEP 2011 Zone – R2 Low Density Residential	cl. 4.4 – maximum FSR (0.5:1)	The proposed dwellings height, bulk and scale is considered compatible with the characteristics of the surrounding development. The surrounding area is undergoing change with a significant number of new modern two storey buildings evident. The dwelling as been designed to minimise privacy and shadow impacts to adjoining properties.	<u>FSR</u> 0.5:1 (max) 0.53:1 proposed (6% variation)	27 February 2012 Group Manager Outcomes & Development – Delegated Authority
DA/663/2011	17 York Street, OATLANDS 2117	Dwelling	PLEP 2001 Zone – 2A Residential (at time of DA lodgement)	cl.39 – maximum height (2 storeys) cl. 40 - maximum FSR (0.5:1)	The proposal has no more than two stories of habitable living areas but the grade of the land is such that the basement level projects beyond the 1200mm requirement.	<u>Height</u> 2 storey (max) required 3 storey provided (50% variation) <u>FSR</u> 0.5:1 (max) 0.547:1 proposed (45m ² variation)	27 February 2012 Council Meeting

DA/574/2011	27 Stewart Street, PARRAMATTA 2150	Residential Flat Building	PLEP 2001 Zone – 2C Residential	cl. 40 - maximum FSR (0.8:1)	The extent of variation is minor and the additional floor area will not result in any adverse impacts to the proposal or to adjoining properties.	<u>FSR</u> 0.8:1 (max) 0.846:1 proposed (35.8m2 variation)	27 February 2012 Council Meeting
DA/916/2011	16 Buckleys Road, WINSTON HILLS 2153	Dwelling	PLEP 2011 Zone – R2 Low Density Residential	cl. 4.4 maximum FSR (0.5:1)	The proposed variation is minor and is consistent with the FSR envisaged for the site when council endorsed the Masterplan for the site and in particular the nominated FSR for this allotment being 0.59:1. There are no adverse impacts arising from the variation to the FSR control.	<u>FSR</u> 0.5:1 (max) 0.59:1 proposed (37.5m2 variation)	12 March 2012 Council Meeting