

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards
Approved in January 2013 – March 2013**

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/519/2012	91 Arthur Street, ROSEHILL 2142 Lots 1/3 DP 205251	Residential Flat Building	R4 High Density Residential PLEP 2011	Clause 4.3 – Maximum height	The proposed development complies with most of the development requirements pertaining to residential flat buildings without adversely affecting adjoining properties in regards to solar access, visual bulk and views to and from the site whilst maintaining consistency with the development objectives of the zone. The additional height occurs to only a portion of the development due to the slope of the subject site and to allow for a functional design for the development.	<u>Required:</u> 13m <u>Proposed:</u> 14.2m (8% variation)	16 January 2013 Group Manager Outcomes & Development – Delegated Authority
DA/772/2012	7/16 Buckleys Road, WINSTON HILLS 2153 Lot 12 DP 270736	Dwelling House	R2 Low Density Residential PLEP 2011	cl. 4.4 - maximum FSR (0.5:1)	The dwelling as proposed will be consistent with the scale and form of future dwellings and the overall built environment which was envisaged when Council adopted the Masterplan in 2007 for the subdivision and construction of up to 18 residential dwellings with associated access roads, community facilities and landscaping, envisaging floor space ratio for sites within the development to range between 0.37:1 to 0.93:1. The subject allotment at the Masterplan stage was envisaged to have a site area of 395sqm and an FSR of 0.61:1. The subject allotment as created has an area of 407sqm and proposed FSR of 0.57: 1 and therefore is consistent with the desired character and built form intended for the allotment.	<u>Required:</u> 0.5:1 (max) <u>Proposed:</u> Ground Floor 125.7m ² (does not include car parking spaces) First Floor 106m ² Total = 231.7m ² FSR =0.57:1	25 February 2013 – Council Meeting

DA/402/2012	56 & 58 Weston Street, HARRIS PARK 2150 Lot 2 DP 321610	Residential Flat Building	R4 High Density Residential PLEP 2011	cl 4.4 – maximum FSR (0.8:1) cl. 22D Building separation (SEPP 65 Building Separation)	The two existing houses are within a portion of Weston Street almost solely characterised by residential flat buildings. The redevelopment of the site for the purpose of a flat building is acceptable, it being noted that the development is less in bulk and scale than some residential flat buildings in vicinity of the site. The separation of the development from neighbouring residential flat buildings is consistent with that of other developments on Weston Street. The majority of residential flat buildings (up to 4 storeys in height) provide for a separation of less than the 12m rule of thumb within SEPP 65. The development does not cause unreasonable overlooking impacts due to window locations sill heights and privacy louvers. The proposal is also approximately 2m below the maximum height control and the overshadowing impacts of the development have been assessed as acceptable.	<p><u>Required:</u> 0.8:1 (max)</p> <p><u>Proposed:</u> 0.819:1 20.4m² or 2.3%</p> <p><u>Required:</u> 4 storeys:- - 12m between habitable rooms/balconies. - 9m between habitable rooms/balconies and non-habitable rooms. - 6m between non-habitable rooms.</p> <p><u>Proposed:</u> <i>54 Weston Street</i> – 6.8m <i>60 Weston Street</i> – 5.5m – 8.4m</p>	28 February 2013 Group Manager Outcomes & Development – Delegated Authority
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DA/722/2012	22 Lamonerie Street, TOONGABBIE 2146 Lot 14 DP 8909	Subdivision	R2 Low Density Residential PLEP 2011	cl 4.1 - minimum subdivision lot size	<p>There is an existing pattern of battle-axe development prevalent within the immediate vicinity of the subject site. It is not expected that as a consequence of this subdivision with a 4% shortfall in battle-axe lot size will give rise to any undue adverse environmental impacts that cannot be mitigated. Indicative building footprints on the proposed lots supplied with the application display the potential to achieve minimum amenity requirements like landscaped area, deep soil and private open space for future dwelling house development on the lots. It is considered that the objectives for planning and development controls applicable to any future development at the subject site will be able to be satisfied despite a 4% variation to the minimum battle-axe lot size area in this instance.</p>	<p><u>Required:</u> 670m² for any battle-axe lot</p> <p><u>Proposed:</u> Lot B – 646.14m² as a battle-axe allotment to the rear. 23.86m² variation or 4%</p>	12 March 2013 Group Manager Outcomes & Development – Delegated Authority
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