

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards
Approved in 1 January 2014 – 31 March 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/465/2013	41-45 South Street, RYDALMERE 2116 Lots 11 & 12, DP 16517 and Lot 2, DP 206856	Residential Flat Building	R4 High Density Residential PLEP 2011	cl – 4.4 Maximum FSR	The proposed building fits reasonably within its designated setbacks and height, and provides sufficient on-site car parking and private open space. Compliance with the standard would result in a loss of a unit in a locality with limited new housing stock while gaining no benefit in terms of amenity or planning. The proposal is also of excellent design quality.	<u>Required:</u> 0.8:1 maximum (1812m ²) <u>Proposed:</u> 0.82:1 (58m ² or 3.2% variation)	10 January 2014 - Group Manager Outcomes & Development – Delegated Authority
DA/359/2013	70 - 72 Railway Parade, GRANVILLE 2142 Lot 3, Section 1, DP 4013, Lot 2 Section 1, DP 4013, and Lot 1, DP 787079	Residential Flat Building	B4 Mixed Use PLEP 2011	cl 4.3 – Maximum Height cl 4.4 - Maximum FSR	<p>The proposal provides a new transition between the blank wall of the former Granville Masonic Lodge and lower scale development along Railway Parade, will not impact on the views, solar access, or privacy of any neighbouring site, will allow for the maintenance of the existing heritage streetscape along the southern edge of Railway Parade while facilitating the restoration of the existing heritage listed building at 70 Railway Parade.</p> <p>The proposal will not generate substantial additional traffic and will provide a new transition where there is presently a stark change in scale between houses along Railway Parade and the blank northern wall of the Granville Masonic Lodge.</p>	<u>Required:</u> 10m maximum <u>Proposed:</u> 13.5m (variation of 3.5m over the height limit or 35%) <u>Required:</u> 0.8:1 <u>Proposed:</u> 0.86:1 (variation of 69.68m ² or 7.6%)	10 February 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/482/2013	23 Lachlan Drive, WINSTON HILLS 2153 Lot 80, DP 270075	Dwelling	R2 Low Density Residential PLEP 2011	cl 4.4 – Maximum FSR	The proposed dwelling does not adversely compromise the amenity of surrounding properties. It is noted that the proposed dwelling is suitably articulated which minimises the bulk and scale of the dwelling. The proposal is considered to respond to the existing form and scale of dwellings within the estate.	<u>Required:</u> 0.5:1 <u>Proposed:</u> 0.66:1 (variation of 49.9m ²)	10 February 2014 – Council Meeting
DA/493/2013	51 - 53 South Street, RYDALMERE 2116 Lots 15 and 16 DP 16517	Residential Flat Building	R4 High Density Residential PLEP 2011	cl 4.3 – Maximum Building Height	<p>The proposed variation will have minimal visual impact, will not disrupt any significant view, will not impact on the privacy of adjoining sites, and will not impact on the solar access received by adjoining sites. The site will be of consistent scale with surrounding future development, and the building in any event sits reasonably within its designated envelope.</p> <p>The proposed building fits reasonably within its designated setbacks and generally within the height limit, with the variation relating to a particular relatively small area of the overall roof.</p>	<u>Required:</u> 11m maximum <u>Proposed:</u> 13.15m (variation of 19.5% or 2.15m)	10 February 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/745/2013	4 Mulyan Avenue, CARLINGFORD 2118 Lot 5, DP 200458	Dual Occupancy	R2 Low Density Residential PLEP 2011	cl 4.4 – Maximum FSR	The minor non-compliance does not result in additional amenity impacts to adjoining properties in terms of privacy impacts. There are extensive setbacks between the property boundaries and the proposed development. There are also no overshadowing impacts on either the proposed or the adjoining neighbours. The design allows for adjoining properties to obtain the minimum of 3 hours of solar access at mid-winter due to the orientation of the site and the design response.	<u>Required:</u> 0.5:1 <u>Proposed:</u> Front site 325.47/617.11 = 0.52:1 (variation of 2% or 20m ²) Rear site 325.27/794.17 =0.409:1	17 February 2014 - Group Manager Outcomes & Development – Delegated Authority
DA/701/2013	86 Goliath Avenue, WINSTON HILLS 2153 Lot 155, DP 234685	Dual Occupancy	R2 Low Density Residential PLEP 2011	cl 4.1A - Minimum lot sizes for dual occupancies	The design of the dual occupancy gives the appearance of a large 2 storey dwelling consistent with the low density character of the area, with appropriate setbacks and landscaped areas at the street frontage comparable with surrounding development. The design has mitigated amenity impacts by placing the living areas at ground level and bedrooms at the upper level. Shadow diagrams show that the rear living room windows of the adjoining dwelling and its private open space will retain 3 hours of solar access in midwinter.	<u>Required:</u> 600m ² minimum <u>Proposed:</u> 569.1m ² (variation of 30.1m ² or 5%)	24 February 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/623/2013	119 - 121 Midson Road, EPPING 2121 Lot A, DP 323766	Mixed Use	B1 Neighbourhood Centre PLEP 2011	cl 4.3 – Maximum Height	The proposed development is consistent with the zone objectives. No concerns regarding the variation to the height were raised by the Parramatta Design Excellence Advisory Panel and the majority of the height departure relates to a lift that is located in a central location, stepped away from the boundaries of adjoining sites zoned for the same B1 Neighbourhood Centre Zone.	<u>Required:</u> 12m maximum <u>Proposed:</u> 12.7m (variation of 700mm) Lift overrun 2 metres above the height control.	10 March 2014 – Council Meeting
DA/387/2013	3 - 5 Weston Street, ROSEHILL 2142 Lot 1, DP 127704 & Lot 2, DP 951783	Residential Flat Building	B4 Mixed Use PLEP 2011	cl 4.3 – Maximum Height	The variation to the height control does not create significant adverse impacts to solar access of adjoining developments particularly given the setbacks of the building fronting James Ruse Drive to the western boundary. The site is a corner site with a separation of 23m between the subject site and no. 116-118 James Ruse Drive. The height of the development is consistent with the surrounding development.	<u>Required:</u> 28m maximum <u>Proposed:</u> 30.35m (variation of 8.4%)	13 March 2014 – Group Manager Outcomes & Development – Delegated Authority

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	<u>Extent of Variation</u>	Date DA determined
DA/331/2013	118 Adderton and 290 – 292 Pennant Hills Road, CARLINGFORD 2118 Lot 24 DP 27262	Residential Flat Building	R4 High Density Residential PLEP 2011 & PDCP 2011	cl 4.3 – Maximum Height cl 4.4 – Maximum FSR	<p>There is no additional adverse impact on any adjoining property given that the increased height is to a parapet portion to the western building and a lift over run to the eastern building; The variation in height is confined to the parapet for the western building and lift overrun for eastern building and is minor in nature. The sloping nature of the site makes it difficult to strictly comply with height control that runs parallel to the changing (sloping) ground line.</p> <p>The floor space ratio variation is an additional bonus envisioned under P1 of PDCP 2011 and is supported.</p> <p>The development remains generally compliant with the 14m height control even with the additional GFA.</p> <p>The additional FSR creates additional apartments on the site which in turn satisfies the strategic planning objectives by improving pedestrian and vehicular access.</p>	<p><u>Required:</u> 14m maximum</p> <p><u>Proposed:</u> Western and Eastern Building by 1.06m (variation of 7.5 %)</p> <p><u>Required:</u> 1.1:1</p> <p><u>Proposed:</u> 1.13:1 (variation of 2.95% or 152.92m²)</p>	31 March 2014 – Group Manager Outcomes & Development – Delegated Authority