

Development Application Variations under SEPP 1 – July – September 2009

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/269/2009	21 Angus Street, Epping	Residential dwelling	Parramatta Local Environmental Plan 2001	Height of dwellings - Clause 39	Subfloor area protrudes greater than 1.2 metres above natural ground level on a portion of the development (up to 20cm for a length of 3.5 metres and by 10cm for a length of 2 metres). The variation is appropriate as the scale and form of the dwelling is appropriate and it is a minor non-compliance.	Required – 2 storeys (max) Proposed - part 3 storey	13 July 2009
DA/568/2008	15 Virginia Street, Rosehill	Dual occupancy	SREP NO.28	Minimum allotment size for dual occupancies - Clause 29R(2)(b)	Refer to applicants SEPP 1.	Required – 600m ² (min) Provided - 475.3m ² (124.7m ² or 20.7% variation)	13 July 2009
DA/165/2009	59A Isabella Street, North Parramatta	Residential – new dwelling	PLEP 2001	Clause 38 – Minimum allotment sizes	The proposed construction of a dwelling on a battleaxe allotment of 394.71sqm represents a 42% variation of Clause 38. The SEPP 1 can be supported as the non compliance with the minimum allotment size will not result in a dwelling that will generate any adverse privacy, shadowing or bulk and scale impacts on adjoining sites.	Standard – 550m ² Proposed – 394.71sqm (42% variation)	10 August 2009
DA/848/2008	9 Hassall Street, Parramatta	Residential – flat building	PLEP 2001 SREP No. 28	Clause 22D – Building separation	The proposed development adopts the side boundary setbacks of the approved building. These setbacks were originally determined having regard to streetscape, amenity and view sharing principles and the proposed development that maintains an identical standard and approach will similarly retain good amenity for both future occupants of the units and neighbouring development.	Requirement – side setback of either 6 metres or nil setback for a height of 36 metres & 9 metres between 36m and 54m & setback of 12 metres above 54 metres. Proposed – 4 metres	10 August 2009

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DA/329/2008	1 Ferris Street, North Parramatta	Industrial	PLEP 2001, SREP No. 28	Clause 40 1(a) – Floor Space Ratio. Clause 57 – Car Parking	<p>Floor Space Ratio The proposed variation relates to the maximum floor area required for the construction of buildings within the employment 4 zone. The maximum floor space ratio for the construction of a building in the Employment 4 Zone is 1:1. The FSR for the development is 1.68:1. The proposed building is small scale and of a height, type, design and scale that is entirely compatible with the established context of existing industrial buildings around it. The non compliance with the standard does not produce a building that is in any way out of the ordinary in its context.</p> <p>Car Parking The proposed variation also requests that approval be granted for 15 car spaces despite the SREP allowing a maximum of 6 car spaces for a development of this type. Compliance with the development standard would not achieve the objectives of the SREP because it is unlikely that additional car parking will cause a modal shift away from public transport.</p>	FSR requirement – 1:1 Proposed – 1.68:1 Car parking requirement – 6 spaces Proposed – 15 spaces	14 September 2009