

## Development Application Variations under SEPP 1 – 1 July 2010 – 30 September 2010

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/224/2010	4 First Street, Granville	Residential 2(a)	PLEP 2001	<p><i>Clause 38 – Minimum Allotment Size</i> Required – 550m<sup>2</sup> Proposed – 435.3m<sup>2</sup></p> <p><i>Clause 40 – FSR</i> Required 0.5:1 Proposed – 0.57:1</p>	<p>Lots 33 and 34 have a total area of 435.3 square metres, which is 50% below the minimum allotment size for a single dwelling in a residential zone. The proposal also seeks a SEPP 1 Variation to Clause 40 'Floor Space Ratio' as the proposed dwelling Lot 34 will have a FSR of 0.57:1 instead of the maximum 0.5:1 prescribed under Clause 40 of Parramatta LEP 2001.</p> <p>The proposed subdivision is consistent with the existing scale pattern of subdivision in the area and is consistent with the objectives of the Residential 2(a) zone. It has also been demonstrated that each proposed lot is of a sufficient size to accommodate a single dwelling that is of a reasonable size and offers adequate site area for private open space, soft soil, landscape, building envelope setbacks and car parking. The proposal will not unduly impact the amenity of surrounding development.</p>	<p>Site area 20.8%</p> <p>FSR 14%</p>	12 July 2010 at Council Meeting
DA/346/2010	Former Eastwood Brickworks (Lot 7 DP 270605)	Residential 2(a)	PLEP 2001	<i>Refer to assessment report for more details</i>	Master Plan for development of the site for residential purposes endorsed by Council in June 2003. Master Plan aims for an overall site FSR of 0.6:1 and undersized allotments.	Refer to the assessment report for more details	12 July 2010 at Council Meeting
DA/345/2010	Former Eastwood Brickworks (Lot 6 DP 270605)	Residential 2(a)	PLEP 2001	<i>Refer to assessment report for more details</i>	Master Plan for development of the site for residential purposes endorsed by Council in June 2003. Master Plan aims for an overall site FSR of 0.6:1 and undersized allotments.	Refer to the assessment report for more details	12 July 2010 at Council Meeting

DA/333/2010	1C Illarangi Street, Carlingford	Residential 2(a)	PLEP 2001	<i>Clause 39 – Height Control</i> Required – 3 storey Proposed – 2 storey	The proposed works are consistent with the objectives of the PLEP 2001 and the PDCP 2005, and are considered satisfactory in terms of design, overshadowing, bulk and scale. The development provides sufficient landscaping and open space areas. The new dwelling is appropriately sited without impacting on adjoining properties. The non compliance is a technical non compliance due to the definition of a storey under PLEP 2001, which defines any subfloor area greater than 1.2 metres above ground level as a storey. The non-compliance is due to the sloping nature of the site, resulting in part of the subfloor area being a maximum of 1.4m above natural ground level together with the lift shaft.	1 storey	13 September 2010 at Council Meeting
DA/552/2010	5 Galloway Street, North Parramatta	Residential 2(c)	PLEP 2001	<i>Clause 40 Floor Space Ratio</i> Required: 0.5:1 Proposed: 0.54:1	The proposed dwelling has a floor space ratio of 0.54:1 which equates to a floor area of 213.5m <sup>2</sup> . While the proposed additions will result in the dwelling exceeding the FSR standards for dwellings of 0.5:1, the land is zoned 2(c) which permits residential flat buildings with an FSR of 0.8:1.	FSR 8%	13 September 2010 at Council Meeting