

Development Application Variations under SEPP 1 – Approved in July 2012 – September 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/91/2012	11 - 15 Dixon Street, Parramatta NSW 2150 Lot 20, DP 1620	Residential Flat Building	Zone - R4 High Density Residential PLEP 2011	cl. 4.4 - maximum FSR 0.8:1 (maximum 1158.48m ²)	The proposed variation is minor (5% or 58.5m ²) and the proposal is consistent with the objectives of PLEP 2011. The development is otherwise compliant with the numerical standards contained in PDCP 2011 in that the variation does not result in a development of greater bulk and scale than might otherwise be achieved, and that the variation to the development standard will not adversely affect any adjoining property by detracting from existing privacy or adding to the degree of overshadowing.	<u>FSR</u> 0.8:1 (max) 0.84:1 proposed 1217m ² /1448.1m ² (approx 5% variation)	9 July 2012 Council Meeting
DA/173/2012	17 Manson Street, TELOPEA 2117 Lot 2 DP 1049301	Dual occupancy	R4 High Density Residential PLEP 2011	cl 4.1A – minimum lot sizes for dual occupancies (600m ²)	The site is land logged and cannot be amalgamated with adjoining site to develop with high density housing as intended by Parramatta LEP 2011 for R4 zone. The area of the site is 550.5sqm. The required minimum area for dual occupancy development is 600 sqm. The deviation is minimal only 8.2%. The proposed dual occupancy has no adverse environmental effect to the immediate environment as far as privacy, overshadowing and bulkiness are concerned. The development complies with the height limits and the setbacks required by DCP & LEP and provide all required amenity.	<u>Required</u> 600m ² <u>Proposed</u> 550.5m ² (8.25% variation)	21 August 2012 Group Manager Outcomes & Development – Delegated Authority

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DA/284/2012	23 Merrylands Road, MERRYLANDS 2160 Lot 3 DP 979275	Dwelling house	R3 Medium Density Residential SEPP (Affordable Rental Housing) 2009 PLEP 2011	cl 22(4)(a) – minimum lot sizes for a secondary dwelling (450m ²)	The applicant has demonstrated that the lot can contain a secondary dwelling which will maintain the existing streetscape pattern, will not result in undue privacy, shading or bulk and scale impacts on surrounding sites. The proposed secondary dwelling will not result in the loss of amenity to adjoining properties or the residents of the subject site and responds effectively with site conditions.	<u>Required</u> 450m ² <u>Proposed</u> 350.68m ² (22% variation)	27 August 2012 Council Meeting
DA/333/2012	62 Bellevue Street, NORTH PARRAMATTA 2151 Lot 52 DP 9821	Two storey dwelling house	R2 Low Density Residential PLEP 2011	cl 4.4 – maximum FSR (0.5:1)	The proposed dwelling does not adversely compromise the amenity of surrounding properties, and is compatible with the desired future character for the area with reference to the bulk and scale and characteristics of surrounding development and will not have significant environmental impacts. The proposed dwelling has been designed to minimise bulk & scale. The extent of non compliance is located within a basement area located underground thereby not adding to the bulk and scale of the development.	<u>Required</u> 0.5:1 (max) <u>Proposed</u> 0.55:1 (10% variation)	4 September 2012 Group Manager Outcomes & Development – Delegated Authority

DA/139/2012	57 South Street, RYDALMERE 2116 Lot 31 DP 31350	Residential Flat Building	R4 High Density Residential PLEP 2011	cl 4.4 – maximum FSR (0.8:1)	The proposed development has been considered by the Design Excellence Advisory Panel and was found to be of merit. Part of the quality of the design relates to the internal layout of the units provided, which will offer an above average level of amenity for future residents. In this context, it is considered that the design in its current form will contribute to the future housing needs of Parramatta while helping to foster a high level of physical well being by providing good quality living spaces in a high density environment.	<u>Required</u> 838.4m ² <u>Proposed</u> 857m ² /1048m ² 0.81:1 (2.2% variation)	6 September 2012 Group Manager Outcomes & Development – Delegated Authority
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