

Development Application Variations under SEPP 1 – Approved in 1 October - 31 December 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/621/2010	3 Marguerette Street, Ermington	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. There is sufficient landscaping and open space areas provided as part of the proposal. The new addition is appropriately sited without impacting on adjoining properties. The non compliance is a numerical non compliance due to the definition of a storey under PLEP 2001. The definition includes any subfloor area greater than 1.2 metres above ground level as a storey. The subfloor foundation area of the existing dwelling protrudes above the natural ground level by a maximum of 1.9m on the western elevation. As such the non-compliance is a direct result of the subfloor area that exists below the existing dwelling due to the significant slope of the allotment.	1 storey	11 October 2010 at Council Meeting
DA/589/2010	3 Mangalore Drive, Winston Hills	Residential 2(a)	PLEP 2001	<i>Clause 38 – Minimum Allotment Size</i> Required – 550m ² Proposed – 335.2m ² <i>Clause 38 – Minimum Frontage</i> Required – 15m Proposed – 13.2m <i>Clause 39 – Height Control</i> Required – 2 storey Proposed – 3 storey <i>Clause 40 – Floor Space Ratio</i> Required – 0.5:1 Proposed – 0.53:1	<p>The dwelling house proposed in this application will be located on an allotment of land that has area of 335.m² and a site frontage of 13.2m.</p> <p>The dwelling has been proposed with a floor space of 0.53:1 and will comprise of 3 storeys as defined by PLEP 2001.</p> <p>A review of the relevant files has revealed Council's minimum lot size of most of the parcels of land created in the subdivision were substantially less than 550m². Most of the dwellings approved in this estate have floor space ratios between 0.7:1 to 0.8:1.</p> <p>The variation to the minimum allotment size and frontage width is considered appropriate in this particular case, as the allotment of land is in existence and was consented to by the Court in 1998. In addition, the floor space ratio of the dwelling proposed is consistent with the size of other dwellings that have been constructed in the estate with the number of storeys being a direct result of the allotment topography.</p>	Minimum Allotment Size 214.8m Minimum Frontage 1.8m Height Control 1 Storey Floor Space Ratio 6%	11 October 2010 at Council Meeting

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DA/582/2010	108 Darcy Road, Wentworthville	Residential 2(a) Dual Occupancy	PLEP 2001	Clause 38(2) – Minimum allotment size Required – 600 sqm Proposed – 590.7 sqm	Minor variation to development standard and proposed development complies with most of the requirements for dual occupancy developments.	9.3m2	27 October 2010 under delegated authority by Group Manager Outcomes & Development.
DA/778/2010	5 Thane Street, Wentworthville	Dwelling & Granny Flat	PLEP 2001 Zone – Res 2A	cl.38(1)(b) – minimum allotment width 15metres	Width of allotment approved in DA/908/2009 and the form of the proposed building is compatible with the streetscape and the development will have minimal environmental impacts.	1.5metres (10%)	6 December 2010 at Council meeting
DA/530/2010	101 South Street, Ermington	Alterations & additions to dwelling house	PLEP 2001 Zone – Res 2A	cl.39(1) – maximum height 2 storeys	The dwelling has been designed to respond to the slope of the site and the subfloor ranges in height from 1.2 to 1.9 metres. The additional height does not result in adverse bulk or scale impacts.	1 storey (50%)	6 December 2010 at Council meeting
DA/747/2010	27 The Boulevarde, Epping	Alterations & additions to dwelling house	PLEP 2001 Zone – Res 2A	cl.39(1)– maximum height 2 storeys	The subfloor foundation area of the existing dwelling protrudes above the natural ground level by a maximum of 1.2m on the western elevation and 1.3m on the eastern elevation. As such the non-compliance is a direct result of the subfloor area that exists below the existing dwelling due to the slope of the allotment. The additional height does not result in any adverse bulk or scale impacts.	1 storey (50%)	6 December 2010 at Council meeting
DA/815/2010	25 Angus Avenue, Epping	New dwelling house	PLEP 2001 Zone – Res 2A	cl.39(1) – maximum height 2 storeys	The subfloor protrudes a maximum of 1.3 metres above natural ground level of the eastern elevation of the dwelling.	1 storey (50%)	6 December 2010 at Council meeting
DA/813/2010	11 Hera Place, Winston Hills	Alterations & additions to dwelling house	PLEP 2001 Zone – Res 2A	cl.39(1) – maximum height 2 storeys	The existing subfloor protrudes more than 1.2 metres above natural ground level. The new works will not result in any adverse bulk or scale impacts	1 storey (50%)	6 December 2010 at Council meeting
DA/647/2010	9 Joseph Street, Rydalmere	New dwelling house	PLEP 2001 Zone – Res 2A	cl.38(1)(a) – minimum allotment size 550m2 cl 38(1)(b) – minimum allotment width 15metres	The parcel of land is a residual lot of Lot 8, DP6844 after transfer A81790 took place on 24 January 1914,	Allotment size - 76.1m2 (13%) Allotment width- 4.635 (30%)	6 December 2010 at Council meeting

DA/270/2010	339 Church Street, Parramatta	Commercial building	CCLEP 2007 Zone -	cl.22C- car parking standards- 32 spaces	On street parking facilities are within close proximity of the site and patrons can take advantage of the public transport network available to and from the City Centre.	28 spaces (87%)	6 December 2010 at Council meeting
DA/793/2010	10 Lackey Street, South Granville	Granny flat	PLEP 2001 Zone SEPP (Affordable Rental Housing)	cl.22(3)(a) – FSR under Affordable Rental Housing SEPP maximum 0.5:1	The granny flat does not affect the amenity of surrounding properties. Its design minimises bulk and scale and responds to the existing built form and scale of other dwellings in the locality.	56.129m ² (18%)	13 December 2010 at Council meeting
DA/534/200	21 Greens Avenue, Oatlands	New dwelling house	PLEP 2001 Zone- Res 2A	cl.39(1)– maximum height 2 storeys	The basement of the dwelling protrudes above the natural ground level by a maximum of 1.8 metres along the western elevation due to the slope of the land. The additional height does not result in any adverse bulk or scale impacts.	1 storey (50%)	13 December 2010 at Council meeting