

## Development Application Variations under SEPP 1 – Approved in 1 October 2011 – 31 December 2011

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/547/2011	49 O Neill Street, Granville	Dwelling house	PLEP 2001 Zone – 2A Residential	cl. 40 maximum FSR	Subject site is a very small lot with an area of 371.6m <sup>2</sup> . The proposed dwelling maintains adequate amenity for surrounding dwellings and does not result in undue bulk and scale on the streetscape.	FSR control 0.5:1 - proposed 0.54:1 (8%) variation	7 October 2011 Delegated Authority Group Manager Outcomes & Development
DA/524/2011	37 Midson Road, EASTWOOD NSW 2122	Dwelling house	PLEP 2001 Zone – 2A Residential	cl. 38 – minimum allotment size (550m <sup>2</sup> ) and frontage width cl. 40 maximum FSR (0.5:1)	The site is subject to a Masterplan and Council previously granted consent to subdivide the site into the subject allotment sizes. The proposed dwellings are consistent with the Masterplan and the overall site FSR of 0.6:1. The dwellings maintain suitable residential amenity for surrounding properties.	Allotment size control 550m <sup>2</sup> proposed 356.5m <sup>2</sup> to 479.8m <sup>2</sup> (13% to 36% variation).  Minimum width control 15m proposed 11.25m to 12.37m (25% to 17.5% variation)  FSR control 0.5:1, 0.53:1 to 74:1 proposed	14 November 2011 Council Meeting
DA/634/2011	37 Midson Road, EASTWOOD NSW 2122	Dwelling house	PLEP 2001 Zone – 2A Residential	cl. 38 – minimum allotment size (550m <sup>2</sup> ) and frontage width cl. 40 maximum FSR (0.5:1)	The site is subject to a Masterplan and Council previously granted consent to subdivide the site into the subject allotment sizes. The proposed dwellings are consistent with the Masterplan and the overall site FSR of 0.6:1. The dwellings maintain suitable residential amenity for surrounding properties.	Allotment size control 550m <sup>2</sup> proposed 252.8m <sup>2</sup> to 414.2m <sup>2</sup> (25% to 55% variation).  Minimum width control 15m proposed 9.9m to 14.5m (3% to 34% variation)  FSR control 0.5:1, 0.61:1 to 76:1 proposed	28 November 2011 Council Meeting
DA/726/2011	33 Sixth Avenue GRANVILLE	Dwelling house	PLEP 2011 Zone – R2 Low Density Residential	cl. 4.4(2) – maximum FSR (0.5:1)	The site is an undersized allotment and the variation to the development standard is minimal (8.2m <sup>2</sup> ) or less than a 2% variation. No adverse amenity or bulk/scale impacts.	<u>FSR</u> 0.5:1 (max) required 0.51:1 proposed (8.2m <sup>2</sup> or less than 2% variation)	30 November 2011 Delegated Authority Group Manager Outcomes & Development

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/571/2011	29 Campbell Street PARRAMATTA	Residential flat building	PCCLEP 2007 Zone – B4 Mixed Use	Cl22D - building separation (6 metre setback to rear and side boundaries)	The objectives of the building separation clause are not compromised by the minor balcony encroachment. There are no adverse privacy or amenity impacts arising from the variation to the standard and the encroachment (being balconies) provides design variation to the building.	<u>Side setback</u> 6 metres (min) required 5.4 metres proposed to side boundaries (600mm or 10% variation)	7 December 2011 Sydney West Joint Regional Planning Panel
DA/633/2011	37 Midson Road EASTWOOD	Dwelling house	PLEP 2001 Zone – 2A Residential (at time of DA lodgement)	cl. 38 – minimum allotment size (550m2)  cl.39 – maximum height (2 storeys)  cl. 40 - maximum FSR (0.5:1)	The site is subject to a Masterplan and Council previously granted consent to subdivide the site into the subject allotment sizes. The proposed dwellings are consistent with the Masterplan and the overall site FSR of 0.6:1. The dwellings maintain suitable residential amenity for surrounding properties.	<u>Allotment size</u> 550m2 required 445.5 provided (13% variation).  <u>Height</u> 2 storey (max) required 3 storey provided on lots 18, 19 and 20 (50% variation)  <u>FSR</u> 0.5:1 (max) 0.54:1 to 0.77:1 proposed (approx 10-25% variation)	12 December 2011 Council Meeting
DA/560/2011	3 Adamson Street DUNDAS VALLEY	Dual occupancy	PLEP 2001 Zone – 2B Residential (at time of DA lodgement)	cl.38 – minimum allotment size (600m2)	The DP for the site shows the site area to be 607m2 however the survey plan shows the dimensions of the site to be 556m2. The extent of variation is minor and all other development standards comply.	<u>Site area</u> 600m2 (min) required 556m2 proposed (44m2 or 8% variation)	22 December 2011 Delegated Authority Group Manager Outcomes & Development