

Development Application Variations under SEPP 1 – Approved in October 2012 – December 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/298/2012	2B Broadoaks Street, ERMINGTON 2115 Lot 1010 DP 1080642 & Lot 307 DP 1175644	Dwellings	R4 High Density Residential PLEP 2011	cl 4.1 - minimum subdivision lot size (550m ²) cl 4.4 – maximum FSR (0.6:1)	The Master Plan for the former Naval Stores site was the result of extensive investigations and site analysis to determine the environmental capacity of the land. It was approved by the Minister for Planning and the development controls embodied in the Master Plan are considered to be appropriate in this context and in line with Stage government objectives and policies for the provision of new housing in the greater Sydney region.	<u>Required:</u> 550m ² <u>Proposed:</u> 146.53m ² to 572.9m ² (73% variation) <u>Required:</u> 0.6:1 (max) <u>Proposed:</u> 0.3:1 to 0.87:1 (45% variation)	11 October 2012 Joint Regional Planning Panel
DA/210/2012	10 - 12 Field Place, TELOPEA 2117 Lot 225 DP 36743	Residential Flat Building	R4 High Density Residential PLEP 2011 PDCP 2011	cl 4.1 – maximum FSR (0.8:1)	The proposal provides for significant public benefit through the dedication of a laneway to Council, and aligns with the provisions of the Telopea Precinct of Parramatta DCP 2011. The public benefit of the laneway dedication which will provide for an important pedestrian linkage to Shortland Street that provides substantial community benefit. In addition the proposal achieves compliance with the building height, control and the majority of provisions contained within SEPP 65 and the Parramatta LEP 2011 and Parramatta DCP 2011.	<u>Required:</u> 0.8:1 (max) <u>Proposed:</u> 0.86:1 (7.5% variation)	15 October 2012 Group Manager Outcomes & Development – Delegated Authority

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DA/377/2012	24-28 Mons Road, WESTMEAD 2145 Lot 2 DP 525741 & Lot 32 DP 786621	Mixed Use	B4 Mixed Use PLEP 2011	CI 4.3 - Maximum height	The proposal is considered to be entirely appropriate as it fully complies with the maximum density requirement and has been designed in a way which effectively distributes density across the site. The proposed design results in an attractive contextual streetscape presentation and maximises internal amenity by providing reduced building footprints. The proposal adopts a suitable height and represents a high quality built form appropriate to the land use intensity of the area. On this basis, variation to the maximum building height standard is considered reasonable and justified in the circumstances of the case.	<u>Required:</u> 12m (max) <u>Proposed:</u> Block A 18.17m (6.71m or 56% variation) Block D 17.99m (5.99m or 50% variation)	12 November 2012 Council Meeting

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DA/378/2012	8 Una Street, HARRIS PARK 2150 Lot A DP 315429 & Lot 5 DP 415	Mixed Use	B4 Mixed Use PLEP 2007	Cl. 22A Minimum building frontage Cl. 22D Building separation (SEPP 65 Building Separation)	The proposed development responds to the site and does so without compromising relationships with adjoining developments, does not unduly compromise other relevant controls and that the proposed development encourages ecologically sustainable development, the development is considered to be consistent with the objectives of the particular standard and the development within the B4 Mixed Use zone. Despite the non-compliance with the building separation, the development has been designed to provide a suitable outcome for this site and does not result in unreasonable or direct views into or over other dwellings internal or external to the site.	<u>Required:</u> 20 metre frontage <u>Proposed:</u> 12.4m <u>Required:</u> 5 and 8 storeys (25 metres): - 18 metres between habitable rooms/balconies - 13 metres between habitable rooms/balconies and non-habitable rooms - 9 metres between non-habitable rooms <u>Proposed:</u> 105 Wigram Street – Nil (self-storage facility) 112 Harris Street – 4.5 metres (3 storey RFB) 19 Parkes Street – 23.88 metres (3 storey RFB) 21 Parkes Street – 23.88 metres (3 storey RFB)	12 November 2012 Council Meeting

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DA/236/2012	32 Station Street, DUNDAS NSW 2117 Lot 12 DP 873189	Residential Flat Building	R4 High Density Residential PLEP 2011	CI 4.3 – Height of Buildings	The majority of the development complies with the height standard and the breach is extremely minor being contained to the western portion of the skillion roof for building 'B'. The height non-compliance is the result of the architectural articulation of the roofing which forms an essential part of the expression of the building.	<u>Proposed:</u> 18.35m 0.35m (1.9% variation) <u>Required:</u> 18m (max)	17 December 2012 Council Meeting
DA/692/2012	13 Second Street, GRANVILLE NSW 2142 Lots 12 & 13 Sec 3 DP 2371	Secondary Dwelling (Granny Flat)	R2 Low Density Residential SEPP (Affordable Rental Housing) 2009	CI 22(4)(a) Minimum allotment size 450m ²	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. Furthermore the proposal complies with the objectives of the R2 Low Density Residential zone.	<u>Proposed:</u> 435m ² (3% variation) <u>Required:</u> 450m ²	21 December 2012 Group Manager Outcomes & Development – Delegated Authority

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DA/717/2012	21 Greens Avenue, OATLANDS NSW 2117 Lot 2 DP 1179488	Dwelling	R2 Low Density Residential PLEP 2011	CI 4.3 – Maximum height	The proposed dwelling does not adversely compromise the amenity of surrounding properties and it is considered the departure from the development standard in relation to height is acceptable as the overall design of the proposal in relation to bulk & scale will not be excessive and responds to the slope of the site which is consistent in the locality, satisfying the underlying objectives of the clause.	<u>Required:</u> 9m (max) <u>Proposed:</u> 9.7m (7.7% variation)	21 December 2012 Group Manager Outcomes & Development – Delegated Authority