

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards  
Approved in October 2013 – December 2013**

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/240/2013	10 - 12 Field Place, TELOPEA NSW 2117  Lot 225, DP 36743	Residential Flat Building	R4 High Density Residential  PLEP 2011	cl 4.6 – Maximum FSR	<p>The proposed pedestrian pathway has an area of 221.59m<sup>2</sup>, which will be dedicated to Council, 50% of this area is 110.8m<sup>2</sup>. Given this it is considered that the DCP envisages that the maximum FSR of the site would be 1550.8m<sup>2</sup>. The proposal provides an FSR of 1553m<sup>2</sup>, which is 2.2m<sup>2</sup> over the bonus floor area envisioned by the DCP and 113m<sup>2</sup> above the LEP standard.</p> <p>The proposed development has an appropriate bulk and scale, is consistent with the desired future character of the area, the proposal complies with SEPP 65 requirements and subject to conditions the development will not result in unreasonable physical impacts to neighbouring properties with regard to visual bulk, overshadowing or privacy.</p>	<p><u>Required:</u> 0.8:1 (maximum)</p> <p><u>Proposed:</u> 0.86:1</p> <p>Proposal includes land dedication with an area of 221.59m<sup>2</sup>.</p> <p>Bonus FSR available to applicant = 110.8m<sup>2</sup></p> <p>Total permissible FSR = 1550.8m<sup>2</sup> or 0.86:1</p>	3 October 2013 - Group Manager Outcomes & Development – Delegated Authority
DA/389/2013	23 Arthur Street, GRANVILLE NSW 2142  Cnr Lot 1, DP 241987	Alterations and Additions to a Heritage Item	R2 Low Density Residential  PLEP 2011	cl 4.4 – Maximum FSR	<p>The site accommodates a local heritage item with a usable attic living area that was purposely built as two storey dwelling. The proposed internal alterations and additions do not alter the existing building or structure and therefore the proposal is compatible with the surrounding context, which comprises a mix of dwelling types. The proposal will not impact on the amenity of the adjoining residential properties in terms of overshadowing or privacy.</p>	<p><u>Required:</u> 0.5:1 (maximum)</p> <p><u>Proposed:</u> 0.58:1</p> <p>(99m<sup>2</sup> increase in total gross floor area)</p>	14 October 2013 - Council Meeting

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/604/2013	1 Harris Street, GRANVILLE NSW 2142  Lot 51, DP 793460	Granny Flat	R3 – Medium Density Residential  PLEP 2011 & SEPP (Affordable Rental Housing) 2009	cl 22 (4) of the SEPP - Minimum Lot Size	<p>This minimal departure is due to a site constraint. The approved rear dwelling/granny flat has been constructed and consistently used as residential since 1994 and its removal and conversion to a garage considered unreasonable given there is ample parking in the new building.</p> <p>The scale and bulk relationship of the rear dwelling/granny flat is consistent with the surrounding low scale residential development. The granny flat complies with the height and the maximum floor space provisions of the PLEP/DCP and does not generate any adverse impacts on neighbouring properties.</p>	<p><u>Required:</u> 450m<sup>2</sup>.</p> <p><u>Proposed:</u> 442.9 m<sup>2</sup> (7.1 m<sup>2</sup> or 1.5% variation)</p>	22 October 2013 - Group Manager Outcomes & Development – Delegated Authority
DA/420/2013	27 Manson Street, TELOPEA NSW 2117  Cnr Lot 168, DP 36691	Residential Flat Building	R4 High Density Residential  PLEP 2011	cl 4.4 – Maximum FSR	<p>The proposal will not provide excessive building bulk or residential density, provides sufficient on-site car parking to meet its needs and the local street network is capable of handling the additional traffic generation that will result from the proposal. The site provides transition from the higher height plane of the Telopea Shops precinct, and the building in any event sits within its designated envelope.</p>	<p><u>Required:</u> 0.8:1 (maximum)</p> <p><u>Proposed:</u> <b>Ground Floor</b> 253.01m<sup>2</sup></p> <p><b>First Floor</b> 240.76m<sup>2</sup></p> <p><b>Second Floor</b> 197.9m<sup>2</sup></p> <p>Total = 655.67m<sup>2</sup> Site area = 758.4m<sup>2</sup> FSR =0.857:1 (8% variation)</p>	5 November 2013 - Group Manager Outcomes & Development – Delegated Authority

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/570/2013	24-28 Mons Road, WESTMEAD NSW 2145  Lot 2, DP 525741	Mixed Use  B4 Mixed Use	PLEP 2011	cl 22 – Maximum FSR	The additional floor space does not adversely increase the bulk and scale of the building as viewed from the public domain; the additional floor space does not create any amenity issues for the future occupants of the building; the reconfigured dwellings will retain adequate solar access and cross flow ventilation; the additional floor space does not impact on the amenity of any adjoining properties in terms of visual bulk, overlooking or overshadowing and the proposed development is consistent with the zone objectives as it provides a mixture of compatible land uses, integrates residential and retail in accessible locations so as to maximise public transport patronage and encourage walking and cycling and encourages development that contributes to an active, vibrant and sustainable neighbourhood.	<u>Required:</u> 1.5:1  <u>Proposed:</u> 1.51:1 (114.4m <sup>2</sup> or a 1.12% variation)	23 November 2013 Group Manager Outcomes & Development – Delegated Authority

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/328/2013	7 Mangalore Drive, WINSTON HILLS NSW 2153  Lot 76, DP 270075	Dual Occupancy	PLEP 2011  R2 Low Density Residential	cl 4.4 – Maximum FSR  cl 4.3 – Maximum Height of Buildings	<p>The proposed dwelling does not adversely compromise the amenity of surrounding properties. The proposal is considered to respond to the existing form and scale of dwellings within the estate. The development responds to existing development form within the estate and the significant constraints of the site in relation to allotment size while resulting in no significant adverse impacts. The site area is 398.1m<sup>2</sup> which was created under approval by the Land and Environment Court.</p> <p>The height is acceptable given the design of the proposal in relation to bulk &amp; scale will not be excessive, responds to the locality as well as to the steep slope of the site. The dwelling is consistent with other dwellings in the street and estate, minimising any adverse impact on the streetscape.</p>	<p><u>Required:</u> 0.5:1</p> <p><u>Proposed:</u> 0.67:1 (128% variation)</p> <p><u>Required:</u> 9m maximum</p> <p><u>Proposed:</u> 10.35m</p>	25 November 2013 – Council Meeting
DA/613/2013	30-32 Napier Street, PARRAMATTA NSW 2150  Lot 1, DP 1183631	Residential Flat Building	PLEP 2011  R4 High Density Residential	cl – 4.4 Maximum FSR	The RFB responds well 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.	<p><u>Required:</u> 0.8:1</p> <p><u>Proposed:</u> 0.83:1 (variation of 24m<sup>2</sup> (2.8%))</p>	27 November 2013 - Group Manager Outcomes & Development – Delegated Authority

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/305/2013	30 Phillip Street, PARRAMATTA NSW 2150  Lot 2, DP 730119	Hotel  B4 Mixed Use	City Centre LEP 2007	cl 22D – Building Separation	<p>There are no demonstrated amenity impacts upon adjoining properties in terms of overshadowing, view loss, natural ventilation or wind mitigation. Also, when the two (2) storey shop site next door is redeveloped in the future, it can be developed to a nil side boundary building setback up to a maximum building height of 36m without stepping the building back. This permissible set back and height along this western side boundary would mean that the proposed hotel additions would be setback between 1m and 1.69m from a blank wall. However as there are no windows proposed along this side boundary, no amenity impacts will be created.</p> <p>It is also noted that the Minister has conferred assumed concurrence to Council for the use of Clause 24.</p>	<p><u>Required:</u> Nil or 6m</p> <p><u>Proposed:</u> Side (west) = 1m to 1.69m Tower on site (north) = 9m</p>	9 December 2013 - JRPP
DA/250/2013	7 Aird Street, PARRAMATTA NSW 2150  Lot A, DP 85655	Mixed Use  B4 Mixed Use	City Centre LEP 2007	cl 22 – Maximum FSR	<p>The proposed development is of a high quality design and represents an efficient and appropriate use of the land that is compatible with the surrounding environment and its mixed use zoning. The increase in FSR is therefore considered minor, as the proposed development will improve the built edge to the street, increasing street level activity and creating a safer and more comfortable environment for both residents and the public.</p>	<p><u>Required:</u> 4.2:1 (maximum)</p> <p><u>Proposed:</u> 5.16:1 (variation of 715.49m<sup>2</sup> or 22.9%)</p>	16 December 2013 – Council Meeting

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/270/2013	9 and 11 Weston Street, ROSEHILL NSW 2142  Lot 1, DP 706615	Residential Flat Building  R4 High Density Residential	PLEP 2011	cl 4.3 – Maximum Height of Buildings	The proposed development is consistent with the relevant objectives of the height development standards under Parramatta LEP 2011 as it minimises visual impact, disruption of views, loss of privacy and loss of solar access to existing development and it provides a mixture of compatible land uses, integrates residential in accessible locations so as to maximise public transport patronage and encourage walking and cycling and encourages development that contributes to an active, vibrant and sustainable neighbourhood.	<u>Required:</u> 13m  <u>Proposed:</u> Building A: 23m (variation of 76%) Building B: 16.5m (variation of 27%)	16 December 2013 – Council Meeting
DA/411/2013	2 St Andrews Street, DUNDAS NSW 2117  Lot 13, DP 814569	Residential Flat Building  R4 High Density Residential	PLEP 2011	cl – 4.4 Maximum FSR	The development does not adversely compromise the amenity of surrounding properties. The proposal is considered to respond to the existing form and scale of development within the street and immediate locality. The development responds to existing development form within the street while resulting in no significant adverse privacy impacts subject to conditions of consent. Overall the design of the proposal in relation to bulk and scale will not be excessive and is consistent with the existing locality and desired future character of the area.	<u>Required:</u> 1.1:1 maximum (1051.6m <sup>2</sup> )  <u>Proposed:</u> 0.13:1 Gross Floor Area = 1079.84m <sup>2</sup> Floor Space Ratio =1.13:1  Variation = 28.24m <sup>2</sup>	16 December 2013 – Council Meeting