

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards  
Approved in 1 April 2015 – 30 June 2015**

<b>DA No:</b>	<b>Address:</b>	<b>Category of development:</b>	<b>Environmental Planning Instrument</b>	<b>Development standard to be varied</b>	<b>Justification of variation</b>	<b>Extent of Variation</b>	<b>Date DA determined</b>
DA/453/2014	73-75 Mountford Avenue, GUILDFORD 2161  Lots 81 & 82, DP 128807	Residential Flat Building	PLEP 2011  R4 High Density Residential	cl. 4.3 – Maximum Height of Buildings	<p>The proposed building fits reasonably within its designated setbacks and the breach of the height limit is proposed by a means of providing high quality common open space on the roof of the development. The variation relates to the central part of the roof, and to a minor and insubstantial portion of the parapet on the northern side of the building and therefore will not result in a building with an apparent height of more than the 3 storeys permitted under LEP 2011.</p> <p>The proposed additional height is part of a well-developed design scheme in a manner that will have the least possible impact on surrounding sites and the environment generally.</p>	<p><u>Required:</u> 11m</p> <p><u>Proposed:</u> 12.9m (variation of 17.2% or 1.9m)</p>	13 April 2015 – 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/852/2013	<p>189 Macquarie Street and part 34 Hassall Street, PARRAMATTA 2150</p> <p>Lots 3A &amp; Lot 4A, DP 322453, Lot 5, DP 7809, Lot 1, DP 128928, Lot 20, DP 706341, Lot C, DP 390897, Part Lot 5, DP 758829, and Lot 1, DP 555756</p>	Mixed Use	PCCLEP 2007 B4 Mixed Use	<p>cl. 21 – Maximum Height of Buildings</p> <p>cl. 22D – Building Separation</p>	<p>The additional 1.2m minimises level changes along the public pedestrian link resulting in less ramping and increased opportunities for pedestrians to access the car park. It also minimizes ramping within the communal open space.</p> <p>Due to the sites irregular shape, the successful design competition scheme demonstrates that an effective siting strategy has been developed to ensure adequate building separation is provided to adjoining properties and the two proposed residential towers. The towers are proposed at the northern and southern extremities of the site in order to achieve a positive street frontage definition at both Macquarie Street and Hassall Street. This placement achieves good separation between the towers, which enables preservation of solar access and view corridors into and through the site whilst opening the central portion of the podium as a sunlit communal open space for residents.</p>	<p><u>Required:</u> Planning Proposal - 91.3m</p> <p><u>Proposed:</u> 92.5m (variation of 1.2m)</p>	15 April 2015 - JRPP

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/171/2014	12-14 Phillip Street and 331A-339 Church Street, PARRAMATTA 2150  Lots 1 & Lot 2, DP 791693, Lot 3, DP 825045, & Lot A, DP 333263	Mixed Use	PCCLEP 2007  B4 Mixed Use	cl. 21 – Maximum Height of Buildings	The podium height at the top of the vertical blade elements is 19.61m and to the top of the sandstone wall is 12.41m. It is considered that the street frontage height is appropriate for this location and will match adjoining Church Street allotments.	<u>Required:</u> 12m (Church Street frontage)  <u>Proposed:</u> a. sandstone blockhead - 12.41m (variation of 0.41m or 3%)  b. podium - 12.41m (variation of 11.41m for a very small portion (less than 1%) of the total site area.	15 April 2015 - JRPP
DA/73/2015	Shop Levels 1-5 Westfields), Westfield, 171 Church Street, PARRAMATTA 2150  Lot 2, DP 851525	Mixed Use	PLEP 2007  B4 Mixed Use	cl. 4.4 – Maximum Floor Space Ratio	No changes are proposed to the bulk, scale or height of the existing development;  The departure is extremely minor and is unlikely to cause any additional adverse impacts relating to traffic generation, both in the forms of vehicular or pedestrian;  The current floor space being utilised on the site (4.58:1) is already well in excess of the allowable (4.2:1), therefore any minor increase will have negligible impact and requiring strict compliance with the standard in this case would be unreasonable; and the proposal seeks to improve the amenity and workability of the existing centre management office which facilitates the daily operation of the centre.	<u>Required:</u> 4.2:1  <u>Proposed:</u> 4.58:1 (variation of 1:1 or 50m <sup>2</sup> )	21 April 2015 – Manager Development & Traffic Services – 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/27/2015	22A O Connell Street 164 & 174 Marsden Street, PARRAMATTA 2150  Lots 21 & 22, DP 1173876	Subdivision	PLEP 2007  B4 Mixed Use	cl. 22 – Maximum FSR	<p>The proposal is for subdivision with no building works proposed. The site is located in proximity to transport links and is essentially fully developed, apart from the newly created vacant development lot.</p> <p>The proposed variation to the floor space does not impact on any views or view corridor as identified in PDCP2011.</p> <p>Having considered the above, the proposed departure to the maximum FSR maintains the objectives of the B4 Mixed Use zoning of the site. The proposed GFA achieves strategic planning objectives without undue amenity or streetscape impacts. It is also noted that Council is considering a planning proposal for the entire site. It is likely that the planning proposal would correct this anomaly.</p>	<p><u>Required:</u> 3:1</p> <p><u>Proposed:</u> 5.1:1 (variation of 72% or 9595m<sup>2</sup>)</p>	27 April 2015 – Council Meeting
DA/620/2014	8 Rawson Road, GUILDFORD 2161  Lots 23 & 24, DP 14788	Mixed Use	PLEP 2011  B1 Neighbourhood Centre	cl. 4.3 – Maximum Height of Buildings	<p>The height departure arises due the provision of the roof top common open space area, associated structures, lift overrun, stair core and facilities. It is noted that the bulk of the development does not exceed 12 metres.</p> <p>The encroachment to the height limit benefits the future occupants by providing access to the rooftop courtyard areas and provision of communal areas which cannot be provided at ground level.</p>	<p><u>Required:</u> 12m</p> <p><u>Proposed:</u> 15.5m (variation of 3.5m or 29%)</p>	27 April 2015 – 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/93/2014	55 - 59 Wentworth Avenue, WENTWORTHVILLE 2145  Lots 10 & 11, Sect 3, DP 976563	Residential Flat Building	PLEP 2011  R4 High Density Residential	cl. 4.4 – Maximum FSR	The subject site is located within proximity to Wentworthville train station where higher density developments are envisaged. The site is also located amongst RFB developments with similar bulk and scale. The unit mix proposed provides the area with a variety of housing options. The departure to the maximum FSR does not unreasonably impact any overshadowing to adjoining properties, building separation and residential acoustics.	Required: 0.8:1  Proposed: 0.88:1 (variation of 178.3m <sup>2</sup> or 10.7%)	11 May 2015 - Council Meeting
DA/683/2014	65-71 Cowper Street, GRANVILLE 2142  Lot 1, DP 194680, Lot 21, DP 979437, Lots 1 & 2, DP 700183 and Lot 1, DP 594661	Mixed Use	PLEP 2011  B4 Mixed Use	cl. 4.3 – Maximum Height of Buildings	The departure to the height is a result of maximising the FSR for the site which was increased under PLEP 2011. However, as the subject site is unlikely to be amalgamated with the site to the north (service station) and east (The Barn which is a heritage listed site), it cannot benefit from the potential maximum height of 52 metres. As such, it would be unreasonable to restrict a development to a maximum height of 21 metres due to its inability to consolidate with adjoining sites. A planning proposal is currently being reviewed by Council with regards to future development on the sites to the east. The planning proposal envisages a significant uplift in height and FSR for these sites. In the event that the planning proposal is adopted, the proposed height of the subject development at 29.05 metres would be consistent with the form and bulk for developments within this locality.	Required: 21m  Proposed: 29.05m (variation of 8.05m or 38%)	11 May 2015 - 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/710/2014	36 Railway Street, WENTWORTHVILLE 2145  Lot 10, Sect 2, DP 976563	Residential Flat Building	PLEP 2011  R4 High Density Residential	cl. 4.3 – Maximum Height of Buildings	The proposed building fits reasonably within its designated setbacks and the breach of the height limit is proposed by a means of minimizing the bulk of the development while also minimizing impacts on the streetscape and adjoining properties. The variation relates to the central part of the roof, and therefore will not result in a building with an apparent height of four storeys.	<u>Required:</u> 11m  <u>Proposed:</u> 12.7m (variation of 1.7m or 15.5%)	13 May 2015 - JRPP
DA/63/2015	32 Erie Street, SOUTH GRANVILLE 2142  Cnr Lot 110, DP 14156	Dual Occupancy	PLEP 2011  R2 Low Density Residential	cl.6.11 – Dual occupancies on land in zones R2, R3 and R4	The dual occupancy complies with the floor space area controls and appropriate amenity can be provided on the lot. The proposed building has a complying height, appropriate setbacks and an acceptable bulk and scale.  The proposed dual occupancy does not adversely compromise the amenity of surrounding properties with respect to overlooking, bulk and scale. Furthermore, the proposal satisfactorily contributes to the streetscape, complimenting the existing dwellings on Erie Street.	<u>Required:</u> 600m <sup>2</sup>  <u>Proposed:</u> 592.9m <sup>2</sup> (variation of 1.2%)	13 May 2015 – Manager Development & Traffic Services – 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/64/2015	30 Erie Street, SOUTH GRANVILLE 2142  Lot 11, DP 14156	Dual Occupancy	PLEP 2011  R2 Low Density Residential	cl.6.11 – Dual occupancies on land in zones R2, R3 and R4	<p>The dual occupancy complies with the floor space area controls and appropriate amenity can be provided on the lot. The proposed building has a complying height, appropriate setbacks and an acceptable bulk and scale.</p> <p>The proposed dual occupancy does not adversely compromise the amenity of surrounding properties with respect to overlooking, bulk and scale. Furthermore, the proposal satisfactorily contributes to the streetscape, complimenting the existing dwellings on Erie Street.</p>	<p><u>Required:</u> 600m<sup>2</sup></p> <p><u>Proposed:</u> 597.4m<sup>2</sup> (variation of 0.43%)</p>	14 May 2015 – Manager Development & Traffic Services – Delegated Authority
DA/642/2014	1B Clover Close, CARLINGFORD 2118  Lot 42, DP 1134211	3 Storey Dwelling	PLEP 2011  R2 Low Density Residential	cl. 4.3 – Maximum Building Height	<p>The additional height is setback from the front elevation thereby reducing any significant impact on the streetscape and the non-compliance applies to a small part of the roof structure.</p> <p>The dwelling as proposed would be consistent with the scale and form of surrounding properties and the overall built environment within the locality which comprises of traditional and modern single and double storey dwellings.</p> <p>The extent of non-compliance is a direct result of the topography of the allotment.</p>	<p><u>Required:</u> 9m</p> <p><u>Proposed:</u> 7.12m to 9.7m (variation of 0.7m or 7.8%)</p>	25 May 2015 - Manager Development & Traffic Services – 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/629/2014	27 Oak Street & 19-21 Hope Street, ROSEHILL 2142  Lot 3, DP 505445, Lots 9 & 10, DP 21950	Residential Flat Building	PLEP 2011  B4 Mixed Use and R4 High Density Residential	cl 4.3 – Maximum Building Height	<p>The increase in height was necessitated by the flood impacts on the site and the ability of the building to allow for flood flow through path. This in turn increased the height of the building Block B substantially to a maximum of 2 m from the natural ground level. While Block A has an increase in Finished Floor Level of about 1.21m above natural ground level.</p> <p>The level 4 portion of Block B is setback from the front elevation thereby reducing any significant impact on the street scape. Block A appears as 4 storey structure from Hope Street.</p> <p>The maximum building height variation is considered acceptable in order to achieve the design out come and compliance with zoning requirements.</p>	<p><u>Required:</u></p> <p>a) 13m – R4 Zoned land fronting Hope Street</p> <p>b) RL14 for the site zoned B4 Mixed use fronting Oak Street.</p> <p><u>Proposed:</u></p> <p>a) 16.48m for Block A fronting Hope Street (variation of 3.48m and 26%).</p> <p>b) The development has a maximum height of RL 22.52 for Block B fronting Oak Street (variation of 8.52m and 60%).</p>	22 June 2015 - 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/776/2014	125, 127 and 129 Arthur Street, PARRAMATTA 2150  Lots 5, 6 & 7, DP 27997	Residential Flat Building	PLEP 2011  B4 Mixed Use	cl 4.3 – Maximum Building Height	<p>The increase in height was partially necessitated by the flood impacts on the site and the ability of the building to allow for flood flow through path. This in turn increased the height of the building substantially to a maximum of 1.7m from the natural ground level.</p> <p>The 7 storey portion of building is a transition from the 9 storey Mercure Hotel building to the east and is considered appropriate for the area, given that it is located in a predominant gateway site connecting the east with Parramatta CBD.</p> <p>The Arthur Street frontage has been transitioned to step down from 7 storeys through 6 and 5 storeys and finally a 4 storey, thereby providing a transition to the two storey dual occupancy to the north of the site.</p>	<p><u>Required:</u> RL 14</p> <p><u>Proposed:</u> RL 29 (variation of 107% to the southern end of the building and 100 % to the major portion of the building)</p>	22 June 2015 - Council Meeting