

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards  
Approved in 1 January 2015 – 31 March 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/826/2013	28-36 Yates Avenue, DUNDAS VALLEY 2117  Lots 1-5, DP 511983	Mixed Use	PLEP 2011  B1 Neighbourhood Centre	cl 4.3 – Maximum Height	The additional bulk and scale attributable to the height departure has no measurable adverse impacts on the amenity of the locality or the streetscape presentation of the building. The site has been earmarked for a significant increase in density, through the B1 Neighbourhood centre zoning and therefore the scale of the development is at the level contemplated by the new zoning controls.	<u>Required:</u> 12m  <u>Proposed:</u> 14.1m (variation of 2.01m or 16.75%)	9 February 2015 – Council Meeting
DA/564/2014	43 MacArthur Street, PARRAMATTA 2150  Lot 22, DP 13764	Residential Flat Building	PLEP 2011  R4 High Density Residential	cl 4.3 – Maximum Height	<p>This is a non-compliance to a small portion of the proposed building and the non-compliance does not result in additional habitable floor space being created.</p> <p>The proposed development is consistent with the zone objectives as it provides for high density residential development in an accessible location so as to maximise public transport patronage and encourage walking and cycling and encourages development that contributes to an active, vibrant and sustainable neighbourhood.</p> <p>The proposed development is consistent with the relevant objectives of the height restrictions under Parramatta Local Environmental Plan 2011 as it minimises visual impact, disruption of views, loss of privacy and loss of solar access to existing development (within reason).</p>	<u>Required:</u> 11m  <u>Proposed:</u> 12m (variation of 9.2%)	12 February 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/693/2014	8 Dixmude Street, SOUTH GRANVILLE 2142  Lot 180, DP 8821	Dual Occupancy	PLEP 2011  R2 Low Density Residential	cl 4.6 – Minimum lot sizes for dual occupancies	<p>The minor shortfall in site area of only 7.35m<sup>2</sup> will have no bearing on the level of residential amenity. The development demonstrates that all residential amenities can be provided to each dwelling (ie. access, carparking, landscaping, private open space, drying areas and privacy).</p> <p>The design provides articulation and roofline variations to avoid bland, bulky facades. Overall, it is considered that the proposed development will compliment adjoining and nearby development and integrate well with the established low density residential area.</p>	<p><u>Required:</u> 600m<sup>2</sup></p> <p><u>Proposed:</u> 592.6m<sup>2</sup> (variation of 7.35m<sup>2</sup>)</p>	16 February 2015 – Manager Development & Traffic Services – Delegated Authority
DA/475/2014	114 & 116 Adderton Road, CARLINGFORD 2118  Lot 22 & Lot 23, DP 27262	Residential Flat Building	PLEP 2011  R4 High Density Residential	cl. 4.4 – Maximum Floor Space Ratio	<p>The applicants are permitted additional floor space of 55m<sup>2</sup>. This being half the area being dedicated to the Council to the rear of the site (110m<sup>2</sup>). This would allow them to have a GFA of 2946m<sup>2</sup> under the DCP requirements.</p> <p>The additional FSR creates additional amenities on the site, which in turn satisfies the strategic planning objectives by improving pedestrian and vehicular access.</p> <p>The proposal takes advantage of the sites proximity to transport links.</p> <p>The development remains generally compliant with the 14m height control even with the additional Gross Floor Area.</p> <p>Adequate parking and services are provided to the development in support of the proposed floor area.</p>	<p><u>Required:</u> 1.1:1</p> <p><u>Proposed:</u> 1.11:1 (variation of 0.87% or 25m<sup>2</sup>)</p>	19 February 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/598/2014	<p>7 Crown Street, HARRIS PARK 2150</p> <p>Lot 1, DP 90506 &amp; Lot 1, DP 91466</p>	Residential Care Facility	<p>Seniors Living SEPP, SEPP Infrastructure, SEPP 55</p> <p>R2 Low Density Residential</p>	cl 40(4) (c) – Building Height at rear of the site	<p>Although the site is zoned R2 Low Density Residential, it only adjoins residential development to the west of the site. To the rear or south, the site adjoins properties zoned R4 High Density Development that contain residential flat buildings (with common space or service/parking areas to the rear), and to the east, the site adjoins land containing a place of public worship and associated buildings.</p> <p>There is no amenity benefit to the place of public worship east of the site by a lowering of the height of the rear of the development to 1 storey, and the residential flat buildings to the rear of the site are so zoned that were the subject site to be zoned R4, no 25% first floor rear setback would be required, and so there is little justification for provision of such a setback to these sites in this instance.</p> <p>With respect to the low density residential zoned land adjoining west of the site (and used for that purpose), this property adjoins the single storey heritage listed house on the site and accordingly, for this reason, is setback 35m from the two storey component at the rear of the site, and 11m from the rear roof garden (which is located at a level equivalent to the first floor).</p> <p>Given this specific site context, it is considered that there would be no undue privacy, bulk or scale impact on adjoining properties as a result of the proposal and therefore there would be little amenity benefit limiting the development to 1 storey for the rear 25% of the site. It is therefore considered that adherence to the development standard is unnecessary in this case.</p>	<p><u>Required:</u> The building in the rear 25% of the site not exceed 1 storey in height (12.6m)</p> <p><u>Proposed:</u> 3.3m (74%)</p>	23 February 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/729/2014	75 George Street, PARRAMATTA 2150  Lot 192, DP 702747	Mixed Use  B3 Commercial Core Zone	City Centre LEP 2007  DCP 2011	cl. 22D - Minimum Building separation	<p>The subject site is located within the Parramatta CBD where building separation is minimal and in some instances encouraged to achieve the high density and active nature of a CBD environment.</p> <p>The 500mm variation to the standard, which represents a 5.5% departure, will not contribute to perception of a bulky development. Despite the variation, the alterations and additions to the existing building results in a FSR and height below the maximum for the site.</p>	<p><u>Required:</u> Side – min 3m Rear – min 9m</p> <p><u>Proposed:</u> Side – 7.5m Rear – 8.5m (500mm or 5.5% variation)</p>	4 March 2015 – Manager Development & Traffic Services – Delegated Authority
DA/685/2014	63 William Street & 35 Enid Avenue, GRANVILLE 2142  Lot D, DP 342775 Lot C, DP 342775	Residential Flat Building  R4 High Density Residential	PLEP 2011	<p>cl. 4.3 – Maximum Height of Buildings</p> <p>cl. 4.4 – Maximum Floor Space Ratio</p>	<p>The departures to the height relates to a lift overrun, stair core and the rooftop common area. These elements have been designed within the roof form and do not significantly contribute to the bulk of the overall development. The bulk of the development is restricted within the 6 storey built form.</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>The departure is considered to be a minor variation to the development standard at 2.1% and is a result of enclosing the garbage area located on the ground floor to avoid adverse amenity impacts.</p> <p>The proposed setbacks, articulation measures and material schedule mitigate any unreasonable perception of bulk and scale.</p>	<p><u>Required:</u> 20m</p> <p><u>Proposed:</u> 22.52m (variation of 12%)</p> <p><u>Required:</u> 1.7:1</p> <p><u>Proposed:</u> 1.73 (variation of 34.67m2 or 2.1%)</p>	23 March 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/493/2014	79 Merrylands Road, MERRYLANDS 2160  Lot C, DP 945568	Residential Flat Building  B4 Mixed Use	PLEP 2011	cl. 4.3 – Maximum Height of Buildings          cl. 4.4 – Maximum Floor Space Ratio	<p>The proposed variation is minor and the bulk of it relates to the lift overrun and the shade sail structure on the roof, needed to protect the common open space area provided there. The proposal will not have a significant visual impact as high density development, will not disrupt any significant views, and will not unreasonably impact on the privacy and solar access enjoyed by adjacent properties.</p> <p>The site provides a desired laneway in accordance with clause 4.1 of DCP 2011 which allows, where public benefit in the form of a desired laneway is provided, that a floor space bonus equivalent to 50% of the area to be dedicated for the laneway can be added to the maximum floor space ratio applying under the LEP.</p> <p>In this instance, a 3m wide laneway is proposed to be dedicated to Council, and the variation to floor space proposed is equivalent to 50% of the area to be dedicated for the laneway.</p>	<p><u>Required:</u> 21m</p> <p><u>Proposed:</u> 22.75m (variation of 1.75m or 8.3%)</p> <p><u>Required:</u> 2.0:1</p> <p><u>Proposed:</u> 2.08:1 (variation of 4.1% or 53.3m<sup>2</sup>)</p>	25 March 2015 – Manager Development & Traffic Services – Delegated Authority