

Development Application Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013 and SEPP 1

Approved in 1 July – 30 September 2016

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/490/2016	35-39 Jenkins Road, CARLINGFORD 2118 Lot 7, DP 7281, Lot 8, DP 135607, Lot 40, DP 843157	Residential Flat Building	The Hills LEP 2012 R4 High Density Residential	cl 4.1(A) – Minimum Lot Size	<p>The proposed design is compatible with the existing lower-density built-form and future adjoining structures and will not adversely impact visual or acoustic privacy for current or future residents.</p> <p>The development site has provided appropriate building setbacks and vegetation has been retained where possible.</p> <p>The applicant has satisfactorily demonstrated attempts to negotiate with 33 Jenkins Road to enable a site that is capable of meeting the minimum allotment size. The proposed development will not unduly isolate the adjoining land parcels to the south.</p>	<p><u>Required:</u> 4,000m²</p> <p><u>Proposed:</u> 3,242.3m² (variation of 18.9%)</p>	11 July 2016 – Council Meeting
DA/585/2016	30 – 42 Oxford Street, EPPING 2121 Lot A, DP 354692, Lots 1A and 1B, DP 102387 and Lot C, DP 389716	Mixed Use	Hornsby LEP 2013 B2 Local Centre	cl 4.3 – Maximum Height of Buildings	<p>Considering the unique characteristics and context of the site, the proposal achieves a better environmental outcome and design excellence for the site in lieu of a design that would be compliant with the prescribed controls within the HLEP and the HDCP and the proposal would provide a public benefit by creating a well-designed public plaza which is otherwise absent in the area forming a suitable curtilage around the heritage building.</p>	<p><u>Required:</u> 48m</p> <p><u>Proposed:</u> 51.3m (variation of 4.8m)</p>	20 July 2016 - 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/940/2015	<p>165-167 Pennant Street, PARRAMATTA 2150</p> <p>Lots 5 & 6, DP 19694</p>	Residential Flat Building	<p>PLEP 2011</p> <p>R4 High Density Residential</p>	cl 4.3 – Maximum Height of Buildings	<p>The maximum height variation of 1.82m contained within the centre of the site being the central lift core, accessing the roof terrace is not visible from the street or the surrounding sites and provides an appropriate lift access to a functional communal open space.</p> <p>The building height variation of 1.57m, is contained within the half of the upper most level, which contains three units as a result of providing 9 affordable dwellings which is a preferred planning outcome, by breaching a nominal height variation rather than encroaching the side boundaries which are likely to generate visual and acoustic impacts for the future residents as well as the surrounding properties.</p> <p>The additional height does not impact significantly upon solar access to adjoining properties and the proposed building will not disrupt views or reduce amenity for the surrounding properties by a loss of privacy.</p> <p>The site is not within the vicinity of a heritage item or heritage conservation area with established views.</p>	<p><u>Required:</u> 11m</p> <p><u>Proposed:</u> 12.57m – Building height (variation of 1.57m or 14.27%)</p> <p>12.82m – Lift overrun (variation of 1.82m or 16.54%)</p>	25 July 2016 – 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/456/2015	27 Allen Street, HARRIS PARK 2150 Lots 17-18, Sec 13, DP 1310	Residential Flat Building	PLEP 2011 R4 High Density Residential	cl 4.3 – Maximum Building Height	<p>The proposed maximum height variation to the building relates to a recessed 5th storey and the lift core, which is to the centre of the proposed building.</p> <p>The proposed building does not contribute to any additional privacy issues. The proposed development complies with the FSR requirements under PLEP2011 and the approved Master plan.</p> <p>The proposal does not result in any unacceptable overshadowing to surrounding residential development by virtue of the orientation of the site.</p> <p>The proposed buildings are in the immediate vicinity of other high-density residential developments of similar scale.</p>	<p><u>Required:</u> 13m</p> <p><u>Proposed:</u> 14.23m to the top of the lift over run (variation of 9.47% or 1.23m)</p>	9 August 2016 – 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/509/2016	104 Felton Road, CARLINGFORD 2118 Lot 86, DP 210955	Alterations and additions to an existing dwelling	The Hills Local Environmental Plan 2012 R2 Low Density Residential	cl 4.3 – Maximum Building Height	A variation of 0.5 metres in height is requested across 8% or 11.96m ² of the roof area. The existing dwelling is 1-2 storeys in height and is located on a corner location, which slopes steeply to the south and east. The variation in height occurs at the Felton Road (west) frontage where the site experiences the greatest difference between proposed building height and natural ground levels. The proposed development provides for retention of an existing 2-storey dwelling and proposes an additional storey to provide additional bedroom areas. The variation of 5.5% to the height of the building over part of the site allows for development of a larger dwelling that retains the existing building footprint, with consideration of the provisions of appropriate setbacks, private open space and privacy requirements.	<u>Required:</u> 9m <u>Proposed:</u> 9.5m (variation of 5.5% or 0.5m)	19 August 2016 – Manager Development & Traffic Services – Delegated Authority
DA/340/2016	58 Pitt Street, PARRAMATTA 2150 Lot 1, DP 199293	Secondary dwelling	ARHSEPP 2009 R3 – Medium Density Residential	cl 22(4)(ii) – Minimum Lot Size	The proposal will not give rise to any unreasonable or unexpected adverse amenity impacts for surrounding properties in terms of overshadowing, views/outlook and privacy impacts. Further, the proposal provides affordable housing to people in need and sits comfortably within the existing and the future character of the street and surrounding area. The proposal takes advantage of the local amenity including the proximity to Parramatta railway station and town centre.	<u>Required:</u> 450m ² <u>Proposed:</u> 447.2m ² (variation of 0.62% or 2.8m ²)	25 August 2016 – 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/150/2015	5 Victoria Road, PARRAMATTA 2150 Lot 21, DP 633510	Mixed Use	PLEP 2007 B4 Mixed Use	cl 21 – Maximum Height of Buildings cl 22A – Minimum Building Street Frontage	The proposed variation of building height up to 1.7m is considered appropriate as the additional height provides for a front façade that aligns with and maintains the relationship of the parapet of the mixed-use development to the east of the site, No. 21 Sorrell Street, to provide a consistent streetscape to Victoria Road. The proposed development has been designed to respond to the topography of the site, and context of the locality, without unduly compromising the residential amenity of adjoining properties. The subject property is unable to amalgamate and redevelop with the adjoining property to the west – No. 3 Victoria Road and the proposed development will not hinder the redevelopment of the adjoining property to the west.	<u>Required:</u> 24m <u>Proposed:</u> 25.7m (variation of 1.7m or 7%) <u>Required:</u> 20m <u>Proposed:</u> 13.145m and 13.585m to Victoria Road and Palmer Lane (variation of 32% to 34.2%)	20 September 2016 – IHAP Meeting
DA/573/2015	6 Meredith Street, EPPING 2121 Lot 2, DP 521506	Dual Occupancy	PLEP 2011 R2 Low Residential Density	cl 4.3 – Maximum Height of Buildings	The proposed development responds to the site and does so without adversely compromising relationships with adjoining developments and does not unduly compromise other relevant controls with the proposed development encouraging ecologically sustainable development.	<u>Required:</u> 9m <u>Proposed:</u> 9.4m (variation of 400mm or 4%)	20 September 2016 – IHAP Meeting