

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards
Approved in 1 July 2014 – 30 September 2014**

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/24/2014	140 Good Street, HARRIS PARK 2150 Lot 2, DP 309232	Residential Flat Building	R4 High Density Residential SEPP 2009 (Affordable Housing)	cl. 4.3 – Maximum Height of Buildings	The variation to the height relates to architectural roof features which do not add bulk to the development, it does not contribute to any loss of views particularly as the development provides appropriate setbacks and building separation.	<u>Required:</u> 13m maximum <u>Proposed:</u> 16.2m (variation of 3.2m or 24%)	14 July 2014 – Council Meeting
DA/670/2013	2B Darcy Road, WESTMEAD 2145 Lot 2, DP 1090838	Mixed Use	Mixed Use B4 PLEP 2011	cl. 4.3 – Maximum Height of Buildings cl. 4.4 – Maximum FSR	<p>The bulk and scale of the proposed development will not adversely impact on the existing residential accommodation adjoining to the west given the ample separation distances.</p> <p>The additional building height and floor space will not give rise to view loss or adverse privacy impacts for any surrounding property.</p> <p>The additional building height, floor space and development in general will not adversely impact on the significance of any heritage item and will not obstruct any historic heritage views or vistas.</p> <p>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.</p>	<u>Required:</u> 12m maximum <u>Proposed:</u> 16.2m (variation of 4.2m or 35%) <u>Required:</u> 1.5:1 <u>Proposed:</u> 1.97:1 (variation of 834m ² or 31%)	28 July 2014 – 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/139/2014	24 Aubrey Street, SOUTH GRANVILLE 2142 Lot 20, DP 2719 & Lot 2, DP 539459	Granny Flat	R3 Medium Density Residential SEPP 2009 (Affordable Rental Housing)	cl 22 (4) - Minimum Lot Size	The secondary dwelling complies with the floor space area controls and appropriate amenity can be provided on the lot. The proposal has complying height, appropriate setbacks and an acceptable bulk and scale. The lot can contain a secondary dwelling whilst maintaining amenity and privacy for the subject site and surrounding properties.	<u>Required:</u> 450m ² minimum <u>Proposed:</u> 335.1m ² (variation of 25.5%)	28 July 2014 – Council Meeting
DA/610/2013	98-100 Railway Terrace (Cnr Smythe Street), MERRYLANDS 2160 Lots 43 & 44 DP 1093455, Lot 1, DP 616596	Mixed Use	B4 Mixed Use PLEP 2011	cl 4.3 – Maximum Building Height cl 4.4 – Maximum FSR	<p>The proposed variation is extremely minor and the bulk of it relates to the lift overrun. 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 overall development will provide a strong visual edge to Railway Terrace as envisaged by the Merrylands Precinct controls of DCP 2011, and will not result in significant on-street parking or traffic issues. The site is not in proximity of any heritage item or historic view, and the site is surrounded by land zoned for high density mixed and residential development of comparable scale.</p> <p>It is noted that part of the variation, 40sq.m, is a bonus to floor space acceptable under Council's DCP for dedication of the rear laneway of the site to Council.</p>	<u>Required:</u> 21m maximum <u>Proposed:</u> 22.06m (variation of 5.3 % or 1.1m) <u>Required:</u> 2.0:1 <u>Proposed:</u> 2.19:1 (variation of 9.6% or 168.18m ²)	26 August 2014 – Manager Development & Traffic Services – Delegated Authority

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DA/145/2014	42 – 44 MacArthur Street (cnr Thomas Street), PARRAMATTA 2150 Lot 2, DP 11014	Residential Flat Building	R4 High Density Residential PLEP 2011	cl 4.4 – Maximum FSR	The minor variation of 1.8% would provide for an appropriate housing mix and amenity within the proposed residential flat building. The variation is due to the conversion of a 2 bed room unit into a 3 bedroom unit. This allows for an appropriate housing mix and seeks to meet any housing demands in the area.	<u>Required:</u> 1.1:1 <u>Proposed:</u> 1.12:1 (variation of 1.8% or 34m ²)	2 September 2014 – Manager Development & Traffic Services – Delegated Authority
DA/225/2014	109-113 George Street, PARRAMATTA 2150 Lot 100, DP 1180557	Mixed Use	B4 Mixed Use PCC LEP 2007	cl 21 – Maximum Building Height cl 22(2) – Maximum FSR	The base building is a result of the competitive design process undertaken by Council. The additional level maintains this design quality of the approved building. The total bonus sought of 15% is reflective of the proposed design excellence provision in the Draft Parramatta LEP 2011 amendment, and upon gazettal a request for the variation to the development standard would be made redundant. The development remains of a scale, density, form and land use mix envisaged by the local planning controls, and due to the competitive design process, ensures a superior development outcome in the City Centre.	<u>Required:</u> 59.4m <u>Proposed:</u> 62.1m (variation of 2.7m or 4.5%) <u>Required:</u> 6.6:1 <u>Proposed:</u> 6.9:1 (variation of 1100m ² or 4.5%)	10 September 2014 – 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/533/2014	7 Caloola Road, CONSTITUTION HILL 2145 Lot 1, DP 262502	Dual Occupancy	R2 Low Density Residential PLEP 2011	cl 4.6 – Minimum lot sizes for dual occupancies	The applicant has demonstrated that the lot can contain a dual occupancy which will maintain the existing streetscape, not result in undue privacy or shading impacts on surrounding sites, provide a complying FSR and has a suitable bulk and scale for the streetscape, and is consistent with the character of the surrounding area as Caloola Road contains a mixture of single, two storey dwelling and dual occupancies in the surrounding locality.	<u>Required:</u> 600m ² <u>Proposed:</u> 595.5m ² (variation of 45m ² or 0.75%)	18 September 2014 – Manager Development & Traffic Services – Delegated Authority