

**Development Application Variations under SEPP 1 including Clause 4.6 – Exceptions to development standards  
Approved in 1 October 2014 – 31 December 2014**

<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/592/2014	66 Marguerette Street, ERMINGTON 2115  Cnr Lot 344, DP 16170	Dwelling	R2 Low Density Residential  PLEP 2011	cl.4.4 -- Maximum FSR	The proposed dwelling does not adversely compromise the amenity of surrounding properties, and is compatible with the desired future character for the site with reference to the bulk and scale and characteristics of surrounding development and will not have significant environmental impacts.  It is noted that the proposed dwelling is functional for the occupants of the site and has been designed to minimise bulk and scale.	<u>Required:</u> 0.5:1  <u>Proposed:</u> 0.55:1 (variation of 26.05m <sup>2</sup> or 5%)	6 November 2014 - Manager Development & Traffic Services – Delegated Authority
DA/406/2014	49-51 High Street PARRAMATTA 2150  Lot 2, DP 530845 and Lot B, DP 388388	Residential Flat Building	B4 Mixed Use  PCC LEP 2007	cl 21 - Maximum Height of Buildings    cl 22A – Minimum Building Street Frontage	The departures to the height relates to stair cores, awnings and the rooftop courtyard area. These elements are part of the roof design and do not significantly contribute to the bulk of the overall development. The bulk of the development is restricted within the 4 storey built form.  The width of the development is proportionate to the height of the development at 4 storeys and is therefore visually appropriate despite the departure to the minimum site frontage.	<u>Required:</u> 12m  <u>Proposed:</u> 15.15m (variation of 26.2%)  <u>Required:</u> 20m  <u>Proposed:</u> 17.04m	10 November 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/578/2014	20/16 Buckleys Road, WINSTON HILLS 2153  Lot 14, DP 270736	Dwelling	R2 Low Density Residential  PLEP 2011	cl 4.4 – Maximum FSR	<p>The proposal is consistent with the scale and character of surrounding development within the estate and that envisaged in the original Masterplan and DA in terms of height, footprint and density.</p> <p>The site is part of a low density community title estate with approximately 70% of the site devoted to community land (open space and recreation facilities). The overall FSR for the estate is 0.2:1, this being significantly less than the 0.6:1 maximum permitted under the now repealed planning instrument applying to the site at the time of the original approval. The smaller lot sizes within the estate and the non-compliance with the now 0.5:1 FSR, is offset by the large communal open spaces provided for the residents. Secondly, the dwelling complies with the height requirement and does not impact adversely on surrounding properties in terms of solar access and privacy. The proposal has a FSR of 0.57:1 which is less than that approved for the dwelling originally envisaged for the site with an FSR of 0.66:1.</p>	<p><u>Required:</u> 0.5:1</p> <p><u>Proposed:</u> 0.57:1 (variation of 0.07:1 = 26.121m<sup>2</sup> (12.5%))</p>	10 November 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/262/2014	34 Moses Way, WINSTON HILLS 2153  Lot 34, DP 270717	Dual Occupancy	R2 Low Density Residential  PLEP 2011	cl.4.1A -- Minimum lot sizes for dual occupancies	<p>The proposed development is unlikely to adversely compromise the amenity of surrounding properties, and is compatible with the desired future character for the site with reference to the bulk and scale and characteristics of surrounding development and will not have significant environmental impacts.</p> <p>It is noted that the proposed development is functional for the occupants of the site and has been designed to minimise bulk and scale by way of stepping the building down the site and excavating the garaging, satisfying the underlying purpose of the clause. Furthermore the proposal responds to the existing form and scale of approved developments within the subdivision.</p>	<p><u>Required:</u> 600m<sup>2</sup></p> <p><u>Proposed:</u> 599.5m<sup>2</sup> (variation of 0.08%)</p>	15 November 2014 - Manager Development & Traffic Services – Delegated Authority
DA/469/2014	54 - 56 Mountford Avenue, GUILDFORD 2161  Lot 9C, DP 349583 & Lot 9A, DP 349582	Residential Flat Building	R4 High Density Residential  PLEP 2011 & SEPP (Affordable Housing) 2009	cl 4.3 – Maximum Height	<p>The non-compliance is considered to be acceptable representing a 21% difference to the maximum height for the site. The plans show that the variation in the height does not in this case, hinder compliance with residential acoustics, views to and from the site and bulk and scale requirements for residential flat buildings.</p> <p>The proposed development responds to the site despite the non-compliance and does so without compromising relationships with adjoining developments.</p>	<p><u>Required:</u> 11m</p> <p><u>Proposed:</u> 13.39m (variation of 2.39m or 21%)</p>	24 November 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/602/2013	7 Weston Street, ROSEHILL 2142  Lot 17, DP 651185	Residential Flat Building	PLEP 2011  B4 Mixed Use	cl 4.3 – Maximum Building Height	<p>Building A, which fronts Weston Street has a building height of 28 metres, with minor non-compliances on the northern edge of the main building and the lift/plant overrun and a mechanical vent riser. The lift overrun departs by 1.4 metres and the mechanical vent riser departs by 2.0 metres. Both elements are setback at the rear part of the street facing building with the departure occurring due to the fall in the land levels from the street. The percentage departure is 1.4m over and would equate to 5% and 7% for the mechanical vent riser.</p> <p>The proposed development is consistent with the zone objectives as 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.</p>	<p><u>Required:</u> 28m</p> <p><u>Proposed:</u> 30m (variation of 1.4m)</p>	26 November 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/439/2014	<p>18 - 22A Hope Street, ROSEHILL 2142</p> <p>Lots B &amp; C, DP 342087 Lots 1 &amp; 2, DP 841337</p>	Residential Flat Building	<p>PLEP 2011</p> <p>R4 High Density Residential</p>	cl 4.3 – Maximum Building Height	<p>The proposal will provide a transition in built form. Hope Street has a 28m, 13m, and 9.5m height limit. The corner of Hope Street and James Ruse Drive has a maximum height limit of 28m and the corner of Arthur Street and Hope Street has a maximum height limit of 9.5m.</p> <p>The proposal minimises visual impact by proposing an additional floor to the rear of the development only. The five storey component of the development which exceeds the height limit is setback 35m from the front of the approved development. The front of the approved development complies with the maximum height of 13m.</p> <p>The proposal minimises loss of privacy and loss of solar access to adjoining development with substantial side setbacks of 6m; which is 1.5m more than the DCP requirement.</p>	<p><u>Required:</u> 13m</p> <p><u>Proposed:</u> 15.7m (variation of variation of 20.8%)</p>	8 December 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/168/2013	55 Adderton Road & 1-11 Telopea Street, TELOPEA 2117  Lots 1-4, Sec 1, DP 14134 & Easement of Lot 4, DP 210264	Mixed Use	PLEP 2011  B1 Neighbourhood Centre	cl 4.3 – Maximum Building Height  cl 4.4 - Maximum FSR	<p>The proposed variation is minor and results from the slope of the site. The proposed height variation of 600mm 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 interface to Telopea Railway Station as envisaged by the Telopea Precinct controls of DCP 2011, and will incorporate measures to manage any traffic impacts resulting from the proposal. The proposal provides adequate parking in accordance with DCP 2011.</p> <p>The site is not in proximity of any heritage item or historic view, and the site is surrounded by land zoned for high density residential development of comparable scale.</p>	<p><u>Required:</u> 18m</p> <p><u>Proposed:</u> 18.6m (variation of 3.3 % or 0.6m)</p> <p><u>Required:</u> 2.0:1</p> <p><u>Proposed:</u> 2.5:1 (variation of 25% or 1501m<sup>2</sup>)</p>	18 December 2014 – 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/601/2013	Part Lot 1 and Lot 11, DP 270605, Midson Road (former Eastwood Brick Pit), EASTWOOD 2122  Lot 11, DP 270605	Residential Flat Building	PLEP 2011  R2 Low Density Residential	cl 4.3 – Maximum Building Height	The site is uncharacteristically uneven with a centrally located benched area and a dramatic slope from north to south. The amended building height is acceptable in this circumstance as the additional height does not adversely impact the amenity of neighbouring sites; and the proposed development is consistent with the zone objectives as it provides a compatible land use, 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> 11m  <u>Proposed:</u> 16.43m in total (variation of 32% - 49%)	18 December 2014 – JRPP