

| DA No: | Address: | Category of development: | Environmental Planning Instrument | Development standard to be varied | Justification of variation | Extent of Variation | Date DA determined |
|--------------|---|---------------------------|---|-----------------------------------|---|--|--------------------------------------|
| DA/43/2014/B | <p>2-6 Victoria Road, PARRAMATTA 2150</p> <p>Lots 1 & 2, DP 301995, Lots 5-9, Sec 9, DP 758788, Lot 5, DP 776890, Lot 1, DP 917832, Lot 6, DP 917833, Lots 6-11, DP 498</p> | Educational Establishment | <p>PLEP 2011</p> <p>R2 Low Density Residential</p> <p>R3 Medium Density Residential</p> | cl 4.3 – Maximum Building Height | <p>The parent application was approved by JRPP with an overall height of 14 metres. As such, the additional height of the Eastern Wing Ridge of 130mm (total height of 13.37 metres) is within the approved height of the development and in this regard is considered acceptable.</p> <p>The maximum additional height proposed under the subject application is 505mm and applicable to the ball restraint fence located on the roof. The additional 505mm is considered reasonable in this instance to provide further safety measures for the users of the rooftop basketball court.</p> <p>Notwithstanding the additional height, the modified development remains sympathetic to the existing buildings on the school site, particularly the recently constructed Janet Woods Building (11 metres).</p> | <p><u>Required:</u> 11 metres</p> <p><u>Proposed:</u> Modification proposes overall variations ranging from 31.87% to 48.5%.</p> | 26 October 2015 – Council Meeting |

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| DA/738/2014 | <p>10 - 42 East Street, GRANVILLE 2142</p> <p>Lot 1, DP 521574, Lots 6 & 7, DP 110142, Lots W, X & Y, DP 164926, Lot 1, DP 156559, Lot 1, DP 744571, Lot 1, DP 745652, Lot 1, DP 1009146, Pt 1, DP 195784, & Lot 1, DP 996285</p> | Mixed Use | <p>PLEP 2011</p> <p>B4 Mixed Use</p> | cl 4.3 – Maximum Building Height | <p>The proposed height variations to Block A, B and C provide a transition from the approved 19 storey mixed use development to the eastern end of East Street.</p> <p>The architectural roof features that are provided further increase the actual building height, however are recessed and not visible from the street level.</p> <p>The proposed buildings do not contribute to any additional privacy issues.</p> <p>The proposal does not result in any unacceptable over shadowing to surrounding residential development by virtue of the orientation of the site. The overshadowing impacts are largely restricted to the adjoining railway corridor to the south and the car park beyond.</p> <p>The proposed buildings are designed to set a positive precedent for the tone and scale of comparable future developments within the Granville Town Centre.</p> | <p><u>Required:</u> 52m</p> <p><u>Proposed:</u></p> <p>Block A = 63.91m to the top of the building and 60.05m to the building closest to the street. (Variation of 11.91m or 22.91% - top of the building including the roof features and 15.48% to the building closest to the street excluding the roof features)</p> <p>Block B = 58.47m to the top of the building and 54.32m to the building closest to the street. (Variation of 12.45% to the top of the building including the architectural roof feature and 4.47% to the building closest to the street excluding the roof)</p> <p>Block C = 56.83m to the top of the building and 54.23m to the top of the building closest to the street. (Variation of 4.83m or 9.29% to the top of the building including the architectural roof feature and 2.23m or 4.29% to the building closest to the street excluding the architectural roof feature).</p> | 26 October 2015 – JRPP |

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| DA/678/2013 | 90-92 Railway Terrace, MERRYLANDS 2160 Lots 6 & 7, DP 79942 and Lots 4 & 5, DP 78149 | Mixed Use | PLEP 2011 B4 Mixed Use | cl 4.3 – Maximum Building Height | <p>The proposed building fits reasonably within its designated setbacks and the breach of the height limit by the lift overrun, is a consequence of accessing the roof top to provide satisfactory communal open space to the development while also minimising impacts on the streetscape and adjoining properties.</p> <p>The variation relates to the central part of the roof, and therefore will not result in a building with an apparent height of seven storeys when viewed from the street.</p> | <u>Required:</u> 21m <u>Proposed:</u> 22.9m (variation of 9% or 1.9m) | 16 November 2015 - Manager Development & Traffic Services – Delegated Authority |
| DA/541/2015 | 18 Niblick Crescent, OATLANDS 2117 Lot 25, DP 206312 | Dwelling | PLEP 2011 R2 Low Density Residential | cl 4.3 – Maximum Building Height | <p>The proposal responds to the considerable slope of the land and the minor variation of 6% in height is to accommodate for a lift over run located to the rear of the proposed development. The departure to the standard will not, in this instance, result in adverse impacts to adjoining sites with regards to privacy and acoustic amenity.</p> | <u>Required:</u> 9m <u>Proposed:</u> 9.6m (variation of 6% or 0.6m) | 20 November 2015 - Manager Development & Traffic Services – Delegated Authority |

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| DA/65/2015 | 18 Louis Street, GRANVILLE 2142 Lots 31 & 32, DP 432052 | Mixed Use | PLEP 2011 B1 Neighbourhood Centre | cl 4.3 – Maximum Building Height | <p>The proposed height is a response to the flood impacts of the site. As such, the building was designed to allow for a flood flow through path. This in turn raised the height of the building to a maximum of 2m from the natural ground level. This height variation varies from 20% at the Louis Street frontage to 12.5% to the rear.</p> <p>The maximum building height of 17.59m is measured to the lift overrun. However, this element is setback from the front elevation reducing any unreasonable impact on the streetscape. It is also noted that this is required for access to the communal open space on the rooftop.</p> | <p><u>Required:</u> 12m</p> <p><u>Proposed:</u> 17.29m (variation of 44% or 5.29m)</p> | 23 November 2015 – Council Meeting |

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| DA/799/2014 | 1 Marist Place & 26 O Connell Street, PARRAMATTA 2150 Lot 1, DP 1034092 | Mixed Use | PLEP 2007 B4 Mixed Use | cl 21 – Maximum Height of Buildings cl 22 – Maximum Floor Space Ratio | <p>26 O'Connell Street - The variation to the height of the residential building relates to the lift overrun only. The variation is considered to be minor (900mm / 5%) and given the lift contains no floor space, the variation is supported. The Heritage Council General Terms of Approval requires the deletion of level 5 of the Residential Flat Building. Compliance with this condition would result in the proposed RFB having a maximum height of 15m above Natural Ground Level, which would readily achieve compliance with Clause 21 – Height of Buildings.</p> <p>1 Marist Place - The variation to the height of the office building fronting Victoria Road relates to a small portion of the building on the eastern side. The proposed building is located over two sites, which have different height limits.</p> <p>The development will respond to existing development within the area and development within the CBD while resulting in no significant privacy or overshadowing impacts.</p> <p>The non-compliance is not a result of poor design or a non-compliance with other Council's controls. The Heritage Council General Terms of Approval requires the deletion of level 5 of the Residential Flat Building. Compliance with this condition would result in the proposed RFB having a maximum GFA of 8,949.3m² (FSR 1.52:1) with a variation of 22.188m² or 0.25%.</p> | <p><u>Required:</u> 26 O'Connell Street - 18m 1 Marist Place - 10m</p> <p><u>Proposed:</u> 26 O'Connell Street - 18.9m (variation of 900mm or 5%) 1 Marist Place - 11m (variation of 1m or 10%)</p> <p><u>Required:</u> 26 O'Connell Street 1.52:1 Maximum: 8,927.112m² 1 Marist Place 0.6:1 Maximum: 5,703m²</p> <p><u>Proposed:</u> 26 O'Connell Street - 1.59:1 / 9,351.7m² (variation of 424.588m² or 4.76%) 1 Marist Place – 0.63:1 / 6,031.1m² (variation of 328.1m² of 5.7%)</p> | 24 November 2015 - JRPP |

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| DA/646/2015 | 10 Dixmude Street, SOUTH GRANVILLE 2142 Lot 179, DP 8821 | Dual Occupancy | PLEP 2011 R2 Low Density Residential | cl 6.11 – Minimum Lot Size | The development will provide a high level of residential amenity for future occupants, as it complies with Council's landscaping, private open space, deep soil and car parking controls; and the proposal is consistent with the existing development pattern of Dixmude Street. | <u>Required:</u> 600m2 <u>Proposed:</u> 592.6m2 (variation of 7.4m2 or 1.23%) | 7 December 2015 - Council Meeting |
| DA/662/2015 | 33 Prospect Street, ROSEHILL 2142 Lot 1, DP 128403 | Residential Flat Building | PLEP 2011 R2 Low Density Residential | cl 4.3 – Maximum Building Height | Although the proposed external works strictly represent a 56% variation, the existing maximum building height remains unchanged. The non-compliance is considered acceptable, as the proposed balcony works do not hinder compliance with residential acoustics, views to and from the site, overshadowing or privacy and bulk and scale requirements. | <u>Required:</u> 6m <u>Proposed:</u> 9.3m (variation of 3.3m or 56%) | 7 December 2015 - Council Meeting |
| DA/164/2015 | 1 Broughton Street & 2 Morton Street, PARRAMATTA 2150 Lot 1, DP 817709 | Mixed Use | PLEP 2011 R4 High Density Residential B4 Mixed use RE 1 Public Recreation W1 Natural Waterways | cl 4.3 – Maximum Building Height | Change in levels across the site, in particular towards the foreshore at the southern boundary, are such that strict compliance with the height control would result in a less than optimal design and amenity outcome; and due to the slope of the site and the minor nature of the variation, the building would not be prominent when viewed from the public domain, and will continue to read as 12 storeys and would remain consistent with the scale of development contemplated by the planning controls. | <u>Required:</u> R4 and B4 - 40m <u>Proposed:</u> 43.46m (variation of 3.46m or 8.65%) | 9 December 2015 – JRPP |

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| DA/292/2015 | 21 Ostend Street, SOUTH GRANVILLE 2142 Lot 292, DP 8821 | Dual Occupancy | PLEP 2011 R2 Low Density Residential | cl 6.11 – Minimum Lot Size | The development will provide a high level of residential amenity for future occupants, as it complies with Council's landscaping, private open space, deep soil and car parking controls; and the proposal is consistent with the existing development pattern of Ostend Street. | <u>Required:</u> 600m ² <u>Proposed:</u> 592m ² (variation of 8m ² or 1.3%) | 14 December 2015 - Council Meeting |
| DA/370/2015 | 13 Yates Avenue, DUNDAS VALLEY 2117 Lot 597, DP 36700 | Dual Occupancy | PLEP 2011 R2 Low Density Residential | cl 6.11 – Minimum Lot Size | The proposed development complies with the development requirements pertaining to dual occupancy developments and does so without adversely affecting adjoining properties in regards to solar access, overlooking, visual bulk and views to and from the site. The proposed development also provides acceptable level of amenity for future occupants, with sufficient living areas and private open space. | <u>Required:</u> 600m ² <u>Proposed:</u> 595.6m ² (variation of 4.4m ² or 0.7%) | 23 December 2015 – Manager Development & Traffic Services – Delegated Authority |