

**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 from 01 January 2018 – 31 March 2018

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/1226/2016	42 Bridge Street, Rydalmere NSW 2116 Lot 10 DP 1212303	Industrial	PLEP2011 IN2 – Light Industrial	cl. 4.3 – Maximum Height of buildings	The height variation is acceptable for the following reasons: <ul style="list-style-type: none"> • 99% of the building complies with the height control; • The breach is only 2.9% of the height control and is minor in nature; • The breach occurs only in the north-west corner of the building; • The development is consistent with the objectives of the height control; • The breach results in no adverse visual impact and will not adversely affect the bulk and scale of the building; • There is no adverse impact upon the streetscape; • The breaching element is well setback from the boundary with neighbouring properties; • The breaching element does not result in a loss of privacy or solar access; • The site is not in the vicinity of residential properties. 	<u>Required:</u> 12m <u>Proposed:</u> Approved development height 12.35m. (Variation of 350mm or 2.9%)	23 February 2018 – 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/12/2018	1 Allerton Road, Beecroft NSW 2119 Lot 14 DP 29959	Dwelling	HLEP 2013 R2 – Low Density Residential	cl. 4.3 – Maximum Height of buildings	<p>Strict compliance with the development standard would be deemed unreasonable and unnecessary as an alternative design would either result in a slimline roof profile or partial first floor element, which would result in an inferior street presentation and an inconsistent design language where the prevailing architectural context of Allerton Road is predominantly characterised with pitched roofs. The addition of a first floor with a pitched roof with a gable feature would provide aesthetic interest and consistency, contributing to the established architectural language of Allerton Street.</p> <p>The existing dwelling is unique in that it contains a considerable sub-floor area which as a result of the natural slope of the land has contributed to the exceedance in the proposed first floor addition. The proposed height exceedance would be imperceptible from the street as the proposed first floor addition would be setback 14.7 metres from Allerton Street. The first floor addition compiles with the Hornsby Development Control Plan 2013 (HDCP 2013) controls relating to setbacks, privacy, and solar access.</p>	<p><u>Required:</u> 8.5m</p> <p><u>Proposed:</u> 9.3m (Variation is 0.8m or 9.4%);</p>	26/02/2018 – 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/314/2017	37-41 Oxford Street, Epping NSW 2121 Lot 2 DP 1205413	Mixed Use	HLEP 2013 B2 – Local Centre	cl. 4.3 – Maximum Height of buildings	<p>The height variation is acceptable for the following reasons:</p> <ul style="list-style-type: none"> - Is consistent with the objectives of the development standard, Clause 4.3 of HLEP 2013; - The proposal complies with the FSR development standard of 4.5:1 as set out by Clause 4.4 of HLEP 2013; - The proposed variation does not result in unreasonable amenity impacts on the adjoining and nearby properties. - The proposal results in a significant amount of open space. - The proposal results in a large area of publicly accessible space to the front of the site. - Allows complying building setbacks. - The proposal exceeds the minimum sustainability requirements. - The design allows for planting of large trees along the front and rear boundaries. - The proposal provides a proportion of commercial space in excess of that provided by other recent developments in the town centre. 	<p><u>Required:</u> 72m</p> <p><u>Proposed:</u> 95.67m (Variation is 23.67m or 32.88%);</p>	07 March 2018 - Sydney Central City Planning Panel

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/837/2017	3 Burbang Crescent, Rydalmere NSW 2116 LOT 3 DP 219327	Residential Flat Building	PLEP2011 R4 – High Density Residential	cl. 4.3 – Maximum Height of buildings	<p>It is considered that it would be unreasonable to require the development to comply with the maximum height in this instance as the proposal generally complies with the development requirements pertaining to RFB developments and that it also benefits from a FSR bonus as the development incorporates affordable housing components.</p> <p>The departure to the standard will not in this instance result in adverse impacts to adjoining sites with regard to acoustic, overshadowing and privacy. The breach in the height relates to the lift overrun and shade structures required to access the roof top communal area and increase its usability. The development in this regard maintains consistency with the objectives of the zone. A better architectural and design outcome is achieved as the building will maintain a similar scale and built form to the recently constructed RFBs on adjoining and surround sites.</p>	<p><u>Required:</u> 11m</p> <p><u>Proposed:</u> 12.32m (Variation is 1.32m or 12%);</p>	20 March 2018 – Parramatta Local Planning Panel (PLPP)