

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 July 2018 – 30 September 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/889/2017	55 South Street, RYDALMERE NSW 2116 Lot C DP 202239	Residential Flat Building	PLEP2011 R4 High Density Residential	Clause 4.3 – Height of Buildings	<p>The request for a variation of the height control is supported for the following reasons:</p> <p>The extent of excavation required on the site if the proposal was to have a compliant maximum building height would be significantly greater and might ultimately compromise on the access to sunlight of the ground level units. The proposed development is an appropriate response to the slope of the site.</p> <p>The development is consistent with the objectives of the height development standard and the building is compatible with the height, bulk and scale of both the existing and future character of the locality.</p> <p>The height variation will not be perceptible from the public domain</p> <p>The development responds to the site without adversely compromising relationships with adjoining developments.</p>	<p><u>Required:</u> 11m</p> <p><u>Proposed:</u> 12.9m (Variation of 1.9m or 17.2%)</p>	17 July 2018 – Parramatta Local Planning Panel (PLPP) 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/343/2018	10 Colquhoun Street, ROSEHILL NSW 2142 Lot 2 DP 1192911	Industrial	PLEP 2011 IN3 Heavy Industrial	Clause 4.3 – Height of Buildings	<p>The request for a variation of the height control is supported for the following reasons:</p> <ul style="list-style-type: none"> - Due to the orientation and separation of the site, the development does not unreasonably impact on the solar access or amenity of adjoining properties despite the variation to the proposal. - The development generally complies with the design requirements within the PDOP 2011. As minimal adverse impacts result from the proposed development, the departure sought to the maximum building height is considered acceptable. - The development once constructed will maintain a comparable bulk and scale of the surrounding IN3 Heavy Industrial zone and as such is not considered unreasonable. - The proposal does not result in a disruption of existing view corridors. 	<p><u>Required:</u> 12m</p> <p><u>Proposed:</u> 15.2m (Variation of 3.2m or 26.6%)</p>	17 July 2018 – Parramatta Local Planning Panel (PLPP) 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/398/2018	1-5 Carter Street, LIDCOMBE NSW 2141 Lot 16, DP 225350 Lot 17, DP 225350 Lot 18, DP 225350	Alterations and additions to Residential Flat Building	ALEP 2010 R4 High Density Residential	Cl. 4.4 – Floor Space Ratio (FSR)	The submission has demonstrated that an improved planning outcome will be achieved for the site, namely the improvement of building amenity and the replacement of a sensitive childcare land use from the vicinity of a high pressure gas pipeline; The proposal is consistent with all other relevant development standards, including the objectives of Clause 4.4 and is compatible with the future context of the surrounding residential precinct; Adverse built form impacts have not been identified that can be attributed to scope of the proposal, which would vary the floor space ratio; and The preconditions of Clause 4.6(4)(a), in relation to the adequacy of the applicant's written request and the public interest, are satisfied.	<u>Required:</u> 28,836m ² <u>Proposed:</u> 28,910m ² (Variation of 74m ² or 0.25%)	10 August 2018 - Manager of City Significant Development – 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/993/2017	72 Gloucester Road, EPPING NSW 2121 Lot 2, DP 1222918	Residential - Single new dwelling	HLEP 2013 R2 Low Density Residential	Clause 4.3 Height of buildings	<p>The site is heavily constrained with regards the building footprint due to the steep slope of the site and the Asset Protection Zone required for Bushfire Prone Land.</p> <p>Compliance with the development standard would in this case prevent the orderly development of this site and a development of reasonable density from occurring.</p>	<p><u>Required:</u> 8.5m</p> <p><u>Proposed:</u> 9.03m (Variation of 0.53 or 6.2%)</p>	17 August 2018 – Manager, Development and 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/31/2018	7-9 Morton Street, PARRAMATTA NSW 2150 LOT 3 DP 232302	Residential flat building	PLEP 2011	Clause 4.4 – Floor Space Ratio (FSR)	<p>Strict compliance with the development standard would result in an undesirable built form as floor space would be unevenly distributed across the building footprint and would appear disproportionate in terms of visual building bulk and articulation;</p> <p>The variation is a result of different FSR controls for each individual site, noting that the proposal seeks consolidation of the two allotments. The proposal complies with the average of the FSR controls for both sites (0.95:1), demonstrating that the variation is not sought to increase the development yield and is a result of the floor space ratio being distributed over the entire site;</p> <p>The variation does not result in significant overshadowing or adverse overlooking impacts to adjoining owners; and</p> <p>The variation does not detract from the Heritage Item on the adjoining site.</p>	<p>Required: 0.8:1</p> <p>Proposed: 0.86:1 (Variation of 30.4m² or 8.2%)</p>	21 August 2018 – Parramatta Local Planning Panel (PLPP) 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/236/2018	12 Shirley Street, CARLINGFORD NSW 2118 SP 56787	Residential Flat Building	THLEP2012 R4 High Density Residential	Clause 4.3 Height of buildings	<p>The Height of building non-compliance is directly related to achieving amenity on the site, without adversely impacting surrounding sites and ensuring that surrounding sites maintain appropriate privacy and solar access.</p> <p>The minor height non-compliance allows for increased communal open space and is directly related to the topography of the site.</p> <p>In this instance, the exceedance in building height, being wholly within the lift and services overrun for the purpose of access to the rooftop communal open space, is supported.</p>	<p><u>Required:</u> 33m</p> <p><u>Proposed:</u> 34.38m (Variation of 1.38m or 4.2%)</p>	21 August 2018 – Parramatta Local Planning Panel (PLPP) 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/540/2016/A	78 - 100 Church Street, PARRAMATT A NSW 2150 Lot 500 DP 1229760	Mixed Use Development	PLEP2011 B4 Mixed Use	Clause 4.4 Floor Space Ratio	<p>All changes are within the existing approved building footprint.</p> <p>The changes were to improve circulation within the residential portion of the building and make changes to the commercial floors to ensure better design in line with CPTED principles (safety).</p> <p>There is no impact on the FSR variation to adjoining properties.</p>	<p>Required: 6.9:1</p> <p>Proposed: 7.08:1 (Variation of 941m2 or 2.8%)</p>	28 August 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/776/2017	10 Grand Avenue, ROSEHILL NSW 2142 Lot 4 DP 623497	Industrial	PLEP2011 Heavy Industrial	Clause 4.3 Height of buildings	<p>The height compliance was to ensure ongoing management of the contaminated land on the site and required floor to ceiling heights for industrial uses.</p> <p>There is no impact on the height variation to adjoining properties.</p>	<p>Required: 12m</p> <p>Proposed Building A: 14.94m (Variation of 2.94m or 24.5%)</p> <p>Proposed Building B: 14.78m (Variation of 2.78m or 23.7%)</p>	5 September 2018 – Sydney Central City Planning Panel (SCCPP) 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/964/2017	2 - 16 Young Road, CARLINGFORD NSW 2118 Lot 2-9 DP 223523	Residential Flat Building	THLEP2012 R4 High Density Residential	Clause 4.4 Floor Space Ratio	The FSR variation is spread over three buildings and therefore the variation will not be noticeable. The buildings comply with all other controls. There is no impact on the FSR variation to adjoining properties.	Required: 1.49:1 Proposed: 1.59:1 (Variation of 598m ² or 6.9%).	5 September 2018 – Sydney Central City Planning Panel (SCCPP) 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/1042/2017	657, 659A & 659 Victoria Road MELROSE PARK NSW 2114 Lots 2 & 3 DP588575, Lot 11 DP128907	Residential Flat Building	PLEP 2011 B4 Mixed Use	Clause 4.3 Height of buildings	SCCPP approved height variations to the Master Plan DA (DA/1157/2016/A) as the building height breaches are matching the permissible density, will not have an adverse impact on the amenity of any adjoining or nearby properties, will not prejudice the redevelopment of any adjoining sites and are consistent with the original reason for support (a superior built form). This DA height variation was in line with DA/1157/2016/A	Required: 28m Proposed: 35m (Variation of 7m or 25%)	12 September 2018 – Sydney Central City Planning Panel (SCCPP) 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/1025/2017	659 Victoria Road, MELROSE PARK NSW 2114 Lot 11 DP 128907, Lot 1 DP 221045, Lot 2 DP 221045	Residential Flat Building	PLEP2011 B4 Mixed Use	Clause 4.3 Height of buildings	<p>SCCPP approved height variations to the Master Plan DA (DA/1157/2016/A) as the building height breaches are matching the permissible density, will not have an adverse impact on the amenity of any adjoining or nearby properties, will not prejudice the redevelopment of any adjoining sites and are consistent with the original reason for support (a superior built form)</p> <p>This DA height variation was in line with DA/1157/2016/A</p>	<p>Required: 28m</p> <p>Proposed: 35m (Variation of 7m or 25%)</p>	12 September 2018 – Sydney Central City Planning Panel (SCCPP) meeting