

**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 1 October 2018 – 31 December 2018**

<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/237/2017	24 Langston Place EPPING NSW 2121  Lot 3 DP 9836, Lot B DP 343754, Lot 1 DP 707822, Lots A & B DP 342194	Mixed Use Development	HLEP2013  B2 Local Centre	Clause 4.3 Height of buildings	The SCCPP determined that the height variation was acceptable as compliance with the standard was unreasonable and unnecessary in this circumstance as it enable a scale of development that is consistent with the site's development potential, infrastructure capability and responds to the site's constraints.  The proposed variation does not result in unreasonable amenity impacts on the adjoining and nearby properties as it provides sufficient building setbacks to future/approved adjoining sites. The increase in height does not result in an exceedance with the FSR.	<u>Required:</u> 72m  <u>Proposed:</u> 87.8 (Variation of 15.8m or 21.9%)	03 October 2018 – Sydney Central City Planning Panel (SCCPP)

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/485/2016	44-48 Oxford Street, EPPING NSW 2121  Lot 1 DP 206646, Lot 2 DP 206646, Lot A DP 390454, Lot B DP 390454	Mixed Use Development	HLEP 2013  B4 Mixed Use	Clause 4.3 Height of buildings	The SCCPP determined that the height variation was acceptable as compliance with the standard was unreasonable and unnecessary in this circumstance as the height variation was acceptable from streetscape perspective, would not generate unacceptable impacts on adjoining sites and would not result in a development inconsistent in form and scale with what is planned within the locality. The design also results in slimmer buildings with smaller floor plates; to ensure some building separation with the neighbouring site can be delivered. The increase in height does not result in an exceedance with the FSR.	<u>Required:</u> 48m  <u>Proposed:</u> Tower A: 62.2m (Variation of 14.2m or 29.6%)  <u>Proposed:</u> Tower B: 51.12m (Variation of 3.12m or 6.5%)	10 October 2018 – Sydney Central City Planning Panel (SCCPP)

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/1166/2004/E	1-3 Howard Avenue, NORTHMEAD NSW 2152  Lot 20 DP 15342	Mixed Use Development	PLEP2011  B4 Mixed Use	Clause 4.4 Floor Space Ratio	The partial enclosure of private open space areas does not increase the habitable areas of the building, increase the height or impact on adjoining properties.	<u>Required:</u> 1.5:1  <u>Proposed:</u> 1.75:1 (Variation of 222.85m2 13.16 %)	16 October 2018 - Parramatta Local Planning Panel (PLPP)

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/176/2018	5 Victoria Road PARRAMATTA NSW 2150  LOT 21 DP633510	Commercial	PLEP2011  B4 Mixed Use	Clause 4.3 Height of Building  Clause 4.4 Floor Space Ratio	Minor height variation to allow for a roof top garden to improve the amenity for the guests at the hotel. Minor FSR variation which does not result in excessive bulk and scale whilst still allowing for a well-designed building.	HEIGHT Required: 24m  Proposed: 24.56m (Variation of 560mm or 2%)  FSR Required: 4:1 (1624.8m2)  Proposed: 4:1 (1679.95m2) (Variation of 55.15m2 or 3%)	22 November 2018 – Delegated Manager

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/1031/2017	36 Keeler Street CARLINGFORD NSW 2118  Lot 8 DP 202217	Residential - New multi- unit	HLEP2013  High Density Residential	Clause 4.3 Height of Building	The variation in height is a direct result of an increase in the finished floor level of the building to satisfy Council's requirements with respect to flooding. The variation would be imperceptible from the streetscape and does not result in any additional amenity issues for future residents or external developments.	Required: 17.5m  Proposed: 18.53 (Variation of 1.03m 5.9%)	18 December 2018 - Parramatta Local Planning Panel (PLPP)

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/310/2018	2 South Street RYDALMERE NSW 2116  Lot 3 DP 877755	Industrial	PLEP2011  General Industrial	Clause 4.3 Height of buildings	The non-compliance is a result of the flooding constraints on the site (the site is within the 1 in 100 flood level) and the proposed building height is required to satisfactorily address flooding impacts whilst providing a suitable warehouse space. The height is required for the commercial viability of the development.	Required: 12m  Proposed: 15.85m  (Variation of 3.85m or 32%)	20 December 2018 – Parramatta Local Planning Panel (PLPP)

DA No	Address	Category of development	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA determined
DA/735/2018	1/71 Cowper Street GRANVILLE NSW 2142	Commercial	PLEP2011  B4 Mixed Use	Clause 4.4 Floor Space Ratio	The internal mezzanine increases gross floor area on site to over 10% of that which is permissible. The mezzanine does not increase bulk and scale at the subject site, nor impacts adjoining tenancies.	Required: 3.5:1  Existing 3.8:1 (6487.86m <sup>2</sup> )  Proposed: 3.8:1 (6539.86m <sup>2</sup> )  (Variation of 10.57 %)	20 December 2018 – Parramatta Local Planning Panel (PLPP)