

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined d/m/yyyy
DA/751/2019	Lot 4	DP623498		8	Grand Avenue	ROSEHILL	2142	11: Industrial	PLEP2011	Heavy Industrial	Clause 4.3 Height of buildings	Justification of Variation to Building height: It is considered that the requested variations to the maximum height of building development standard can be supported given: • The objectives of the standard and the zone are achieved; • It is agreed that a poor planning outcome is unlikely to result; • There are no adverse outcomes for the public domain; • 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. In reaching this conclusion regard has been had to the relevant LEC Judgements.	Required: 12m Proposed: 20.1m Variation: 8.1m (67.5%)	JRPP	3/08/2020
DA/741/2020	Lot 2-14 Lot 4 Lot 1 Lot 1-2 Lot 5 Lot 6 Sec 9	DP 498 DP 68819 DP 128239 DP 301995 DP 758788 DP 758	Our Lady of Merc	2-6	Victoria Road	Parramatta	2150	14: Other	PLEP2011	R3 Medium Density Residential R2 Low Density Residential	Clause 4.3 - Height of Buildings Clause 4.4 - Floor space ratio	Justification of Building Height Variation: It is considered that the requested variations to the maximum height of building development standard can be supported given: • The proposal forms part of an existing and much larger educational establishment. • The proposed extension is similar in height to the existing Brigid Shelly building on the site • There will be negligible impacts on residential or streetscape amenity Justification of FSR Variation: It is considered that the requested variations to the maximum height of building development standard can be supported given: • The FSR applicable to the site is relative to the residential zoning of the site and not the educational establishment, as exists and as proposed • The facility requires floor area beyond what is envisaged for a low density residential development in order to accommodate the various activities to be undertaken. • The design of the proposal is complimentary with the existing modern architecture on the OLMC site, without detracting from the older buildings. • The development provides appropriate setbacks, landscaped areas and solar access to ensure adequate amenity to adjoining properties and users of the development. • The departure to the FSR allows the provision of improved services and facilities for the students of the school.	Height Required: 9m/11m Proposed: 17.34m Variation: 92.6% FSR Required: 0.6:1/0.5:1 Proposed: 0.77:1 Variation: 54%	JRPP	7/08/2020
DA/80/2019	Lot 1	DP 120826		12	James Street	CARLINGFORD	2118	9: Mixed	THLEP2012	R1 General Residential	Clause 4.3 - Height of Buildings Clause 4.4 - Floor space ratio	Justification of Building Height Variation: It is considered that the requested variations to the maximum height of building development standard can be supported given: • The proposed height is consistent with the approved building heights for development along this side of James Street. • The non-compliant portion of the proposed development does not result in an increased adverse overshadowing impact or increased adverse amenity impacts to adjoining public spaces and properties more than a compliant development would. • The proposed bulk and scale is compatible with the existing and desired future character of the site. • The non-compliant portion of the building does not comprise any habitable floor space. Justification of FSR variation: It is considered that the requested variations to the maximum height of building development standard can be supported given: • The additional floor space includes the provision of retail tenancies on the ground floor that provide streetscape activation for the future pedestrian plaza adjacent to Parramatta Light Rail land. • A variation to the Floor Space Ratio development standard was approved under the deferred commencement development consent granted by the NSW Land and Environment Court (DA/1091/2014). • The building bulk and scale responds to the local topography and is consistent with the anticipated built form for this site under the Carlingford Precinct Master plan. • The development provides appropriate setbacks, landscaped areas and solar access to ensure adequate amenity to adjoining properties and users of	Height Required: 57m Proposed: 57.7m Variation: 1.2% FSR Required: 5:1:1 Proposed: 6.01:1 Variation: 20.3%	IHAP	18/08/2020
DA/646/2019	Lot 1 Lot 2 Lot 3 Lot 5 Lot A Lot B	DP 18447 DP 18447 DP 18447 DP 18447 DP 357452 DP 357452		43-53	Oxford Street	EPPING	2121	5: Residential - Seniors Living	HLEP2013	High Density Residential	Clause 4.3 Height of buildings	Justification of Variation to Building height: It is considered that the requested variations to the maximum height of building development standard can be supported given: Clause 4.3 Hornsby Local Environmental Plan 2013 • That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case because the proposed development remains consistent with the stated height objectives in that it remains appropriate for the site constraints, development potential and infrastructure capacity of the locality, and • That there are sufficient environmental planning grounds to justify contravening the development standard as the proposed height variation maintains a suitable height transition, acts as a gateway building for the town centre, does not generate any unacceptable overshadowing or traffic generation impacts; and • The proposal will provide a significant amount of seniors housing within the town centre, a form of accommodation which is in high demand. The proposed additional height is as a result of the combination of the following design constraints: • Compliance with the ADG floor to ceiling heights - The LEP sets a 48m height limit while the DCP sets a 15 storey height limit. This equates to 3.2m/floor. While this is already tight given the need to accommodate the recommended 2.7m floor-to-ceiling heights for a residential tower (+0.3m slab thicknesses), the pseudo-commercial nature of the ground floor (i.e. ancillary retail and residential administration) are best served by a 4m floor to ceiling height, as recommended by the ADG. • Natural slope of the land - The site slopes down to the north. The primary entrance is on the southern side of the site to provide the most direct access possible to the Epping town centre shops and transportation. In order to provide step-free access, desirable given the building is for seniors living, the	Required: 48m Proposed: 54.1m Variation: 6.1m (12.7%)	JRPP	8/09/2020
DA/204/2020	Lot 1 Lot 1	DP 877055 DP1224438		8 19-23	Donald Street Post Office Street	CARLINGFORD	2118	13: Subdivision only	Parramatta (Former The Hills) LEP 2012	R4 - High Density Residential	Minimum Lot Size	The proposal creates a regular rectangular allotment shape to No.8 Donald Street which is more consistent with the subdivision shape within the Carlingford precinct. The breach to the minimum subdivision lot size to No.8 Donald Street is acceptable as it increases the lot size of an isolated site whilst creating a larger lot and creating opportunities for a better built form outcome	Required: 1,800sqm Proposed: 482.8m2 (to 8 Donald Street only) for a boundary adjustment including a transfer of the 136.9 m2 right-of-carriageway from Lot 1 in DP 1224438, 19-23 Post Office Street to Lot 1 in DP 877055, 8 Donald Street Variation: 1,317.2m2 (73.1%)	IHAP	15/09/2020