

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.

Approved from 1 April to 30 June 2021

DA No	Address	Category of development	Environmental Planning Instrument and Zone	Development standard to be varied	Extent of Variation	Officer Recommendation	Determination	Date DA determined
DA/412/2020	27-29 Tennyson Street PARRAMATTA NSW 2150 Lot 20 & 21 DP 7941	Mixed Use - residential flat building & child care centre	Parramatta LEP 2011 R4 High Density Residential	Height of Building – Clause 4.3	Allowed: 11m Proposed: 13.4m Variation: 2.4m (21.8%)	Approval	Approved	16 June 21 Parramatta Local Planning Panel (PLPP) meeting

Justification of height variation:

The Parramatta Local Planning Panel (PLPP) supports the variation to Clause 4.3 Height of Building of the Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6.

The proposed building height is a maximum of 13.4m and includes the lift core, rooftop level amenities, landscape planter troughs and pergola structures. The proposal seeks a variation of 2.4m or 21.8%.

The application was accompanied by a Clause 4.6 Statement, which is considered well founded. The Parramatta Design Excellence Advisory Panel have considered this matter and noted their support of the building height.

The breach in building height is a direct result of the inclusion of rooftop communal open space which does not result in additional gross floor area or any further non-compliances. The height variation does not include any habitable floor space.