

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 2019 – 30 September 2019

Council DA reference number	Lot & DP number	Address	Category of development	Environmental planning instrument & Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Determined by
DA/381/2018	Lot 1 & Lot 10  DP 952720, DP 972068 & DP 605684	24-26 Railway Parade WESTMEAD NSW 2145	9: Mixed	PLEP 2011  B4 Mixed Use	Clause 21 - Height by 10%	The proposed variation of 4.5 metres represents an 8% departure to the standard. This is a minor variation given the overall scale of the development. The departure relates only to the plant room and lift overruns located on the roof. There are no areas that contribute to GFA located beyond the maximum height and therefore does not contribute to any perception of adverse bulk and scale.	Proposed height of 56.5m.  Non-compliance 4.5m (8% variation).	SCCPP meeting 31/07/2019

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DA/106/2019	Lot 940 DP 752028	39 Wesley Street OATLANDS NSW 2117	2: Residential - Single new dwelling	PLEP 2011  R2 Low Density Residential	Clause 4.3 Height of buildings	The variation was due to the existing ground levels on site and was a minor variation. The height variation did not impact on the amenity of the adjoining neighbours.	The development exceeds the maximum permitted building height by 237mm which represents a variation of 3%.	Council delegation 1/08/2019
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DA/345/2019	Lot 43 DP 1238612	5,7&8 Parramatta Square PARRAMAT TA NSW 2150	14: Other	PLEP 2011  B4 Mixed Use	Clause 7.4 – Sun Access	The request is considered to be acceptable given the very minor nature of the shadowing that will result and the intent of Clause 7.4. Small amounts of overshadowing by awning and services hood is desirable as it increases the amenity of the public domain.	Required: No additional overshadowing of Parramatta Square as shown on the Sun Access Protection Map. Variation: Awning and services hood results in minor additional overshadowing between 12 noon and 2 pm on Parramatta Square Sun Protection Area.	PLPP meeting 20/08/2019
DA/61/2018	Lot 2 DP 592094	48 Beecroft Road EPPING NSW 2121	9: Mixed	PLEP 2011  B2 Local Centre	Clause 4.3 Height of buildings	Height Standard Variation Acceptable for the following reasons: - Clause 5.6 of the LEP outlines circumstances in which breaching the height limit would be acceptable. The proposal is generally consistent with the requirements of the clause. - The site is constrained in area due to the requirement to provide a through-site link. Additional height is required to enable reasonable floor space to be achieved - The proposal achieves the height standard and zoning objectives notwithstanding the non-compliance.	Height Standard: 72m Proposed: 76.33m (Variation of 4.33m or 6%)	SCCPP meeting 4/09/2019