

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 01 January – 31 March 202

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/236/2018/D	12 Shirley Street Carlingford 2118 LOT 1 DP 532969	Residential – Residential Flat Building	PLEP 2011 R4 High Density Residential	Clause 4.3 - Height of buildings	Allowed: 34.74m Proposed: 34.94m Variation: 20mm (0.6%)	Approval	Approved	31 March 2023 Delegated Manager

Justification of height variation:

Council's Delegated Manager supports the variation to Clause 4.3 Height of Buildings of the Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6 for the following reasons;

- That the increase in the height to ensure the appropriate type of slab is used for the development is adequate. It addresses the matters required to be demonstrated by Clause 4.6(3) and the proposed development is in the public interest as it is consistent with the objectives of the Height of Buildings Development Standard and the objectives for development within the R4 High Density Residential zone.

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/61/2022	2-4 Boundary Street & 85 Railway Street Parramatta 2150 LOT 2 DP 202700 LOT 6 DP 16496 LOT 1 DP 202700	Residential – Residential Flat Building	PLEP 2011 R4 High Density Residential	Clause 4.3 – Height of buildings	Allowed: 14m Proposed: 16.2m Variation: 2.2m (15.7%)	Deferred Commencement Approval	Deferred Commencement Approval	21 February 2023 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 Buildings of the Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6 for the following reason;

- The non-compliant height relates primarily to the non-living components such as lift and services overrun, shade structure, toilet and parapet roof. Both the lift and services overrun are centrally located within the roof and will not be readily discernible from the public domain. Appropriate building articulation has been provided to reduce adverse impact on the visual coherence;