

**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, Parramatta Local Environmental Plan (LEP) 2023**

Approved from 01 April – 30 June 2023

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/905/2022	36 Alice Street HARRIS PARK NSW 2150 LOT 1 DP 215951	School – Alterations & Additions	PLEP 2011 R4 High Density Residential	Clause 4.3 - Height of buildings Clause 4.4 - Floor Space Ratio	Allowed: 13m Proposed: 15.35m Variation: 2.35m (18%) Allowed: 0.8:1 (610m ²) Proposed: 1.63:1 (1,244m ²) Variation: 636.6m ² (49%)	Approval	Approval	22 June 2023 Sydney Central City Planning Panel (SCCPP) Meeting

Justification of height/floor space ratio variations:

The Sydney Central City Planning Panel (SCCPP) supported the variation to Clause 4.3 Height of Buildings and Clause 4.4 Floor Space Ratio of the Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6 for the following reasons;

- The existing building is already in exceedance of the building height and FSR control.
- The non-compliant elements of the building are located away from the street elevation & cannot be seen from public areas.
- The building height variation does not result in overshadowing or otherwise adverse impacts to surrounding neighbours or usable spaces within the school.
- The FSR will largely be contained within the existing building footprint.
- The FSR variation does not facilitate a bulkier building which would not have adverse amenity impacts on adjoining neighbours.

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/911/2022	9 O'Reilly Street PARRAMATTA NSW 2150 LOT A DP 354590	Co-Living Housing – demolition, tree removal & construction of part 2 & part 3 storey building with basement parking	PLEP 2011 R4 High Density Residential	Clause 69(b)(ii) of State Environmental Planning Policy (Housing) 2021 – minimum lot size	Allowed: 800m ² Proposed: 735.8m ² Variation: 8%	Approval	Approval	30 June 2023 Group Manager – DTSU

Justification of floor space ratio variation:

Council supported the variation to 69(b)(ii) of State Environmental Planning Policy (Housing) 2021 under the provisions of Clause 4.6 for the following reasons;

The departure from the minimum lot size development standard is supported by a written request from the applicant under Clause 4.6 of the PLEP2011 as follows:

- The proposal is consistent with the objectives of Housing SEPP, has provided under Clause 3 of the SEPP;
- The minimum lot size variation is a result of the subject site being the last to be developed on the block;
- The overall built form has been scaled down and is modest in comparison to the surrounding RFB developments to reflect the smaller lot size