

Development Application Variations under SEPP 1 – Approved in 1 April 2011 – 30 June 2011

DA No:	Address:	Category of development:	Environmental Planning Instrument	Development standard to be varied	Justification of variation	Extent of Variation	Date DA Determined
DA/12/2011	7 Kay Street, Carlingford	Dwelling	PLEP 2001 Zone – Res 2A	cl.39 (1) – maximum height (2 storeys)	The existing garage area located beneath the dwelling protrudes above the natural ground level by more than 1.2 metres and along the northern elevation the proposed dwelling is 3 storeys.	1 storey (50%)	11 April 2011 at Council meeting
DA/690/2010	32 Mobbs Lane, Carlingford	Dual occupancy	PLEP 2001 Zone – Res 2A	cl.39(1) – maximum height (2 storeys)	The subfloor foundation area of the existing dwelling protrudes above the natural ground level by a maximum of 1.3m on the eastern elevation. The non-compliance does not adversely affect the amenity of surrounding properties and no adverse bulk and scale.	1 storey (50%)	11 April 2011 at Council meeting
DA/35/2011	2 Ostend Street, South Granville	Alts/adds dwelling & granny flat	PLEP 2001 Zone – Res 2B	cl.22 of AHSEPP and cl. 40 PLEP – maximum FSR (0.5:1)	The proposed FSR is 0.53:1 The extent of non-compliance is minor and no adverse amenity or bulk and scale impacts.	22.57m ² (6.8%)	11 April 2011 Delegated Authority Group Manager Outcomes & Development
DA/1031/2010	49 -51 Isabella Street, North Parramatta	Residential Flat Building	PLEP 2001 Zone – Res 2C	cl.40 – maximum FSR (0.8:1)	The proposed FSR is 0.82:1. The extent of non-compliance is minor and will not have any adverse bulk or scale impacts.	27m ² (less than 2%)	14 April 2011 Delegated Authority Group Manager Outcomes & Development
DA/16/2011	21 Mangalore Drive, Winston Hills	Dwelling	PLEP 2001 Zone – Res 2A	cl. 38 – minimum allotment size (550m ²) and frontage (15metres) cl. 40 – maximum FSR (0.5:1)	Allotment size and width – the subject site is an existing allotment located within a housing estate approved by the L&E Court in 1998. FSR - the FSR of the dwelling is consistent with the previously approved FSR for other developments in the housing estate and the dwelling is consistent with the design, bulk and scale of other dwellings that been constructed in the estate.	Allotment area - 68m ² (12.3%) Site width – 11.2 metres (73%) FSR - (9.3%)	9 May 2011 at Council Meeting
DA/53/2011	37 Midson Road, Eastwood	Subdivision	PLEP 2001 Zone – Res 2A	cl. 38 – minimum allotment size (550m ²)	The proposed lot sizes are consistent with the aims and objectives of the approved Master Plan for the Brickworks site and are consistent with the existing allotments and houses within the estate and results in compliance with the overall housing yield for the Brickworks site.	Allotment area – various > 10% (refer to assessment report for specific details)	9 May 2011 at Council Meeting

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DA/833/2010	320 Railway Terrace, Guildford	Residential Flat Building	PLEP 2001 Zone – Res 2C	cl.39 – maximum height (3 storeys)	The subject site is opposite from Guildford Railway Station where higher density developments are appropriate. The Draft LEP will allow for a maximum height of 17 metres for developments on the subject site. The proposed development has a maximum height of 16.5 metres and is consistent with the future desired character of the area.	2 storeys (40%)	9 May 2011 at Council Meeting
DA/48/2011	12 Fifth Street, Granville	Granny flat	PLEP 2001 Zone – Res 2A	cl.22(4a) of AHSEPP– minimum allotment size (450m2)	The allotment is an existing allotment. The extent of variation (15m2) is minor and no adverse impacts will result from the extent of non-compliance.	15m2 (3.5%)	16 May 2011 Delegated Authority Group Manager Outcomes & Development
DA/1002/2010	23 Wandsworth Street, Parramatta	Dwelling	PLEP 2001 Zone – Res 2A	cl. 40 – maximum FSR (0.5:1)	The extent of variation is very minor (4.2m2) and the bulk and scale of the development will not result in any adverse amenity impacts and is compatible with the character of the local area.	4.2m2 (3%)	17 May 2011 Delegated Authority Group Manager Outcomes & Development
DA/975/2010	4 Sylvia Street, Rydalmere	Dual occupancy	PLEP 2001 Zone – Res 2A	cl.38(2) – minimum allotment size for dual occupancy (600m2)	The extent of variation is very minor (2.1m2) and the proposed site is sufficient to support a dual occupancy development and does not result in any non-compliances with other development standards or development controls relating to dual occupancy development.	2.1m2 (less than 1%)	31 May 2011 Delegated Authority Group Manager Outcomes & Development
DA/44/2011	125 Kissing Point Road, Dundas	Dwelling	PLEP 2001 Zone – 2B Res	cl. 40 – maximum FSR (0.5:1)	The development is consistent with the character of the surrounding residential development and has been designed so as to minimise impacts on neighbouring dwelling houses. The development will not significantly compromise the amenity of the surrounding residential area and maintains the appropriate scale relationship with nearby dwelling houses.	FSR control 0.5:1 proposed 0.546:1 325m2 (floor area) 595m2 (site area) <10%	9 June 2011 Delegated Authority Group Manager Outcomes & Development