

Cumberland Council 4.6 Variations Register For January - March 2020

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
DA2019/197/1				401	Great Western HWY	GREYSTANES	2145	14: Other	HLEP2013	B5	Building Height	The height breach is limited to an overall building height of 15.77m for a small portion of the roof of the building. The additional height of the roof will not be highly notable or visible from the adjacent properties. The proposed variation to the development standard is necessary in order for the building to achieve required FFLs which correspond with existing FFLs of the at-grade parking spaces and existing premises, and to provide adequate ceiling heights to facilitate the operations of the specialised retail premises.	5.13%	Concil	10/02/2020
DA2019/124/1				57	Toongabbie Road	TOONGABBIE	2146	14: Other	HLEP2013	R4	Height of Buildings	Council Officers are satisfied that the proposed variation has been appropriately justified and can be supported in this instance. The height breach is limited to an overall building height of RL 44.98 for the top of the lift core. The additional height of the lift core will not be visible from the adjacent streets and properties. The proposed variation to the development standard is necessary for the structure containing the lift core and in order to achieve required FFLs, and is consistent with the scale of the development within the R4 zone located in the immediate vicinity of the site. The departure sought is considered to be modest and does not unreasonably impact on adjoining property	4.50%	IHAP	12/02/2020

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DA2019/271				149	Auburn Road	AUBURN	2144	12: Community facility	Auburn LEP	R3	Clause 4.4 Floor Space Ratio	Proposed toilets were ancillary development to support the school and did not increase the intensity of use.	385%	IHAP	12/02/2020
DA2017/444				365	Clyde Street	SOUTH GRANVILLE	2142	9: Mixed	Parramatta LEP 2011	B1	Clause 4.3 - Building Height	Compliance with the height control is unreasonable and unnecessary as the objectives of the height control is achieved notwithstanding non-compliance as an appropriate transition in height when considered in relation to neighbouring properties and the fall of the land across the site of approximately 3.5m to minimise visual impact and avoid the disruption of views. The additional height also does not result in additional development yield but rather demonstrates an arrangement on the site of the permitted FSR in a manner that does not result in adverse amenity impacts on neighbouring sites.	Min. 2.7%, Max.46%	Court	13/02/2020