

Approved Variations to Development Standards Reported to the Department of Planning and Environment

File No: S040864

Summary

This report is to inform the Central Sydney Planning Committee of development applications determined where there has been a variation in standards approved under Clause 4.6 of the Sydney Local Environmental Plan 2012 in the first quarter of 2022/23.

Recommendation

It is resolved that the subject report be received and noted.

Attachments

Attachment A. Variations Approved and Reported to the Department of Planning and Environment for the Period 1 July 2022 to 30 September 2022

Background

1. On 24 June 2004 the Central Sydney Planning Committee (CSPC) delegated authority to the City of Sydney for the determination of development applications involving a variation to a development standard and costing less than \$50 million.
2. In accordance with planning circular PS 08-014 the City of Sydney is required to submit to the Department a quarterly report of all variations approved.
3. The City also maintains a publicly available register of all variations to the development in accordance with above circular.
4. Planning Circular PS 20-002 requires that a quarterly report of variations approved under delegation from Council is also to be provided to a meeting of Council. A report is also provided to the Central Sydney Planning Committee on a quarterly basis.
5. Seventeen applications were approved where there has been a variation to development standards during the period 1 July to 30 September 2022. Details of applications are provided in Attachment A.

Relevant Legislation

6. Environmental Planning and Assessment Act 1979
7. City of Sydney Act 1988

GRAHAM JAHN AM

Director City Planning, Development and Transport

James Farrar, Information and Systems Officer

Attachment A

**Variations Approved by Council and
Reported to the Department of Planning
and Environment for the Period 1 July 2022
to 30 September 2022**

DA Number	No	Street name	Suburb	Zoning of land	Development standard to be varied	Extent of variation	Type of development	Justification of variation	Authority	Date Determined
D/2020/1361	242	Cleveland Street	SURRY HILLS	B4 Mixed Use	Height	13%	12: Community facility	Objectives of zone and height standard met. No significant adverse impacts.	LPP	31/08/2022
D/2022/336	3	Joynton Avenue	ZETLAND	Deferred area from SLEP GSTC Stage 2 2013	Height	17.3%	14: Other	Objectives of zone and height standard met. No significant adverse impacts.	LPP	20/07/2022
D/2021/1436	27	Kepos Street	REDFERN	R1 General Residential	Height, FSR	4%, 24.9%	1: Residential - Alterations & additions	Objectives of zone and height and FSR standards met. No significant adverse impacts. Development consistent with neighbouring sites.	Delegated	5/07/2022
D/2021/1465	11	Victoria Street	ERSKINEVILLE	R1 General Residential	FSR	23.1%	1: Residential - Alterations & additions	Objectives of zone and FSR standard met. No significant adverse impacts.	Delegated	4/07/2022
D/2021/1545	25	Kepos Street	REDFERN	R1 General Residential	Height, FSR	3%, 24.8%	1: Residential - Alterations & additions	Objectives of zone and height and FSR standard met. No significant adverse impacts. Development is consistent with neighbouring sites.	Delegated	5/07/2022
D/2021/865	5	Victoria Road	GLEBE	R1 General Residential	Height	46%	1: Residential - Alterations & additions	Objectives of zone and height standard met. No significant adverse impacts. The design ensures the new dwelling (the cause of the height breach) is sympathetic and respectful of the HCA and will not result in detrimental impacts to neighbouring properties and adjoining mature trees.	LPP	29/07/2022
D/2022/112	9	Bellevue Street	GLEBE	R1 General Residential	FSR	2.37%	1: Residential - Alterations & additions	Objectives of zone and FSR standard met. No significant adverse impacts. Additional GFA is within building envelope or below ground level.	Delegated	1/07/2022
D/2022/195	33	Golden Grove Street	NEWTOWN	R1 General Residential	Height	0.4%	1: Residential - Alterations & additions	Objectives of zone and height standard met. No significant adverse impacts. Very small noncompliance resulting from height of dormers.	Delegated	11/07/2022
D/2022/210	74	Great Buckingham Street	REDFERN	R1 General Residential	Height	16.6%	1: Residential - Alterations & additions	Objectives of zone and height standard met. No significant adverse impacts. Building has an existing non-compliance.	Delegated	5/09/2022
D/2022/330	387	Glebe Point Road	GLEBE	R1 General Residential	Height	20%	1: Residential - Alterations & additions	Objectives of zone and height standard met. No significant adverse impacts.	Delegated	29/08/2022
D/2022/344	21	Copeland Street	ALEXANDRIA	R1 General Residential	Height	4.8%	1: Residential - Alterations & additions	Objectives of zone and height standard met. No significant adverse impacts.	Delegated	1/09/2022
D/2022/363	9	Trevilyan Avenue	ROSEBERY	R2 Low Density Residential	Height	5.4%	1: Residential - Alterations & additions	Objectives of zone and height standard met. No significant adverse impacts.	Delegated	21/07/2022
D/2022/51	8	Point Street	PYRMONT	B4 Mixed Use	FSR	44.8%	1: Residential - Alterations & additions	Objectives of zone and FSR standard met. No significant adverse impacts. The existing development is non-compliant by 44.7%. Very small amount of additional floor space.	LPP	20/07/2022

DA Number	No	Street name	Suburb	Zoning of land	Development standard to be varied	Extent of variation	Type of development	Justification of variation	Authority	Date Determined
D/2022/65	83	Derwent Street	GLEBE	R1 General Residential	Height	34.6%	1: Residential - Alterations & additions	Objectives of zone and height standard met. No significant adverse impacts. Reconstructed first floor is largely same form, bulk and scale as existing first floor.	Delegated	23/08/2022
D/2022/94	10	James Street	WATERLOO	B4 Mixed Use	FSR	48.5%	8: Commercial / retail / office	Objectives of zone and FSR standard met. No significant adverse impacts. Existing development is non-compliant. New floorspace not visible from the street.	Delegated	21/07/2022
D/2020/1419	219	Botany Road	WATERLOO	B4 Mixed Use	Height	18%	9: Mixed	Objectives of zone and height standard met. No significant adverse impacts.	Delegated	4/08/2022
D/2021/700	326	Botany Road	ALEXANDRIA	B7 Business Park	Height, FSR	2%, 1%	9: Mixed	Objectives of zone and height and FSR standards met. No significant adverse impacts.	Delegated	26/09/2022