

<b>Council DA reference number</b>	<b>Street Number</b>	<b>Street Name</b>	<b>Suburb / Town</b>	<b>Zoning of land</b>	<b>Development standard to be varied</b>	<b>Justification of variation</b>	<b>Extent of variation</b>	<b>Date DA determined dd/mm/yyyy</b>
DA081/11	7	Buckingham Street	Pitt Town	Zone H - Housing and RH – Rural Housing	Clause 11(2) – Minimum lot size – rural subdivision	The proposal is consistent with the Part 3A concept approval. Departure is minor and does not prevent attainment of the zone objectives.	0.426%	11/05/2011
DA0583/11	21	Rickaby Street	South Windsor	Rural Living	Clause 25(2) – minimum land level – new building construction in flood liable land	Non-habitable and will be generally vacant, designed to withstand prolonged immersion, expected to be a low risk to human life – Council meeting 9 October 2012	40%	19/10/2012
DA0740/11	303	Windsor Road	Vineyard	Rural Living	Clause 25(2) – minimum land level – new building construction in flood liable land	Non-habitable use and open structure immediately adjoining evacuation path onto main road (Windsor road) - Council Meeting 29 May 2012	35%-77%	14/06/2012
DA0745/11	54 & 66	Wells Street	Pitt Town	Rural Housing and Rural Living	Clause 11(2) – Minimum lot size – rural subdivision	The majority of the new allotment (Lot 1) is zoned Rural Housing and complies with the zone's minimum allotment size requirements (2,000m <sup>2</sup> ). The subdivision layout generally corresponds with the Pitt Town Development Plan - Council meeting 10 July 2012	96%	21/11/2012

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DA0039/12	37-39	Gorricks Lane	Freemans Reach	Part Environmental Protection - Agriculture Protection (EPA) and Part 7(a) Environmental Protection (Wetlands)	Clause 11(2) – Minimum lot size – rural subdivision  Clause 11(6) – Available land area requirement above 1 in 100 year flood level	The proposal results in a significant environmental benefit by protecting and preserving the wetland in one allotment, is generally consistent with the objectives of the Environmental Protection – Agriculture Protection zone and 7(a) Environmental Protection (Wetlands) zone, the creation of a lot for agricultural purpose only is consistent with Draft HLEP 2011 which is imminent and certain – Council meeting 10 July 2012	47% & 71%	30/08/2012
DA0117/12	19	Price Lane	Agnes Banks	Environmental Protection- Agricultural Protection (Scenic) and Rural Living	Clause 11(2) – Minimum lot size – rural subdivision	Better outcome in relation to flooding, access, lot layout, width to depth ratio. Suitable area available for rural residential use- Council meeting 10 July 2012	45% - 88.2%	16/08/2012
DA0236/12	698	George Street	South Windsor	6(a) Open Space (Existing Recreation)	Clause 25(4) – floor level – existing building	Floor level matches that of existing building (with exception of dugouts) and building will be used for non-habitable purposes – Council meeting 28 August 2012	13%	7/09/2012

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DA0273/12	60	James Meehan Street	Windsor	R2 Low Density Residential	Clause 25(2) – minimum land level – new building construction in flood liable land	Habitable rooms above 1 in 100 year flood level, non-habitable areas below 1 in 100 year flood level, designed to withstand prolonged immersion – Council meeting 9 October 2012	35%-77%	16/10/2012
DA0281/12	167-213	Springwood Road	Yarramundi	7(d) Environmental Protection (Scenic)	Clause 25(2) – minimum land level – new building construction in flood liable land	Small scale development, non-habitable use, ample flood warning time to be provided – Council meeting 13 November 2012	12.6%	20/11/2012
DA0403/12	30	Douglas Farm Road	Kurrajong	Rural Living	Clause 11(2) – Minimum lot size – rural subdivision	Minor variation to minimum lot size – Council meeting 9 July 2013	12%	22/08/2013
DA0413/12	93	Walmsley Road	Lower Portland	Rural Village	Clause 25(2) – minimum land level – new building construction in flood liable land Clause 25(3) – minimum floor level – habitable room in flood liable land	Low scale infill development, short term accommodation, ample flood warning time – Director City Planning	22.16% - 25.67%	1/10/2013
DA0048/13	58 & 68A	Royerdale Place	East Kurrajong	RU1 Primary Production	Clause 4.1 – minimum allotment size	Best managing of existing endangered ecological community – Development Review Panel	10%	11/04/2013
DA0358/13	141	Keda Circuit	North Richmond	R2 Low Density Residential	Clause 4.1F – Exceptions to	Minor variation, consistent with zone	3%	06/01/2014

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					minimum subdivision lot size for certain land in North Richmond	objective, offer future opportunity for low density housing – Director City Planning		
DA0417/13	200	Cattai Road	Pitt Town	RU4 Primary Production Small Lots	Clause 4.2B (2) & (3) – minimum land level – new building construction in flood liable land	Future dwelling will be able to achieve a filled platform or floor level at or above 1 in 100 year flood level, consistent with the overall objectives of the zone, the concurrence of the Director-General is assumed under the planning circular PS08 - 003 – Planning Manager* (*only variations >10% for rural subdivision are determined by Council)	6%	5/12/2013
DA0558/14	150-152	March Street	Richmond	R2 Low Density Residential	Clause 4.1 – minimum subdivision lot size	Minor variation, no adverse impact for the future construction of a dwelling on proposed lots, each lot will have acceptable depth to frontage ratio, located in an established residential area, consistent with overall zone objectives – Development Review Panel	4.3%	30/07/2015

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DA0453/15	85	London Place	Grose Wold	RU4 Primary Production Small Lots	Clause 4.1E - Exceptions to minimum subdivision lot size for Grose Wold	The vegetation within the mapped area is not representative of Shale Plains Woodland (Cumberland Plain Woodland). The subdivision layout and modified building envelope are not expected to significantly impact on remnant vegetation or endangered ecological communities. The proposal satisfies the HLEP 2012's subdivision yield controls.	100%	28/07/2016
DA0820/15	Grey Gums Park 172	Boundary Road	Glossodia	RU1 – Primary Production	Clause 4.3 - Height of buildings	Size of proposed building, slope of the land and would support extension of existing facility.	57%	28/09/2016
DA0453/15	85	London Place	Grose Wold	RU4	Clause 4.1E - Exceptions to minimum subdivision lot size for Grose Wold	The vegetation within the mapped area is not representative of Shale Plains Woodland (Cumberland Plain Woodland). The subdivision layout and modified building envelope are not expected to significantly impact on remnant vegetation or	100%	28/07/2016

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						endangered ecological communities. The proposal satisfies the HLEP 2012's subdivision yield controls.		
DA0820/15	172,182	Grey Gums Park	Glossodia	RU1	Clause 4.3 - Height of buildings	Size of proposed building, slope of the land and would support extension of existing facility.	57%	28/09/2016
DA0357/16	635	George Street	South Windsor	R2	Clause 4.1 - Minimum subdivision lot size	A dwelling design has been proposed for the undersized lot, a minor non-compliance and permit additional residential lot	2.8%	10/11/2016
DA0508/16	556A to 556C	Blaxlands Ridge Road	Blaxlands Ridge	RU4	Clause 4.1 - Minimum subdivision lot size	a) To allow building envelopes to be sited within existing cleared areas for all lots, b) To allow bushfire asset protection zones to be located within previously disturbed areas for all lots, c) To position the proposed road in the optimum location, so as to minimise earthworks, d) Approval of the variation does not result in the creation of any additional lot entitlements, and, e) The variation (on	10%	22/11/16

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						which the subdivision plan is based) will ensure that no significant impact occurs on the endangered ecological communities and species which have been identified on the land.		
DA0105/17	33	Campbell Street	North Richmond	R2	Clause 4.1 - Minimum subdivision lot size	Adequate space provided for building envelope and private open space to each dwelling	<10%	27/07/17
DA0355/17	179	Boundary Road	Glossodia	RU1	Minimum Subdivision Lot Size	Minor deviation from the standard and support of the proposal would facilitate the use of the development of the land consistent with the objectives of the zone and the objectives of Clause 4.1 minimum subdivision lot size.	10%	2/01/18