

SEPP1 Clause 4.6 Variation - July to September 2014

DA number	Street number	Street name	Suburb/Town	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Date DA determined dd/mm/yyyy
2013/309		2A McIntosh Street 32 Anderson Street 36 Anderson Street 28 Anderson Street 1 Help Street	Chatswood	Residential Multi Unit < 20 Dwellings	Willoughby Local Environmental Plan 2012	B4	4.3. Height of building 4.4A. Exceptions to floor space ratio	Cl.4.3 - Height - Benefits in solar access, privacy/outlook, and number of dual aspect units with staggered height in U-shaped building. Cl.4.4A(19) - Proportion of FSR in shop top housing - Overall FSR complies, benefits of consolidation of 5 lots, flexible commercial design, provision of internal public space.	Cl.4.3 - Height - Variable depending on location - 73% to +92%. Cl. 4.4A(19) - 80%	3/07/2014
2013/552	333	Edinburgh Road	Castlecrag	Residential - Alterations & Additions	Willoughby Local Environmental Plan 2012	E4	6.4 Limited development on foreshore area	Existing dwelling envelope largely unchanged. No view loss, overshadowing or privacy impacts	Moderate	4/07/2014
2013/559	100-104	Penshurst Street	Willoughby	Mixed	Willoughby Local Environmental Plan 2012	B5	4.3 Height of buildings	Fits well within streetscape and meets objectives.	8.72% above control or 0.9m.	12/09/2014
2014/103	544	Pacific Highway	Chatswood	Mixed	Willoughby Local Environmental Plan 2012	B5	4.3 Height of buildings	1. Height consistent with surround area. 2. Additional height largely attributable to modified existing ground level of basement	20%	21/08/2014

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2014/114	278	Edinburgh Road	Castlecrag	Residential - Alterations & Additions	Willoughby Local Environmental Plan 2012	E4	4.4 Floor space ratio	minimal impact on the adjoining properties compatible with the character of the locality and consistent with the objectives of the building height control and R2 zone	The building height exceeds the 8.5m standard by 0.4m (4.7%)	26/08/2014
2014/168	22	Rembrandt Drive	Middle Cove	Residential - Alterations & Additions	Willoughby Local Environmental Plan 2012	E4	4.4 Floor space ratio	No impact on streetscape for neighbours. Meets objects for FSR zone	5.9% above control	3/09/2014
2014/203	48	Calbina Road	Northbridge	Residential - Alterations & Additions	Willoughby Local Environmental Plan 2012	E4	4.4 Floor space ratio	Creation of bedroom No external changes only internal	3m ² - 0.01% over the standard	5/08/2014
2014/206	241	Fullers Road	Chatswood	Residential - Alterations & Additions	Willoughby Local Environmental Plan 2012	R2	4.3 Height of buildings	Clause 4.3 Exception submitted and considered satisfactory.	Proposed: 9.5m Requirement: 8.5m	17/09/2014

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2014/207	79-85	Albert Avenue	Chatswood	Subdivision only	Willoughby Local Environmental Plan 2012	B4	4.1. Minimum subdivision lot siz	Precautionary Cl. 4.6 objection. Requirment for subdivision arises from Ministerial Approval 09-0066 and its conditions of approval.	46%	10/07/2014
2014/49	23	Smith Road	Artarmon	Residential - Alterations & Additions	Willoughby Local Environmental Plan 2012	R2	4.4 Floor space ratio	rooms in roof space with satisfactory shadowing & view affects	Very minor	24/09/2014
2014/39	8	Rockley Street	Castlecrag	Residential - Single new dwelling	Willoughby Local Environmental Plan 2012	E4	4.3 Height of buildings 4.4A. Exceptions to floor space ratio	Clause 4.3 - Arises because of slope of the site, non-compliance is a small section of ridge (i.e. acceptable mass and bulk) Clause 4.4A - Arises from attic space within the roof form, located in a part of the dwelling that complies with the height control, does not increase building bulk.	Clause 4.3 Height increase to 8.3 - 8.5 (max height 8m) Clause 4.4A FSR increase of 11.5% to 0.334:1 (max FSR 0.3:1)	17/07/2014

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2014/59	62	Deepwater Road	Castle Cove	Subdivision only	Willoughby Local Environmental Plan 2012	E4	4.1A Minimum subdiv lot size for dual occupancies	Original approved dual occupancy met the 0.4:1 standard consistent with previous LEP.	36%	8/07/2014

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2014/79	308	Edinburgh Road	Castlecrag	Residential - Alterations & Additions	Willoughby Local Environmental Plan 2012	E4	4.3 Height of buildings 4.4A. Exceptions to floor space ratio	<p>Height - The visual bulk of the proposed additions as viewed from adjoining properties, the foreshore and from the street is considered acceptable. The overall height of the building as altered by the proposed development is lower than the height of the existing building and relates well with the natural topography of the land. The objectives of the HOB standard are met by the proposed development despite the numerical variation to the standard.</p> <p>FSR - The building as altered by the existing development is not considered to create significant adverse amenity impacts to adjoining properties in terms of views, visual bulk or The proposed variation to the FSR standard is considered minor, not cause any detrimental amenity impacts to adjoining properties such as view loss or overshadowing.</p>	8.6% Height 6% FSR	11/07/2014