

Council DA reference number	Lot No	DP number	Street number	Street name	Suburb/Town	Post code	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
2010/202	1	1046059	260	Penshurst Street	North Willoughby	2068	5: Residential - New multi unit 20+ dwellings	Willoughby Local Environmental Plan 1995	Res C	Cl.23 FSR; Cl.24 Height	clause 23 - FSR 1) The objectives of the FSR standard as contained in Clause 13E are met by the development subject to the recommended amendments to reduce the bulk and scale of the proposed roof forms. 2) The floor area of the fourth level of the proposed building is only 55% of the level below. With the reduced roof volumes as shown on the submitted sketches, the accommodation of additional floor area is considered to meet the intent of Part 3.2 with respect to Habitable rooms within the roof space, where additional floor areas are being accommodated within volumes that would otherwise be occupied by conventional pitched roof forms.3) The proposed link element is considered an acceptable mean of accommodating additional floor space by taking advantage of the large site with extensive street frontage without unreasonable external impacts.	FSR approved 1.13:1 Standard 0.9:1 Height approved 4 storeys standard 3 storeys.	Willoughby Council	1/10/2010

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											Continued... Clause 24 - Height 1) The scale of the proposed development is considered appropriate, and that the objectives of the height standard can be reasonably achieved by alternative architectural treatment of the proposed roof forms as recommended. 2)The existing development context on Penshurst Street, Clanwilliam Street and Church Street comprises a range of older residential flat developments, which include a mix of both 3 and 4 storey buildings. The overall height and eave heights of the development are considered compatible with its development context with no unreasonable overshadowing or privacy impacts.			
2010/160	17	12713	8	Carr Street	Chatswood	2067	1: Residential - Alterations & additions	Willoughby Local Environmental Plan 1995	Res 2A2	Cl.18 Height	Minor, Required to raise ground floor free-board for flooding reasons.	1 storey <10% of footprint.	Willoughby Council	14/10/2010
2010/506	101	589067	53	Neeworra Road	Northbridge	2063	1: Residential - Alterations & additions	Willoughby Local Environmental Plan 1995	Res 2A2	Cl.18 Height	Due to existing subfloor area; minor brach in height; extent less than 10%	Less than 10%.	Willoughby Council	22/10/2010
2007/409/A	1	1052026	33	Hampden Road	Artarmon	2064	1: Residential - Alterations & additions	Willoughby Local Environmental Plan 1995	Res C	Cl.30 Height	Site constraints; reasonable impacts.	4 storey.	Willoughby Council	26/10/2010

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2010/156	131	28763	24	Highland Ridge	Middle Cove	2068	3: Residential - New second occupancy	Willoughby Local Environmental Plan 1995	Res 2A2	Cl.30 Height	Steep topography of site; consistent with obj. of 2A2 Scenic Protection Zone; meets objectives of numeric controls; development will nto result in any signifant impacts to adj properties.	Dwelling A: 3 storey; Dwelling B: greater than 3.6m in height.	Willoughby Council	11/11/2010
2009/801	2	530366	401A & 403	Mowbray Road West	Chatswood	2067	3: Residential - New second occupancy	Willoughby Local Environmental Plan 1995	Res 2A	Cl.18 Height, Cl.30 Height	Application refused	Cl.18 - 1 storey; Cl.30 5.4m.	Willoughby Council	15/11/2010
2010/577	27	7446	15	Second Avenue	Willoughby East	2068	1: Residential - Alterations & additions	Willoughby Local Environmental Plan 1995	Res 2A	Cl.26A FSR	Subdivision only alter land ownership; existing dual occupancy; no increase in bulk and scale.	0.4:1 for each dwelling.	Willoughby Council	23/11/2010
2010/533	336	330166	102	The Bulwark	Castlecrag	2068	1: Residential - Alterations & additions	Willoughby Local Environmental Plan 1995	Res 2A2	Cl.18 Height	Site constraints; topography; access; natural impact.	Greater than 10%.	Willoughby Council	9/12/2010
2010/354	53	12261	12	Dalmeny Road	Northbridge	2063	1: Residential - Alterations & additions	Willoughby Local Environmental Plan 1995	Res 2A	Cl.18 Height	Minor departure due to ceiling height in small portion of building.	Minor - no adverse amenity impact.	Willoughby Council	10/12/2010