

Clause 4.6 Variations - JAN TO MAR 2023

DA No.	Address	Category of development	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA Determined
2022/340	36 Bellambi Street NORTHBRIDGE	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	1.Consistent with the objectives of standard and zone. 2.Adequate environmental planning grounds to justify breach of development standard 3.Bulk and scale compatible with surrounding area 4.Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 5.Consistent with objectives of WDCP 6.No matters of State or regional planning significance raised.	1.56% (2.63sqm2)	Delegated Authority	7/02/2023
2022/283	33 Frenchs Road WILLOUGHBY	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	1. Consistent with the objectives of standard and zone. 2. Bulk and scale compatible with surrounding area. 3. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 4. Consistent with objectives of WDCP.	7.5% - (12.52m2)	Delegated Authority	10/02/2023
2021/230	2 Northcote Street NAREMBURN	Mixed	B3 Commercial Core	4.3. Height of buildings	1. Consistent with the objectives of standard and zone. 2. Adequate environmental planning grounds to justify breach of development standard.	16%, (13.7m)	WLPP	10/02/2023
2021/327	48 Frenchs Road WILLOUGHBY	Mixed	B2 Local Centre	4.3. Height of buildings	1. Consistent with the objectives of standard and zone. 2. Adequate and sufficient environmental planning grounds to justify breach of development standard. 3. Bulk and scale compatible with surrounding area. 4. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 5. Consistent with objectives of WDCP. 6. No matters of State or regional planning significance raised. 7. Proposal is in the public interest.	25%, (2.75sqm)	WLPP	10/02/2023
2022/233	27 Laurel Street NORTH WILLOUGHBY	Residential - Alterations & Additions	R2 Low Density Residential	4.3. Height of buildings 4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio	1. Consistent with the objectives of standard and zone. 2. Adequate environmental planning grounds to justify breach of development standard. 3. Adequate environmental planning grounds to justify breach of development standard. 4. Bulk and scale compatible with surrounding area.	Height: 8.8%, (0.754m)  FSR: 31.5%, (134.16sqm)	WLPP	10/02/2023

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2022/288	71 Hawthorne Avenue CHATSWOOD WEST	Residential - Alterations & Additions	R2 Low Density Residential	4.3. Height of buildings	<ol style="list-style-type: none"> <li>1. Consistent with the objectives of standard and zone.</li> <li>2. Adequate environmental planning grounds to justify breach of development standard.</li> <li>3. Bulk and scale compatible with surrounding area.</li> <li>4. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality.</li> </ol>	15.5%, (1.32m)	WLPP	10/02/2023
2022/312	7 Cawarra Road MIDDLE COVE	Subdivision only	C4 Environmental Living	4.1. Minimum subdivision lot size	<ol style="list-style-type: none"> <li>1. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality.</li> <li>2. Consistent with objectives of WDCP.</li> <li>3. No matters of State or regional planning significance raised.</li> <li>4. Proposal is in the public interest.</li> </ol>	61.3%, (79.7sqm)	WLPP	28/02/2023
2021/123	46 - 48 Eastern Valley Way NORTHBRIDGE	Residential - New multi unit	R3 Medium Density Residential	4.3. Height of buildings	<ol style="list-style-type: none"> <li>1. Consistent with the objectives of standard and zone.</li> <li>2. Adequate environmental planning grounds to justify breach of development standard.</li> <li>3. Bulk and scale compatible with surrounding area.</li> <li>4. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality.</li> </ol>	3.75% - (0.45m)	WLPP	15/03/2023