

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
DA-2021/129	2 Widgiewa Road NORTHBRIDGE 2063	Residential - Single new dwelling	C4	4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio	<p>1. Consistent with the objectives of standard and zone.</p> <p>2. Adequate environmental planning grounds to justify breach of development standard.</p> <p>3. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality.</p> <p>4. No matters of State or regional planning significance raised.</p> <p>Site constraints requiring the development to be contained within small footprint across 3 storeys requiring more GFA to be dedicated to circulation area.</p>	3.7% - (9.4sqm)	Delegated Authority	6/09/2023
DA-2022/211	37 Park Road NAREMBURN 2065	Residential - New second occupancy	R2	6.10. Min lot sizes for attached dwellings, etc.	<p>1. Consistent with the objectives of standard and zone.</p> <p>The lot size was only 3sqm under the requirement to allow dual occupancy construction in an area where dual occupancies are common.</p>	0.47% - (3.3m)	Delegated Authority	30/08/2023
DA-2023/13	5 Bampi Place CASTLE COVE 2069	Residential - Alterations & Additions	C4	4.3. Height of buildings	<p>1. Consistent with the objectives of standard and zone.</p> <p>2. Adequate environmental planning grounds to justify breach of development standard.</p> <p>3. Bulk and scale compatible with surrounding area.</p> <p>Application is for a lift and it is noted that the site contains a steep topography resulting in minor breach in height.</p>	1.2% - (0.1m)	Delegated Authority	1/08/2023
DA-2023/14	13 Cheyne Walk CASTLECRAIG 2068	Residential - Alterations & Additions	C4	4.3. Height of buildings	<p>1. Consistent with the objectives of standard and zone.</p> <p>2. Bulk and scale compatible with surrounding area.</p> <p>3. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality.</p> <p>The site contains a steep topography and the breach is located where there is an existing excavated area.</p>	9% - (0.765m)	Delegated Authority	21/08/2023

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DA-2022/213	2 Upper Minimbah Road NORTHBRIDGE 2063	Residential - Alterations & Additions	C4	4.3. Height of buildings, 4.4A. Exceptions to floor space ratio	<p>1. Consistent with the objectives of standard and zone.</p> <p>2. Adequate environmental planning grounds to justify breach of development standard.</p> <p>3. Adequate environmental planning grounds to justify breach of development standard.</p> <p>4. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality.</p> <p>Height: Overall building height is maintained. The existing dwelling breaches the Height and the proposed works do not result in any further breach.</p> <p>FSR: The proposed additions to the existing dwelling, are skilfully designed to be integrated within the existing building with no additional environmental impacts and amenity issues to the adjoining properties.</p>	Height: 21.2% - (1.8m) FSR: 26.9% - (70sqm)	WLPP	11/07/2023
DA-2022/343	34 Kameruka Road NORTHBRIDGE 2063	Residential - Alterations & Additions	R2	4.3. Height of buildings	<p>1. Adequate environmental planning grounds to justify breach of development standard.</p> <p>2. Consistent with objectives of WDCP.</p> <p>The proposal will breach the building height plane on the southwest corner of the first floor. However, it will be the same height as the existing ridge of the roof. Therefore, this height plane breach will not have any further negative impact on the surrounding properties.</p>	13.65% - (9.66M)	WLPP	12/09/2023