

SEPP Clause 4.6 - October to December 2016

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 dd/mm/yyyy
2016/378	108 The Bulwark Castlecrag	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4A. Exceptions to floor space ratio	a. Does not result in unreasonable adverse external impacts in terms of bulks, view, loss, privacy, overshadowing and visual intrusion. b. The bulk and scale of the development is compatible with adjoining and surrounding developments.	Height 8.4m (5% variation) FSR : 0:38:1 (6%)	Delegated	13/12/2016
2016/82	120 Penshurst Street Willoughby	Mixed	B5 Business Development	4.3. Height of buildings	a. overshadowing of mezzanine level breaching the height standard is entirely within the building envelope. b. main section of the building is compliant. c. the non-compliance section of building improves light and ventilation to the units below.	1.45m (max at mezzanine level only). 13.18%	Ward Councillors	23/11/2016
2015/416/	35 Coolawin Road Northbridge	Residential - Alterations & Additions	E4 Environmental Living	4.3A. Exceptions to height of buildings	a. The proposal is considered to be acceptable as the proposal results in a minor reduction in the existing building height b. The development is considered to be compatible in bulk and scale as the adjoining properties c. The non-compliance with the height standard is not considered to result in any unreasonable impacts of adjoining properties in regards to overshadowing, privacy, views and overlooking	22.86% 0.8m	Ward Councillors	1/11/2016