

### Clause 4.6 Variations - April to June 2019

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
2018/396	371 Edinburgh Road, Castlecrag	Residential - Single new dwelling	E4 Environmental Living	4.4A. Exceptions to floor space ratio	The bulk and scale of the dwelling is compatible and in character with the surrounding area.	22.22sqm (7.36%)	Delegated	17/04/2019
2019/40	15C Colwell Crescent, Chatswood	Residential - Alterations & Additions	E4 Environmental Living	4.4A. Exceptions to floor space ratio	a) Non-compliance of FSR is minor and cannot be seen from the street b) Proposal does not adversely impact adjoining sites.	5.87sqm (2%)	Delegated	26/04/2019
2018/331	21 The Battlement, Castlecrag	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4. Floor space ratio	Height: a) The proposal is in keeping with the streetscape b) There are no detrimental impacts due to the height exceedance c) Meets the objectives of the height of building development standard FSR: a) The bulk and scale of the development is in keeping with the surrounding development on the Battlement b) The proposal is considered to have an acceptable impact on the surround.	Height: 2.65m (33.1%) FSR: 84.4m <sup>2</sup> (35.9%)	Willoughby Local Planning Panel	30/04/2019
2018/414	16 The Barbette, Castlecrag	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4. Floor space ratio	The proposed alterations and additions are within an undercroft area and therefore do not lead to an increase in bulk and scale.	Height: 2m (25%) FSR: 52.68m <sup>2</sup> (22.65%)	Willoughby Local Planning Panel	30/04/2019

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2019/63	4 Highland Ridge, Middle Cove	Residential - Single new dwelling	E4 Environmental Living	4.4. Floor space ratio	The breach in FSR is minor and has no noticeable impact on the bulk and scale of the dwelling.	10.25sqm (3.51%)	Delegated	23/05/2019
2018/290	1 Whiting Street, Artarmon	Industrial	IN1 General Industrial	4.4. Floor space ratio	a) The proposal is consistent in bulk and scale with its surroundings as well as the intended future character of the area b) The proposal will provide a light industrial use and generate additional employment opportunities in an existing industrial area	193m2 (36%)	Willoughby Local Planning Panel	23/05/2019
2018/432	9 Coorabin Road, Northbridge	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	a) To make house accessible from the upper garage level b) Height below street level and below heights of adjacent buildings c) Consistent with the objectives of the Height of Building standard and the zone.	3.17m (37.3%)	Willoughby Local Planning Panel	28/05/2019
2018/434	32 The Parapet, Castlecrag	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	The overall height is considered acceptable. The breach only occurs at the ridge of the new roof.	8.65m (8.12%)	Delegated	12/06/2019
2018/311	25 Orchard Road, Chatswood	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	Bulk and scale acceptable as breach of FSR due to conversion of existing garage.	14.91m2 (9.99%)	Delegated	18/06/2019

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2017/492	64 Stanley Street, Chatswood	Residential - New multi unit	R3 Medium Density Residential	4.1. Minimum subdivision lot size, 4.3. Height of buildings	Height: a) The exceedance of height is due to flood affectation b) The height proposed is comparable to adjoining southern building c) The height doesn't contribute to adverse impacts on the surrounding development  Min. Lot Size: a) The proposal doesn't contribute to unreasonable amenity impacts to the surrounding properties b) The proposal achieves the objectives of R3 medium density zone	Height: 1.8m (20%) Min. Lot Size: 366.5m2 (33.3%)	Willoughby Local Planning Panel	25/06/2019
2018/420	34 Chandos Street, St Leonards	Commercial Retail Office	B3 Commercial Core	4.4. Floor space ratio	a) Creates employment opportunities b) Acceptable environmental impacts on adjoining and the Heritage Conservation Area (HCA) c) Complies with height	3.54m2 (16%)	Willoughby Local Planning Panel	25/06/2019