

Clause 4.6 Variations - January to March 2019

ATTACHMENT 2

| 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 |
|----------|--------------------------------|---------------------------------------|-------------------------|--|--|--|---------------------------------|--------------------|
| 2018/390 | 76 The Bulwark, Castlecrag | Residential - Alterations & Additions | E4 Environmental Living | 4.3. Height of buildings | Height breach does not have adverse impact on view sharing, solar assess and amenity for neighbours. The breach is to the rear and cannot be viewed from a public space. | 5.5% (0.44m) | Delegated | 7/01/2019 |
| 2018/338 | 355 Edinburgh Road, Castlecrag | Residential - Alterations & Additions | E4 Environmental Living | 4.4. Floor space ratio | Part of the additional floor area is within the bulk of the existing dwelling. The non-compliance is not considered to result in significant impact on the bulk and scale of the existing dwelling or residential amenity of adjoining properties. | 21.5m (9.6%) | Delegated | 24/01/2019 |
| 2018/333 | 121 Neerim Road, Castle Cove | Residential - Alterations & Additions | E4 Environmental Living | 4.3. Height of buildings, 4.4A. Exceptions to floor space ratio | Height - breach is due to the steep slope and only occurs at the roof over the rear balcony. FSR - breach is acceptable as the proposal seeks to decrease the gross floor area. | Height = 9.33m (9.76%) FSR = 25.53sqm (8.73%) | Delegated | 26/02/2019 |
| 2018/300 | 16 The Rampart, Castlecrag | Residential - Single new dwelling | E4 Environmental Living | 4.3. Height of buildings | a. The non-compliance is due to the escarpment line in the centre of the site which results in the site fall of up to 5m. b. The design and height of the proposal is considered to be consistent with the E4 objectives. | 5m (62.5%) | Willoughby Local Planning Panel | 26/02/2019 |

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| 2018/308 | 24 Minimbah Road, Northbridge | Residential - Alterations & Additions | E4 Environmental Living | 4.3. Height of buildings, 4.4A. Exceptions to floor space ratio | Height - Current non-compliance. No change to existing. FSR - Existing non-compliance. Additional habitable space is within the existing footprint. | Height - 2.3m (27%) FSR - 56.94m ² (24%) | Delegated | 26/02/2019 |
| 2018/339 | 24A Corona Avenue, Roseville | Subdivision only | R2 Low Density Residential | 4.1. Minimum subdivision lot size | The boundary adjustment is minor and has no adverse impact on the future use of the site and the surround residences. | Lot 1 = 17.3% Lot 2 = 50.5% | Willoughby Local Planning Panel | 26/02/2019 |
| 2018/360 | 142B Sydney Street, North Willoughby | Residential - Alterations & Additions | R2 Low Density Residential | 4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio | The additional gross floor area is within the existing building and garage, and has no impacts on the heritage character of the existing building (list heritage item), streetscape or residential amenity of adjoining properties. | 12.40% | Willoughby Local Planning Panel | 26/02/2019 |
| 2018/401 | 151 Ashley Street, Roseville | Residential - Single new dwelling | R2 Low Density Residential | 4.4. Floor space ratio | a. The amended proposal reduces the floor space and bulk b. The proposed dwelling is in keeping with the surrounding development. c. The amended proposal is considered to meet the objectives of Clause 4.4 North Chatswood HCA and R2 low density zone. | 12.4sqm (4.5%) | Delegated | 7/03/2019 |