

## Clause 4.6 Variations - October to December 2018

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
DA-2017/161	13 Francis Street Naremburn	Residential - New multi unit	R3 Medium Density Residential	4.3. Height of buildings, 4.3A. Exceptions to height of buildings	The non-compliance is concentrated within the core of the building and has minimal impact of overshadowing, privacy, bulk and scale.	1.19m (13.2%)	Willoughby Local Planning Panel	18/10/2018
DA-2018/222	260 Victoria Avenue Chatswood	Commercial Retail Office	B4 Mixed Use	4.4. Floor space ratio	Within the existing carpark, it has minimal amenity impacts and complies with objectives.	2.52:1 (1%)	Delegated	23/10/2018
DA-2017/505	88 Penshurst Street Willoughby	Mixed	B5 - B5 Business Development	4.3. Height of buildings	a) The variation is limited to the lift over run. b) The non-compliance will have a minimal impact. c) The proposal meets the objectives of B5 zone.	0.3m (2.76%)	Willoughby Local Planning Panel	7/11/2018
DA-2018/288	139 Ashley Street Roseville	Residential - New second occupancy	R2 Low Density Residential	4.4. Floor space ratio	Minor variation and does not have an impact on the amenity of the site or surrounding sites.	6.31sqm (2.57%)	Delegated	20/11/2018
DA-2014/419/C	147 Sailors Bay Road Northbridge	Commercial Retail Office	B2 Local Centre	4.4. Floor space ratio	No Clause 4.6 needed for S4.55 application. a) Minor variation from layout changes and does not cause additional impacts to the environment or adjoining / surrounding properties. b) The additional increase of 28m2 is distributed over five (5) levels of the building. c) The overall bulk and scale of the development, as viewed from the public domain and the surrounding developments remains relatively unchanged.	332m2 (14.2%)	Willoughby Local Planning Panel	27/11/2018

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DA-2018/233	12 Sortie Port Castlecrag	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4. Floor space ratio	Height a) The non-compliance is due to the crossfall of the land. b) The proposal is compatible in bulk and scale of the surrounding development. c) The proposal maintains the existing views.  FSR a) The non-compliance is related to sub-floor storage area which exceeds 1m in height. b) The additional floor space does not result in any additional detrimental impacts.	Height - 0.9m (11.2%) FSR - 52.4m <sup>2</sup> (22%)	Willoughby Local Planning Panel	27/11/2018
DA-2018/244	10 Smith Street Chatswood	Industrial	IN2 Light Industrial	4.4. Floor space ratio	The additional floor area relates to an extension of an internal level that is contained wholly within the existing building and overall bulk and scale is unchanged.	336.2sqm (36%)	Willoughby Local Planning Panel	27/11/2018
DA-2018/219/A	30 Eddy Road Chatswood	Residential - Alterations & Additions	R2 Low Density Residential	4.3. Height of buildings	No Clause 4.6 needed for S4.55 application. Better outcome due to first floor positioning for both neighbours in relation to over shadowing.	150mm (2.5%)	Delegated	4/12/2018
DA-2018/264	43 Minimbah Road Northbridge	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4. Floor space ratio	Height - Minor visual impact from the filling of an existing framed roof. FSR - Bedroom extension has no material impact to the site or adjoining neighbours.	Height - 0.8m (8%) FSR - 12.96sqm (1.77%)	Delegated	6/12/2018

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DA-2017/467	211 Victoria Avenue Chatswood	Residential - New multi unit	R3 - R3 Medium Density Residential	4.3 Height of buildings, 4.4 Floor Space Ratio, 6.10. Min lot sizes for attached dwellings, etc.	Height - minor non compliance and building is consistent with the prevailing building height of neighbouring buildings. FSR - building bulk and scale is consistent with neighbouring residential flat buildings. Minimum lot size - isolated lot that already contains an RFB.	Height - 1.2m (10%) FSR - 54.82m <sup>2</sup> (9.8%) Minimum Lot Size - 4803m <sup>2</sup> (93.7%)	Willoughby Local Planning Panel	11/12/2018
DA-2018/100	304 Edinburgh Road Castlecrag	Residential - Single new dwelling	E4 Environmental Living	4.3A. Exceptions to height of buildings	Unique steep fall of land. Strict compliance would require greater excavation. Non compliance is central to the building and minimal.	0.3m (3.53%)	Delegated	14/12/2018
DA-2015/473/B	7 Spencer Place Chatswood	Residential - New multi unit	R2 Low Density Residential	4.3. Height of buildings, 4.4. Floor space ratio	No Clause 4.6 needed for S4.55 application. Height - no significant impacts to neighbours. FSR - contained in basement, no significant impacts to neighbours.	Height: 200mm FSR: 10%	Delegated	20/12/2018