

SEPP Clause 4.6 Variation - October to December 2014

Council DA reference number	Lot number	DP number	Street number	Street name	Suburb/Town	Post Code	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Date DA determined dd/mm/yyyy
DA-2013/557	1	1001932	1	Anderson Street	Chatswood	2067	Commercial Retail Office	Willoughby Local Environmental Plan2012	B3	4.3 Height of buildings	1. Integrated into the larger Westfield complex. 2. Location is opposite the Concourse where the dynamics of that part of Victoria Avenue changes. 3. The style will add to reinforcing the retail high street of Chatswood	90% increase over a depth of 36 metres between Victoria Avenue and Charlotte Lane (the arcade component).	8/10/2014
DA-2014/195	94	30195	69	Deepwater Road	Castle Cove	2069	Subdivision only	Willoughby Local Environmental Plan2012	E4	4.4 Floor space ratio	Originally approved dual occupancy was approved under old LEP standard of O.4:1. Clause 4.6 submitted.	Lot 1 = 29% Lot 2 = 32%	24/10/2014
DA-2014/244	3	235319	20	Cammeray Road	Castle Cove	2069	Residential - Alterations and additions	Willoughby Local Environmental Plan2012	E4	4.3A Exceptions to height of buildings	a) The building as altered by the proposed development is not considered to create significant adverse amenity impacts to adjoining properties in terms of views, visual bulk or overshadowing. b). The non-compliance with the height standard is mostly an existing situation, and the overall scale of the dwelling as altered by the proposed development is largely unchanged, and is similar to other developments in the locality; and c) The additional 280, non-compliance relates to the edge of a roof feature, which contributes to the overall architectural outcomes of the development, and promotes passive solar design.	45%	29/10/2014

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DA-2014/257	149	20822	7	Cawarra Road	Middle Cove	2068	Dual Occupancy - Detached	Willoughby Local Environmental Plan2012	E4	4.4 Floor space ratio	a) The proposed variation is considered numerically minor, and is not considered to notably contribute to the overall visual bulk and scale of the proposed development as viewed from the street or from adjoining properties, which is considered compatible with adjoining and surrounding developments. b) the proposed new dwelling is considered to successfully distribute its massing in built forms that are complementary to the topography of the land, and also provides effective separation from the existing dwelling at the site as well as adjoining properties. c) Due to the proposed dwelling are partly excavated into the landform, and the additional floor space of 10m <sup>2</sup> is not considered to notably contribute to the bulk or scale of the proposed dwelling, strict compliance with the FSR standard by the proposed development by way of deletion of floor space is unlikely to achieve substantial improvement in architectural and planning outcomes than the currently proposed.	3.60%	27/11/2014
DA-2014/348	22 23 24 25 26 62	14241 14241 14241 14241 14241 14241		Cnr High Street & Horsley Avenue,	North Willough	2068	Special uses - Public Worship place - Alterations and additions	WLEP 2012	R2	4.4 Floor space ratio	4.4 FSR - Additional GFA is providing much needed facilities. Enclosing 18.16m <sup>2</sup> of recessed area having minimal impact on bulk and scale. Subject site has historically been used as a place of public worship and education facilities.	Standard 0.4:1 proposed 0.526:1 exceeds standard by 217m <sup>2</sup> or by 31.4%	26/11/2014
DA-2014/349	4	19432	67	Sunnyside Crescent	Castlecrag	2068	Residential - Alterations and additions	Willoughby Local Environmental Plan2012	E4	4.4 Floor space ratio	Visual bulk and impact in keeping with the objectives of Clause 4.3 under WLEP 2012.	450mm (5.3%)	20/11/2014
DA-2014/459	179	13097	36	Sunnyside Crescent	Castlecrag	2068	Residential - Alterations and additions	Willoughby Local Environmental Plan2012	R2	4.3A Exceptions to height of buildings 4.4 Floor space ratio	-Minimal variation of height over the area of the whole roof -no impact of streetscape -in keeping with adjoining dwellings	Minor	24/12/2014