

DA No	Street name	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined
2016/303	11 Walter Street, WILLOUGHBY	Residential New multi unit	WLEP 2012	R3 Medium Density Residential	4.3. Height of buildings, 4.4. Floor space ratio	a) Building height non-compliance is due to part of the lift shaft over-run and common room on level 3 is considered acceptable. b) FSR non-compliance due to the two lobby cores.	Building height 8% FSR 6.1%	Delegated	23/03/2017
2012/429/A	13 The Redoubt, CASTLECRA G	Residential - Alterations & Additions	WLEP 2012	E4 Environmental Living	4.4A. Exceptions to floor space ratio	a) The proposal is considered to be acceptable as the proposal results in a minor increase in the approved floor space ratio b) The existing bulk and scale of the dwelling is remaining unchanged. c) The non-compliance with the floor space ratio standard is not considered to result in any unreasonable impacts in regards to overshadowing, privacy, views and overlooking. d) The non-compliance with the floor space ratio is not considered to result in any unreasonable impacts on the Griffin Heritage Conservation Area	Floor Space Ratio 9.77% (23.29m ²)	Delegated	6/03/2017
2017/26	8 Rimmington Street, ARTARMON	Subdivision only	WLEP 2012	R2 Low Density Residential	4.1A. Minimum subdiv lot size for dual occupancies	Dual occupancy was created many years before WLEP standard. Minimum shortfall and no change to existing use.	7%	Delegated	21/03/2017
2016/290	28 Chatswood Avenue, CHATSWOOD	Subdivision only	WLEP 2012	R2 Low Density Residential	4.1. Minimum subdivision lot size	a) The proposal which seeks to create an additional lot for residential use will result in two lots with sizes 4740m ² and 730m ² . The site is located in the midst of a low density residential environment with site areas ranging from 638m ² to 777m ² . The proposed residential lot of 730m ² will fit well with the low density residential housing surrounding the site. b) The newly created lot of 730m ² will allow for a new dwelling to be created on the lot that has the capability of meeting the standards and controls of WLEP 2012 and WDCP 2006. c) The larger lot complies with the minimum lot size of 4000m ² and will continue to be used for the existing temple and associated uses. d) The proposed subdivision complies with the FSR standard within the WLEP 2012. e) The development does not create any adverse amenity impacts to the adjoining properties.	3270m ² (547%)	Ward	13/03/2017