

Clause 4.6 Variations - October to December 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
2019/226	30 Burra Road Artarmon	Residential - Alterations & Additions	E4	4.4. Floor space ratio	a) Does not impact amenity of adjoining b) Appearance of dwelling maintained c) Bulk & scale compatible with adjoining	9.78m ² (4.25%)	Delegated	3/12/2019
2018/16	2 to 10 Milner Road Artarmon	Residential - New multi unit	R3	4.3. Height of buildings	a) Non-compliance is due to variable site topography. b) The proposal has been designed to minimise bulk. c) Non-compliance has a minimal impact on the streetscape of Milner Road.	0.8m (8.9%)	WLPP	22/10/2019
2018/405	5 Cleland Road Artarmon	Residential - New multi unit	R3	6.10. Min lot sizes for attached dwellings, etc	a) provides bulk and scale that complies with height and FSR standards b) Provides adequate separation between buildings	56.40%	WLPP	20/11/2019
2019/33	26 Linden Way Castlecrag	Residential - Alterations & Additions	E4	4.3. Height of buildings	Complies with the max 8.5m height limit above the existing natural ground line except for a small section where there is a cellar underneath the existing building.	300mm (3.5%)	Delegated	16/12/2019
2018/266	16 The Battlement Castlecrag	Residential - Single new dwelling	E4	4.4A. Exceptions to floor space ratio	The additional floor area relates to the basement level and is due to the characteristics of the site which enable excavation into the slope of the land for a basement car park.	47.7m ² (22%)	WLPP	21/11/2019
2017/467	211 Victoria Ave Chatswood	Residential - New multi unit	R3	4.3. Height of buildings 4.4. Floor space ratio 6.10. Min lot sizes for attached dwellings, etc	a) Height - minor non compliance and building is consistent with the prevailing building height of neighbouring buildings. b) FSR - building bulk and scale is consistent with neighbouring residential flat buildings. c) Minimum lot size - isolated lot that already contains an RFB.	Height: 1.2m (10%) FSR: 54.82m ² (9.8%) Minimum Lot Size: 4803m ² (93.7%)	WLPP	4/11/2019
2019/150	34 Rembrandt Drive Middle Cove	Residential - Alterations & Additions	E4	4.3. Height of buildings	a) Existing roof form exceeds height limit and proposal seeks to reduce the roof height b) The proposal reduces the bulk and scale of the dwelling	0.85m (10%)	Delegated	28/11/2019

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2018/301	11A Noonbinna Cres Northbridge	Residential - Single new dwelling	E4	4.3. Height of buildings	Consistent with character of locality, contains similar bulk and scale and maintains view corridors.	5m (59%)	WLPP	29/10/2019
2018/318	63 Minimbah Road Northbridge	Residential - Single new dwelling	E4	4.3. Height of buildings	Site constraints due to steep site.	4.5m (45%)	WLPP	29/10/2019
2018/255	5 Minimbah Road Northbridge	Residential - Alterations & Additions	E4	4.3A. Exceptions to height of buildings	a) consistent with the height of surrounding boatsheds b) the boatshed has to be located on the freehold land where the topography is steep.	3.66m (100%)	WLPP	9/12/2019
2019/186	3 Minimbah Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings 4.4. Floor space ratio	Building already non compliant, has regard to amenity of neighbours, bulk & scale compatible with Willoughby objectives of E4 achieved.	Height: 15.2m at rear & 10m at street (108%) FSR: 0.53:1; GFA 503m ² ; 27m (6%)	WLPP	10/12/2019
2019/149	22 Fencourt Ave Roseville	Residential - Alterations & Additions	R2	4.4. Floor space ratio	a) The extent of variation is not considered to have any detrimental impacts in terms of solar access, amenity or view loss. b) the proposal meets the objectives of FSR standard and R2 zone.	8.9m ² (6.6%)	Delegated	2/10/2019
2019/39	54 Chandos St St Leonards	Commercial/ retail/ office	B3	4.3. Height of buildings 4.4. Floor space ratio	a) Height: Topography of site b) FSR: additional commercial at ground level will not add to the building bulk.	Height: 1.2m (6%) FSR: 83.30m ² (5.1%)	WLPP	10/12/2019