

**Clause 4.6 Variations - January to March 2020**

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
2019/121	9-13 Campbell St Artarmon	Industrial	IN1	4.4. Floor space ratio 4.4A. Exceptions to floor space ratio	The extra gross floor are is within the existing industrial builing. The increase in the existing building bulk is insignificant. The self-storage use is a low traffic generation use. As such, the impact on the locality is minimal.	FSR 4023.5m2 (69.3%)	WLPP	25/02/2020
2019/223	49 Herbert St Artarmon	Industrial	IN2 Light Industrial	4.4. Floor space ratio 4.4A. Exceptions to floor space ratio	a) The additional gross floor area will not significantly increase the building bulk when viewed from the street frontage. b) The site coverage of the existing industrial building is 54.4% greater than the standard. The exceedence of the site coverage of the proposed development s 4.3% greater than that of the existing. It is not considered that the building bulk has significant impact on adjoining properties, streetscape or traffic in the vicinity.	FSR - 1125m2 (48%)  Site coverage is 64% greater than the development control.	WLPP	25/02/2020
2019/300	83 Neerim Road Castle Cove	Residential - Single new dwelling	E4	4.3. Height of buildings	Height breach due to topography of site.	Height 10.12m at highest point 19% variation	WLPP	31/03/2020

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2019/47	55 Neerim Road Castle Cove	Residential - Alterations & additions	E4	4.3. Height of buildings	a) Consistent with weight overload b) drop in site/topography c) some of the non-compliances is existing d) consistent with objectives	Height 2.33m or 26% above control of 8.5m	WLPP	25/02/2020
2019/281	67 Neerim Road Castle Cove	Residential - Alterations & additions	E4	4.4A Exceptions to floor space ratio	Proposed FSR: 0.328:1, 9.33% (26.73m <sup>2</sup> ) over the maximum	Proposed FSR: 0.328:1, 9.33% (26.73m <sup>2</sup> ) over the maximum	Council	10/03/2020
2019/290	9 Pearl Ave Chatswood	Residential - Alterations & additions	R2	4.3. Height of buildings 4.4. Floor space ratio	Height - No significant impact. FSR - non compliance is minor and no significant impacts.	Height: (9.7%) FSR: (4%)	Council	9/01/2020
2019/200	345 Victoria Ave 12-14 Malvern Ave 5 Havilah St Chatswood	Commercial / retail / office	B3 & B4	4.3. Height of buildings	a) Compatible with surrounding context b) acceptable amenity impacts c) improved response on adjoining HCA d) additional commercial offices e) satisfies objectives	Height 2.86m or 8.4% above standard	JRPP	19/02/2020
2019/378	14 Grafton Ave Naremburn	Residential - Alterations & additions	R2	4.4. Floor space ratio	Proposal does not create unreasonable bulk, scale or overshadowing. The form is consistent with the streetscape.	FSR 15.7m <sup>2</sup> or 8.3%	Council	16/03/2020
2017/505	88 Penshurst St Willoughby	Mixed	B5	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.	Height 0.3m (2.76%)	Council	28/01/2020