

Clause 4.6 Variations - July to September 2019

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
2019/104	57 Neerim Road, Castle Cove	Residential - Single new dwelling	E4	4.3. Height of buildings, 4.4. Floor space ratio	The height and FSR breach occurs due to the nature of the steep slope of the site. The proposal is in scale with the surrounding development.	Height: 10.65m (25.3%) FSR: 36.28m <sup>2</sup> (14.29%)	WLPP	24/09/2019
2018/354	100 Sugarloaf Crescent, Castlecrag	Residential - Single new dwelling	E4	4.3. Height of buildings	The non-compliance of building height is on the north eastern corner where the land has a drop of 2m. In this particular circumstance, it is considered acceptable as no adverse impact on the residential amenity of adjoining property or impact on streetscape or natural features in the vicinity.	2.2m (25.9%)	WLPP	30/07/2019
2019/122	144 Edinburgh Road, Castlecrag	Residential - Alterations & Additions	E4	4.4A. Exceptions to floor space ratio	Minor increase in gross floor area has no adverse impact to heritage item (dwelling), conservation area and adjoining residents.	8.29m <sup>2</sup> (3.25%)	Delegated	9/08/2019
2019/2	165A Edinburgh Road, Castlecrag	Residential - Single new dwelling	E4	4.3A. Exceptions to height of buildings, 4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio	The non-compliance does not adversely impact on the property to the north-east.	Height: 0.2m (2.35%) FSR: 15.12m <sup>2</sup> (6.8%)	Delegated	22/08/2019
2018/427	25 Olga Street, Chatswood	Residential - Alterations & Additions	R2	4.4. Floor space ratio	It is not considered to create adverse impact on the residential amenity of adjoining properties therefore the non-compliance is considered acceptable.	17m <sup>2</sup> (9.4%)	Delegated	2/07/2019
2019/59	37 Rhodes Avenue, Naremburn	Residential - Alterations & Additions	R2	4.4. Floor space ratio	Minimum lot size is 550sqm. The lot is 316.2sqm, making compliance with FSR of 0.5:1 difficult.	13.95sqm (8.8%)	Delegated	5/07/2019
2019/98	43 Station Street, Naremburn	Residential - New second occupancy	R2	4.3A. Exceptions to height of buildings, 4.4. Floor space ratio	The breach in height limit does not crease adverse impact from rear lane and is consistent with the surrounding streetscape.	Height: 400mm (7%) FSR: 23m <sup>2</sup> (9.6%)	Delegated	28/08/2019
2018/366	52 Coolawin Road, Northbridge	Residential - Alterations & Additions	R2	4.3. Height of buildings, 4.4A. Exceptions to floor space ratio	The existing dwelling breaches the height limit and proposed additions do not appear to be excessive and unreasonable. Proposal does not have unreasonable or adverse impact on views, solar access, privacy or amenity. FSR is reasonable as dwelling is in character with surrounding development.	Height: 9.63m (13.3%) FSR: 45.84m <sup>2</sup> (14.25%)	WLPP	19/07/2019
2018/348	2A Woonona Road, Northbridge	Residential - Alterations & Additions	E4	4.4. Floor space ratio	The additional floors are below the existing ground floor and will not increase the footprint of the existing dwelling. It does not create additional impact on the residential amenity of adjoining properties or the natural environment. The front facade remains, appearing as a single storey when viewed from the street. The bulk and scale is the same as existing therefore the non compliance is considered acceptable.	230.33m <sup>2</sup> (98%)	WLPP	30/07/2019
2018/276	453 Willoughby Road, Willoughby	Mixed	B5	4.3. Height of buildings	The non-compliance is due to steep fall and excavation undertaken already on site (for existing building). The proposal complies with the objectives of the B5 zone.	5.4m - 8.5m (38.6% to 60.7%)	WLPP	27/08/2019