

Clause 4.6 Variations - Jul to Sep 2022

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
2021/171/A	5 Violet Street CHATSWOOD	Residential - New second occupancy	R2	4.3. Height of buildings	<ol style="list-style-type: none"> 1. Consistent with the objectives of standard and zone. 2. Adequate environmental planning grounds to justify breach of development standard. 3. Bulk and scale compatible with surrounding area. 4. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 5. Compatible with character and streetscape of locality. 6. Consistent with objectives of WDCP. 7. No matters of State or regional planning significance raised. 8. Proposal is in the public interest. 	9.6% (550mm)	Delegated Authority	5/07/2022
2022/59	27 Marlborough Road WILLOUGHBY	Residential - Alterations & Additions	R2	4.3. Height of buildings	<ol style="list-style-type: none"> 1. Consistent with the objectives of standard and zone. 2. Adequate environmental planning grounds to justify breach of development standard. 3. Adequate environmental planning grounds to justify breach of development standard. 4. Bulk and scale compatible with surrounding area. 5. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 6. Compatible with character and streetscape of locality. 7. Consistent with objectives of WDCP. 8. No matters of State or regional planning significance raised. 9. Proposal is in the public interest 	2.35% (0.2m)	Delegated Authority	7/07/2022
2021/311	45 Euroka Street NORTHBRIDGE	Residential - Alterations & Additions	R2	4.3. Height of buildings, 4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio	<ol style="list-style-type: none"> 1. Consistent with the objectives of standard and zone 2. Adequate environmental planning grounds to justify breach of development standard 3. Adequate environmental planning grounds to justify breach of development standard 4. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 	FSR - 9.8% (17.9m2) Height - 5.4% - (0.46m)	Delegated Authority	13/07/2022
2022/65	354 Penshurst Street CHATSWOOD	Residential - New second occupancy	R2	4.3A. Exceptions to height of buildings, 4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio	<ol style="list-style-type: none"> 1. Consistent with the objectives of standard and zone. 2. Adequate environmental planning grounds to justify breach of development standard. 3. Bulk and scale compatible with surrounding area. 4. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 	Height of buildings 4.3%, (0.25m) FSR 5% (18.6m2)	Delegated Authority	8/08/2022
2022/62	71 Eastern Valley Way CASTLECRAIG	Residential - Alterations & Additions	R2	4.3. Height of buildings	Consistent with Streetscape with minimal impact on residential amenity.	2% (0.22m)	Delegated Authority	17/08/2022
2018/331/A	21 The Battlement CASTLECRAIG	Residential - Alterations & Additions	C4	4.4. Floor space ratio	<ol style="list-style-type: none"> 1. Adequate environmental planning grounds to justify breach of development standard. 2. Bulk and scale compatible with surrounding area. 3. Consistent with objectives of WDCP. 	22.9% (53.95sqm)	WLPP	30/08/2022
2021/274	5 Dorset Road NORTHBRIDGE	Residential - Single new dwelling	C4	4.3. Height of buildings, 4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio	<ol style="list-style-type: none"> 1. Consistent with the objectives of standard and zone. 2. Bulk and scale compatible with surrounding area. 3. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 4. Compatible with character and streetscape of locality. 	Building Height: 8.9% (0.76m) FSR: 9.9% (41.7sqm)	WLPP	30/08/2022

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2022/111	26 Saywell Street CHATSWOOD	Subdivision only	R2	4.1A. Minimum subdiv lot size for dual occupancies	<ol style="list-style-type: none"> 1. Consistent with the objectives of standard and zone. 2. Adequate environmental planning grounds to justify breach of development standard. 3. Compatible with character and streetscape of locality. 	43.8% (241.2m ²)	WLPP	13/09/2022
2021/71	19 Holly Street CASTLE COVE	Residential - Single new dwelling	C4	4.3. Height of buildings	<ol style="list-style-type: none"> 1. Adequate environmental planning grounds to justify breach of development standard. 2. Does not have unreasonable impacts on neighbour amenity and scenic qualities of locality. 	15% - (1.3m)	WLPP	13/09/2022
2022/187	93 Greville Street CHATSWOOD	Residential - Alterations & Additions	C4	4.3A. Exceptions to height of buildings	<ol style="list-style-type: none"> 1. The Clause 4.6 variation request submitted with the development application was found to provide adequate environmental planning grounds to justify the breach in the maximum height limit; 2. The proposed development does not appear excessive, unreasonable or unsympathetic to the streetscape and surrounding development; 3. The proposed development does not have an unreasonable impact on view sharing, solar access, privacy or general amenity for the surrounding residences and the locality. 4. The proposed development does not appear visually excessive when viewed from the adjoining residences or street frontage in comparison to the neighbouring dwellings. 5. The proposed development meets the desired outcomes and objectives of Willoughby Development Control Plan (WDCP). 6. Contravention of the development standard does not raise any matters of State or regional planning significance. 	5.4% (0.461m)	Delegated Authority	23/09/2022