

Clause 4.6 Variations - July to September 2021

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
2021/99	50 & 52 Stafford Road ARTARMON	Residential - Alterations & Additions	R2	4.3. Height of buildings	a) The height breach is minor and development is consistent with objectives of the development standard and zone. b) Consistent with heritage character of the locality and a harmonious addition to the streetscape. c) Does not unreasonably affect local amenity, with respect to maintaining privacy and solar access.	Height - 0.21m (2.6%)	WLPP	31/08/2021
2021/164	56 Deepwater Road CASTLE COVE	Residential - Alterations & Additions	E4	4.3. Height of buildings FSR - 15.94 sqm (5.7%)	a) Consistent with the objectives of standard and zone. b) Adequate environmental planning grounds to justify breach of development standard. c) Acceptable amenity impacts on neighbouring properties and is consistent with the streetscape and natural character of the locality.	Height - 2.1m (24.7%) FSR - 15.94 sqm (5.7%)	WLPP	28/09/2021
2021/155	264 Boundary St CASTLE COVE	Residential - Alterations & Additions	R2	4.3 Height of building	a) The proposal is consistent with the objectives of the development standard and the zone b) does not appear visually excessive when viewed from the adjoining residences or street frontage c) adequate environmental planning grounds to justify breach in the maximum height.	Height - 0.5m (5.8%)	Delegated	17/08/2021
2021/212	14 Weetalibah Road NORTHBRIDGE	Residential - Alterations & Additions	R2	4.4. Floor space ratio	a) The proposal is consistent with standard and zone b) Adequate environmental planning c) does not have an unreasonable impact on view sharing, solar access, privacy or general amenity for surrounding residences and locality.	FSR - 21.57m ² (7.29%)	Delegated	6/09/2021

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2021/96	10 Parker Street NORTHBRIDGE	Residential - Alterations & Additions	E4	4.3 Height of building 4.4. Floor space ratio 4.4A Exceptions to floor space ratio	a) The proposal is consistent with the objectives of the development standard and zone. b) Adequate environmental planning grounds to justify breach of development standard c) Proposed development does not appear excessive or have unreasonable impact on view sharing, solar access, privacy or general amenity for the surrounding residences and locality. d) The addition of GFA is located above the existing building footprint and will have minimal impacts on surrounding environment.	Height - 1.5m (7%) FSR - 127.3sqm (49%)	WLPP	16/07/2021
2021/125	6 Malacoota Road NORTHBRIDGE	Residential - Alterations & Additions	R2	4.4. Floor space ratio	a) Does not have unacceptable amenity impacts on neighbouring properties and public domain, and consistent with the streetscape aesthetics within the immediate locality. b) The proposal is consistent in scale and character with its surroundings as well as with the intended future character of the area. c) The proposal is consistent in scale and character with its surroundings as well as with the intended future character of the area.	FSR - 89sqm (34 %)	WLPP	28/09/2021
2021/6	1 Dorset Road NORTHBRIDGE	Residential - Alterations & Additions	E4	4.3. Height of buildings	a) Consistent with objectives of WLEP 2012 b).Adequate environmental planning grounds to justify breach in max heigh. c). The proposed development meets the desired outcomes and objectives of WDCP.	Height - 2.98m (34%)	WLPP	27/07/2021
2021/32	250 Sailors Bay Road NORTHBRIDGE	Residential - Alterations & Additions	R2	4.4 Floor Space ratio 4.4A Exceptions to floor space ratio	a) the proposal exceeds the development stanard due to existing non-compliances with the building stemming from its previous history as a shop-top development. b) the addition does not appear visually excessive when viewed from the adjoining residences or street frontage in comparison to the neighbouring dwellings as it is within the footprint of the existing building.	FSR - 42.38sqm (15.1%)	WLPP	14/09/2021

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2021/68	44 Findlay Avenue ROSEVILLE	Residential - Alterations & Additions	R2	4.3. Height of buildings	a) The minor increase is not considered to adversely impact on the heritage character, residential amenity of adjoining properties, streetscape or building bulk. b) Proposal is consistent with objectives of the zone.	Height - 2.14m (26.75%)	WLPP	28/09/2021
2021/89	17 Sydney Street WILLOUGHBY	Residential - Alterations & Additions	R2	4.3. Height of buildings	As the proposed works sit within and below the highest ridge line, the additional breach is minor and acceptable, as it will be barely visible from the street and neighbouring properties.	Height - 0.57m (7.1%)	Delegated	22/07/2021
2021/166	5 Tulloh Street WILLOUGHBY	Residential - Alterations & Additions	R2	4.3. Height of buildings	a) The proposal will have minimal new impacts in terms of solar access, view loss, privacy or general amenity to the surrounding environment b) The proposal is in keeping with the surrounding area and does not appear excessive, unreasonable or unsympathetic when viewed from the street or surrounding developments.	Height - 0.54m (6.4%)	Delegated	6/07/2021
2021/27	16 & 18 Warners Avenue WILLOUGHBY	Residential - New multi unit	R3	4.3. Height of buildings	a) The height non-compliance is limited in scale and will not give rise to addition environmental impacts or to unacceptable adverse impact on the surrounding developments. b) the proposed development complies with the objectives and remains compatible with the existing and emerging character of the area.	Height - 6.5%	WLPP	31/08/2021
2021/162	15 Hector Road WILLOUGHBY	Residential - Alterations & Additions	R2	4.4 Floor Space ratio	a) proposal is consistent with objectives of development standard and zone b) does not appear excessive, unreasonable or unsympathetic to the streetscape and surrounding development c) does not have unreasonable impact on view sharing, solar access, privacy or general amenity for the surrounding residences and the locality.	FSR - 14.78m2 (9/7%)	Delegated	28/09/2021