

Clause 4.6 Variations - April to June 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
2019/193	279 Pacific Highway Artarmon	Commercial / retail / office	B7	4.4. Floor space ratio	The proposal complies with the height of building control and 2 levels are below Pacific Highway street level. The bulk has no adverse impact on the streetscape. Self storage use is a low traffic generated use and will not impact on the traffic in the locality. Non-compliance is considered acceptable.	404m ² (115%)	WLPP	28/04/2020
2018/403	49 Coolaroo Road Lane Cove North	Residential - New second occupancy	E4	4.4. Floor space ratio	Applicant had justified variation under Clause 4.6 as being unreasonable for this application.	40m ² (14%)	WLPP	7/05/2020
2019/384	14 The Rampart Castlecrag	Residential - Alterations & Additions	E4	4.3. Height of buildings	Height breach only occurred in small area of proposed roof	0.75m (9.37%)	Delegation	12/05/2020
2020/61	52 Minnamurra Road Northbridge	Residential - Alterations & Additions	E4	4.3 Height of buildings 4.4 Floor space ratio	Existing dwelling substantially over height & FSR	Height: 1.36m (16%) FSR: 59.17m ² (62.86%)	WLPP	26/05/2020

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2020/8	2 Coolawin Road Northbridge	Residential - Alterations & Additions	E4	4.3 Height of buildings	The building height of the existing already exceeds the development limit of 8.5m. The replacement of the existing roof will lower the overall building height to 10.5m, exceeding the control by 2m. The numerical non-compliance is considered acceptable in this particular circumstances.	2m (23.5%)	WLPP	26/05/2020
2019/393	13 The Rampart Castlecrag	Residential - Alterations & Additions	E4	4.4 Floor space ratio	The FSR of the existing dwelling exceeds the development control. The additional floor area of 6.6m ² is located at the recessed area of rear ground floor and is not visible from the street. The non-compliance is considered acceptable.	67.7m ² (26.8%)	WLPP	26/05/2020
2020/72	1 Noonbinna Crescent Northbridge	Residential - Single new dwelling	E4	4.3 Height of buildings	Land descends significantly in certain areas	0.307m (3.61%)	Delegation	10/06/2020

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2019/404	58 Sugarloaf Crescent Castlecrag	Residential - Alterations & Additions	E4	4.3 Height of buildings	As no variation to the height of the building is proposed (noting the works are entirely within the envelope of the existing building which already exceeds the control) it is arguable as to whether the variation is required and is considered not to require Minister concurrence or referral to WLPP.	1.5m (12%)	Delegation	15/06/2020
2019/308	15 Woonona Road Northbridge	Residential - Single new dwelling	E4	4.3. Height of buildings	The proposed meets the underlying objectives of the a R2 zone and intents of the Floor Space Ratio (FSR) control as it provides a compatible form of development. Does not result in unreasonable environment and amenity impacts on the adjoining properties (e.g. traffic, parking, noise, overshadowing, view, sharing and the like).	23.68m ² (9.73%)	Delegation	16/06/2020
2020/37	74 Ashley Street Chatswood	Residential - Alterations & Additions	R2	4.4 Floor space ratio	Non-compliance contained wholly within the roof form in the form of an attic. Minimal impacts to neighbouring residents. No excessive bulk when viewed from the street.	23.98m ² (9.9%)	Delegation	29/06/2020

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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
2019/375	287 Edinburgh Road Castlecrag	Residential - Alterations & Additions	E4	4.4A. Exceptions to floor space ratio	The proposal is sympathetic to the streetscape and has no unreasonable impacts on surrounding properties.	35.1m ² (13%)	WLPP	30/06/2020
2019/391	11 Minnamurra Road Northbridge	Residential - Single new dwelling	E4	4.3. Height of buildings, 4.4. Floor space ratio	Bulk & scale comparable with other dwelling. Minimal environmental impacts on neighbours, streetscapes and locality. Objectives of zoning and control are met.	Height: 1.5m (17.64%) FSR: 92.67m ² (32.25%)	WLPP	30/06/2020