

Clause 4.6 Variations - January to March 2021

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
2020/274	38 Calbina Road Northbridge	Residential - New second occupancy	E4	4.4. Floor space ratio	a. Complies with zone and standard objectives b. Demonstrated environmental justification c. local significance only d. in the public interest	9.85m <sup>2</sup> (2.7%)	Delegated	22/01/2021
2020/288	44 Nicholson Street Chatswood	Residential - Alterations & Additions	R2	4.4. Floor space ratio	a. Consistent with objectives of standard and zone. b. Satisfactory impact on streetscape.	39.48m <sup>2</sup> (9.9%)	Delegated	17/02/2021
2020/208	6 Coolawin Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings, 4.4. Floor space ratio	Satisfactory impacts on neighbour amenity and scenic qualities of locality.	Height - 1.3m (15.3%) - House and 6.81m (194%) - Wall, Stairs in Foreshore FSR - 115.8m <sup>2</sup> (445.9%)	WLPP	17/02/2021
2019/247	26 Crabbes Avenue & 247-255 Penshurst Street North Willoughby	Residential - New multi unit	R2, R3, RE2	4.3. Height of buildings, 4.3A. Exceptions to height of buildings <b>Seniors SEPP - 40.</b> (4) Height	Permissible with the site compatibility certificate.	a. FSR in R2 Zone (eastern boundary-1 lot; Blocks B & C) - 424.08m <sup>2</sup> (190%) b. FSR in R3 zone (western boundary – RFB) - 2990.94m <sup>2</sup> (175%) c. Height in R3 zone (western boundary – RFB) - 2.22m (18.5%) at lift overrun; 1.4m (11.6%) at top of roof d. CI 40(4)(a) - Height in R2 zone (eastern boundary - 1 lot; Blocks B & C) - 1.28m (16%) at Block B; 0.81m (10.12%) at Block C e. CI 40(4)(b) - Height in R2 zone (eastern boundary - 1 lot; Blocks B & C) - 1 additional storey (no % value available) f. Seniors SEPP CI 40(4)(c) - Height in R2 zone (eastern boundary - 1 lot; Blocks B & C) - 2 additional storeys (no % value available).	SNPP	18/02/2021
2020/223	9 Kameruka Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings, 4.4. Floor space ratio	Bulk and scale compatible with surrounding area.	FSR - 10.2m <sup>2</sup> (5.5%) Height - 1.45m (17%)	WLPP	23/02/2021

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2020/317	13 The Tor Walk Castlecrag	Residential - Alterations & Additions	E4	4.4. Floor space ratio	a. The exceedance does not change the development's bulk. b. The waterfront appearance is not altered and no views or privacy impacted.	3.34m <sup>2</sup> (1.59%)	Delegated	5/03/2021
2020/227	42 Minnamurra Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings, 4.4A. Exceptions to floor space ratio	a. Breach of height limit is primarily due to existing excavated levels of the dwelling. b. Bulk and scale is comparable to surrounding properties. c. No adverse impact on view sharing, solar access, privacy or amenity for surrounding residences.	Height - 3.315m (39%) FSR - 106.34m <sup>2</sup> (42.86%)	WLPP	18/03/2021
2020/234	273 Edinburgh Road Castlecrag	Residential - Single new dwelling	E4	4.4. Floor space ratio	a. Complies with building height, setbacks, landscaped area and car park requirements. b. Not considered to have adverse impacts on the streetscape and privacy issues. c. Meets objectives of FSR development standard and environmental living zone.	FSR - 198m <sup>2</sup> (50%)	WLPP	18/03/2021
2021/17	3 Megalong Avenue North Willoughby	Residential - Alterations & Additions	R2	4.3. Height of buildings	a. Consistent with objectives of the development standard and the zone. b. The proposal has reasonable impacts on the streetscape and amenity for neighbouring properties.	834mm (9.9%)	Delegated	30/03/2021

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2020/207	16 North Arm Road Middle Cove	Residential - Alterations & Additions	E4	4.3. Height of buildings	a. Sufficient environmental planning grounds to justify the non-compliance b. Development is compatible with the character and streetscape of the locality c. The building height does not unreasonably impact amenity of the neighbourhood	1.585m (18.6%)	WLPP	30/03/2021