

Clause 4.6 Variations - July to September 2020

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
DA-2019/322	34 Minnamurra Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings, 4.4. Floor space ratio	The non-compliance is not considered to adversely impact on the residential amenity of adjoining properties or streetscape. Further, the bulk and scale of the building is not a departure from the pattern of development along the street and in the locality.	Height: 2.1m (24.7%) FSR: 62.8sqm (26.7%)	WLPP	28/07/2020
DA-2019/268	8 Aubrey Road Northbridge	Residential - Single new dwelling	R2	4.4. Floor space ratio	The non-compliance is considered acceptable in respect to the bulk and scale and no adverse impact on the residential amenity of adjoining properties and streetscape.	39.2m ² (15%)	WLPP	28/07/2020
DA-2020/29	27 Mitchell Street Naremburn	Residential - Alterations & Additions	R2	4.3A. Exceptions to height of buildings	The increase in building height is due to the site topography and considered to not adversely impact on the residential amenity of adjoining properties or on the heritage character of the locality.	0.26m (3.7%)	Delegation	29/07/2020
DA-2020/5	3 Rimmington Street Artarmon	Residential - New second occupancy	R2	4.4A. Exceptions to floor space ratio	The minor additional floor space will not result in any significant adverse environmental impacts on surrounding properties in regard to visual bulk, over shadowing and privacy.	13.36sqm (4.2%)	Delegation	13/08/2020
DA-2019/259	51 Minnamurra Road Northbridge	Residential - Alterations & Additions	E4	4.4A. Exceptions to floor space ratio	FSR comparable to neighboring dwelling in character with surrounding area.	24.48sqm (10%)	Delegation	17/08/2020

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DA-2019/317	9 Centennial Avenue Chatswood	Residential - New second occupancy	R2	4.4A. Exceptions to floor space ratio 6.10. Min lot sizes for attached dwellings	Proposed lot size compatible with residential area. Proposed FSR breach minor.	Lot 2 FSR - 6.98m ² (2.32%) Lot 2 size - 86m ² under 700m ² minimum (12.28% under requirement)	WLPP	24/08/2020
DA-2019/358	81 Minimbah Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings, 4.4. Floor space ratio	Existing dwelling already breaches the FSR of height. The change is therefore acceptable. The dwelling is comparable in scale with the surrounding dwellings.	Height - 2.89m (34%) FSR - 157.32sqm (54.28%)	WLPP	25/08/2020
DA-2020/118	25 Linden Way Castlecrag	Residential - Alterations & Additions	E4	4.4. Floor space ratio	Variation was justified. Breach considered to meet objectives of zone.	54m ² (19.2%)	WLPP	15/09/2020
DA-2020/51	17 Coolawin Road Northbridge	Residential - Single new dwelling	E4	4.4. Floor space ratio, 4.4A. Exceptions to floor space ratio	The exceedance of FSR is on the lower ground floor levels and the likely impacts on bulk and scale, residential amenity of adjoining properties, nature features or view corridor are considered minimal.	26.4m ² GFA (9.9%)	Delegation	29/09/2020