

Clause 4.6 Variations - October to December 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
DA-2020/84	11 Minimbah Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings, 4.4. Floor space ratio	a) Being a waterfront property, it has an acceptable impact on the landscape and appearance of the Middle Harbour foreshore. b) It does not have an unreasonable impact on view sharing, solar access, privacy or general amenity for the surrounding residences and the locality.	Height: 5.56m (55%) FSR: 36m ² (8%)	WLPP	13/10/2020
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, etc.	Proposed lot size compatible with residential area. Proposed FSR breach minor.	Lot size: 86m ² under (12.28% under) FSR: 6.98m ² (2.64%)	WLPP	13/10/2020
DA-2020/7	446 Victoria Avenue Chatswood	Commercial Retail Office	B3	4.3. Height of buildings	Satisfies height limit in Chatswood CBD Strategy which is expected to be included in WLEP 2012	13.7m (17%)	SNPP	21/10/2020
DA-2019/268	8 Aubrey Road Northbridge	Residential - Single new dwelling	R2	4.4. Floor space ratio	Subject to the compliance of the conditions, 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	30/10/2020
DA-2020/214	4 Rose Street Chatswood	Residential - Alterations & Additions	R2	4.4A. Exceptions to floor space ratio	The proposal reduces the overall FSR	63.16m ² (25%)	WLPP	10/11/2020
DA-2020/246	290 Edinburgh Road Castlecrag	Residential - Alterations & Additions	E4	4.4. Floor space ratio	Variation within existing building footprint. Minimal environmental impacts.	33.2m ² (12.7%)	WLPP	24/11/2020
DA-2019/356	76 Minnamurra Road Northbridge	Residential - Alterations & Additions	E4	4.3. Height of buildings, 4.4A. Exceptions to floor space ratio	Height - Overall height reduced by 1m and no significant impacts on neighbourhood amenity or streetscape FSR - Overall bulk and scale not altered noticeably and compatible with site attributes and local character	Height - 0.56m (6.5%) FSR - 10m ² (4.3%)	Delegated	8/12/2020
DA-2020/85	3 The Postern Castlecrag	Mixed	B1	4.3. Height of buildings	Determined by the Land and Environment	4.41m (49%)	LEC	15/12/2020
DA-2020/138	22 Kameruka Road Northbridge	Residential - New second occupancy	R2	4.3. Height of buildings	The site being a double frontage can accommodate a second dwelling taller than the maximum permitted.	1.4m (25%)	WLPP	15/12/2020

Clause 4.6 Variations - October to December 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
DA-2020/168	501 Willoughby Road Willoughby	Mixed	B2	4.4. Floor space ratio	Proposed development meets the desired outcomes and objectives of WDCP.	101.4m ² (28.6%)	WLPP	15/12/2020
DA-2020/39	48 Baldry Street Chatswood	Residential - Alterations & Additions	R2	4.4. Floor space ratio	The development does not alter the bulk and scale of the existing building.	36.11m ² (32.5%)	WLPP	15/12/2020