

SEPP1_Clause 4_6 Variation - July to Sept 2015

Council DA reference number	Lot number	DP number	Street number	Street name	Suburb/Town	Post code	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
DA-2015/84	84	18166	30	Avian Crescent	LANE COVE NORTH	2068	Residential - Single	WLEP 2012	E4	4.3. Height of buildings 4.4. Floor space ratio	- Bulk & scale comparable with other dwellings in the locality. - consistent with objectives. - minimal impacts on neighbours and streetscape	Height - 5.05 % FSR- 5.92 %	Delegated	7/07/2015
DA-2014/419	1 2 2	211836 211836 7349	147 149 151	Sailors Bay Road	NORTHBRIDGE	2063	Residential - New multi unit	WLEP 2012	B2	4.3 Height of buildings 4.4 Floor space ratio	Clause 4.3 Height of Building -The proposed development despite its numerical variation to the height standard is considered compatible with the existing and surrounding developments in terms of height and scale subject to the recommended Deferred Commencement Conditions to improve the transition of building height between the proposed development and adjoining sites. -The proposed variation to the height of building standard is not considered to cause unreasonable external impacts to adjoining properties in terms of overshadowing, and visual bulk. The objectives of the standard and objectives of the zone of the land are considered to have been achieved by the development despite numerical variation to the standard. Clause 4.4 - Floor space Ratio for the reasons below: -The density of the proposed development is not incompatible with adjoining and surrounding developments, noting that the FSR standards applicable are to homogenous for lands within Northbridge Town Centre. The visual bulk and scale of the proposed built forms are comparable to existing developments, and likely future developments at the locality, and are considered to provide appropriate transition to the low density zone to the rear of the site. -The proposed numerical non-compliance does not hinder the development from meeting the objectives of the standard with respect to controlling the developments impacts such as traffic generation, or external impacts such as overshadowing.	Height of Building - 15.7 - 32% Floor Space Ratio - 15%	Ward Councillors	20/07/2015
DA-2014/543	267	24921	5	Cove Circuit	CASTLE COVE	2068	Residential - Single	WLEP 2012	E4	4.4A. Exceptions to floor space ratio	•The proposed variation is not considered unreasonable having regard to the site's circumstances. •There is an anomaly in the application of the margin of the FSR standard with respect to site area, which exaggerates the extent of numerical non-compliance with the FSR standard. •The proposed development is considered to have achieved the objectives of the zone and the objectives of the standard notwithstanding its numerical non-compliance with the FSR standard. •The likely impacts of the proposed development in terms of visual bulk, view reduction and any overshadowing of adjoining and surrounding properties are considered minor and cannot be directly attributed to the development's non-compliance with the FSR standard.	The proposed development has a FSR of 0.41:1 (331.8m ²), which exceeds the development standard of 0.32:1 in Clause 4.4A of WLEP 2012 by 75m ² or 29%.	Ward Councillors	5/08/2015
DA-2014/160	3	29198	240	Edinburgh Road	CASTLECRAG	2068	Residential - Single new dwelling	WLEP 2012	E4	4.3 Height of buildings 4.4 Floor space ratio	The proposed works are consistent with the form and scale of dwelling houses on Edinburgh Road.	FSR - exceedance 35% Height - exceedance 1.7m	Ward Councillors	12/08/2015
DA-2015/80	4 & 5	1671	132-134	Penshurst Street	WILLOUGHBY	2068	Mixed	WLEP 2012	B5	4.3 Height of buildings	- The proposal is in keeping with future commercial development and scale of medium density housing in the locality. - The proposal does not result in significant or unreasonable adverse impacts on adjoining and in terms of overshadowing or loss of privacy.	Height - 2.7m (24%)	Delegated	14/08/2015
DA-2014/551	2	6689	329	Edinburgh Road	CASTLECRAG	2068	Residential - Alterations & Additions	WLEP 2012	E2	4.4A. Exceptions to floor space ratio	The proposed variation to Clause 4.4A is minor is numerically minor, and is not considered to change the material impacts of the proposed development nor hinder the proposal from achieving the objectives of the standard and the objectives of the zone.	3.30%	Ward Councillors	16/09/2015
DA-2015/88	100	804701	70	Chandos Street	ST LEONARDS	2065	Mixed	WLEP 2012	B3	4.3 Height of buildings	-The proposal is in keeping with the anticipated future commercial development and scale of high density housing in the locality. -The proposed development does not result in significant or unreasonable adverse impacts on adjoining and nearby residents in terms of overshadowing or loss of privacy	Height - 13%	Ward Councillors	18/09/2015
DA-2015/255	25	8226	79	Baroona Road	NORTHBRIDGE	2063	Residential - Single new dwelling	WLEP 2012	R2	4.4A. Exceptions to floor space ratio	Variation was justified by applicant in their submission.	FSR 3% over required amount.	Delegated	22/09/2015
DA-2015/110	102	589067	51	Neworra Road	NORTHBRIDGE	2063	Residential - Single	WLEP 2012	E4	4.4. Floor space ratio	The justification for the variation of the FSR is acceptable in terms of the consistency with the respective objectives of the E4 Environmental Living Zone and FSR.	9.80%	Delegated	29/09/2015