

SEPP1_Clause 4_6 Variation - Oct to Dec 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-2014/554		A 362215	23	The Tor Walk	CASTLECRAG	2068	Residential - Single new dwelling	WLEP 2012	E4 Environmental Living	4.3 Height of buildings, 4.4	<p>1) THAT Council support the Clause 4.6 exception as it is considered unreasonable and unnecessary to comply with the development standard of Clause 4.3 of WLEP 2012 – Height of Building standard with respect to the entry component of the proposed building at 23 The Tor Walk Castlecrag is considered acceptable for the following reasons:</p> <p>a) The steep topography of the land presents challenges for the design of vertical circulation through the building (stair/lift), and the transition of building height as the land slopes. This often results in minor non-compliance with the height standard. The breach of the height standard by the proposed entry element is considered to be mostly a result of the site's topography, but also a feature roof design.</p> <p>b) That part of the entry element breaching the height standard is not considered to adversely affect the streetscape or substantially change the bulk and scale of the proposed development.</p> <p>c) The approval of the breach of height of building by the proposed entry element is not inconsistent with the objectives of the standard or the objectives of the zone.</p> <p>d) That the rear part of the proposed dwelling's variation to the Height of Building standard contained in Clause 4.3 of the WLEP 2012 is acceptable due to the steep cross fall of the land, and that the non-complying part is limited to a corner section of the building that is setback away from respective site boundary.</p> <p>2) THAT Council support the Clause 4.6 exception as it is considered unreasonable and unnecessary to comply with the development standard of Clause 4.4A of WLEP 2012 – Floor Space Ratio standard at 23 The Tor Walk Castlecrag is considered acceptable for the following reasons:</p> <p>a) The proposed pavilion style design has merit in terms of better distribution of building bulk over the site, and subsequently reducing the overall visual bulk and scale of the proposed development subject to the planting areas between the upper levels and lower levels (ground level) being improved as shown on the amended plans received by Council on 7 Oct.</p> <p>b) There is a quantum of the proposed FSR being partly below ground level that does not significantly contribute to the visual bulk of the proposed development.</p>	- 28% HOB -10.8% FSR	Ward Councillors	21/10/2015
DA-2015/168	29	11138	19	The Parapet	CASTLECRAG	2068	Residential - Alterations & Additions	WLEP 2012	E4 Environmental Living	4.4 Floor space ratio	<p>a) Bulk and scale is comparable with other developments in the locality.</p> <p>b) No impacts on amenity of nearby properties in views, loss of privacy, overshadowing or visual intrusion</p> <p>c) Consistent with objectives of floor space ratio standard in E4 living zone</p> <p>d) non-compliance acceptable from heritage perspective</p>	FSR 0.35:1 4.24% or 9,118sqm.	Delegated	14/12/2015
DA-2015/181	19	30284	42	Headland Road	CASTLE COVE	2069	Residential - Alterations & Additions	WLEP 2012	E4 Environmental Living	4.4 Floor space ratio	<p>1. Scale comparable with other developments in the locality.</p> <p>2. Preserves amenity of adjoining</p> <p>3. Consistent with the objectives.</p>	4% above control	Ward Councillors	18/12/2015
DA-2015/218	94	1266	82	Minnamurra Road	NORTHBRIDGE	2063	Residential - Alterations & Additions	WLEP 2012	E4 Environmental Living	4.4A Exceptions to floor space ratio	<p>a) The proposed variation to the FSR standard is numerically minor and is not considered to contribute to unacceptable visual bulk of the building nor unreasonable external impacts.</p> <p>b) The proposed building is considered compatible in bulk and scale with respect to other developments at the locality.</p> <p>c) The amended proposal further reduced the bulk and scale of the proposed development as viewed from the streetscape.</p> <p>d) A large quantum of the proposed gross floor area contributing to the development's numerical non-compliance is contained within the oversize detached garage, basement area, and excavated areas (rear part of ground floor), and do not materially contribute to the bulk and scale of the development.</p>	6.70%	Delegated	3/11/2015
DA-2015/311	6	3524	53	Park Road	NAREMBURN	2065	Residential - Alterations & Additions	WLEP 2012	R2 Low Density Residential	4.4 Floor space ratio, 4.4A Exceptions to floor space ratio	Non compliance with the development standard does not raise any matter of significance for state and legislative planning.	< 10%	Delegated	2/11/2015
DA-2015/326	2	841041	37A	Marlborough Road	WILLOIGHBY	2068	Residential - Alterations & Additions	WLEP 2012	R2 Low Density Residential	4.4 Floor space ratio	Minor impact	3.50%	Delegated	4/12/2015
DA-2015/378	15	13503	12	Coolawin Road	NORTHBRIDGE	2063	Residential - Alterations & Additions	WLEP 2012	R2 Low Density Residential	4.3 Height of buildings	Height clause 4.3 of Council's LEP	Variation justified by applicant through Clause 4.6 variation	Delegated	29/10/2015