

Clause 4.6 Variation - April to June 2016

Council DA reference number	Address	Category of development	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
DA-2016/35	93 Fourth Avenue Willoughby 2068	Residential - Alterations & Additions	B2 Local Centre,	4.4. Floor space ratio	The proposed development will be in harmony with the bulk and scale of existing development in the locality. The additional gross floor area will not have any unreasonable impacts in terms of overshadowing, loss of views, loss of privacy or visual intrusion. The proposed development will maintain a high visual quality when viewed from adjoining properties and the public domain.	30.65m ² (13.4%)	Ward Councillors	18/04/2016
DA-2015/416	35 Coolawin Road Northbridge 2063	Residential - Alterations & Additions	R2 Low Density Residential	4.3A. Exceptions to height of buildings 4.4. Floor space ratio	Clause 4.3A-Height Control 3.5m existing is 4.72m-no change. Clause 4.4A-FSR 0.25:1 decreasing therefore no adverse effects.	Height: 1.22m 34.86% FSR: 101.275m ² 25.98%	Ward Councillors	19/04/2016
DA-2016/90	25 Horsley Avenue North Willoughby 2068	Residential - Seniors Living	R2 Low Density Residential	4.4. Floor space ratio	1. The proposed is in harmony with bulk and scale of development in the locality. 2. The additional GFA does not contribute to any adverse impacts. 3. The proposal maintains a high visual quality.	14sq m (6.3%)	Delegated	9/05/2016
DA-2016/84	10 Grandview Street Naremburn 2065	Residential - Alterations & Additions	E4 Environmental Living	4.3A. Exceptions to height of buildings	a. The height of the secondary dwelling is keeping with the character of the locality. b. The additional height does not contribute to any adverse impacts on adjacent or nearby properties.	2.1m (36%) over the 5.7m height limit.	Ward Councillors	25/5/2016
DA-2015/251	2 Tessa Street Chtaswood 2067	Residential - Alterations & Additions	R2 Low Density Residential	4.3A. Exceptions to height of buildings	With reference to SEPP (Housing for Seniors and People with a Disability) 2004, the maximum building height is 8m. The proposed lift shaft is 9.5m which is higher than the existing 3-storey building (9m) by 0.5m. The impact of bulk and scale or amenity to the adjoining development is insignificant.	The extent of variation in building height is 1.5m	Ward Councillors	30/05/2016
DA-2015/393	22 Weetalibah Road Northbridge	Residential - Alterations and additions	E4	4.4 Floor space ratio	Minor non-compliance with FSR. Clause 4.6 submitted. Variation justified.	2sqm over GFA. Under 10%.	Delegated	15/06/2016
DA-2015/447	49 Wyalong Street Willoughby	Residential - Alterations & Additions	E4	4.1. Minimum subdivision lot size	Proposed lot in keeping with existing rectilinear subdivision pattern of the area. The proposal satisfies the objectives of the R2 zone and is consistent with the objectives of the 'minimum subdivision lot size' control.	71.6m ² or 13%	Council	21/6/2016