

Clause 4.6 Variations - July to Sep 2016

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
2016/2	88 Archer Street Chatswood 2067	Subdivision only	B3 Commercial Core	4.1. Minimum subdivision lot size	A. The subdivision relates to a leasehold site. B. Consistent with WLEP & DCP objectives for the Archer Street Precinct of Council's Civic Place land.	up to 98% (min. lot size - 2500sqm/smallest strata lot - 40sqm)	Council	18/08/2016
2016/203	69 Coolawin Road Northbridge 2063	Residential - Single new dwelling	E4 Environmental Living	4.4. Floor space ratio	A. Concentrating bulk on the north side, articulating the building. B. Bulk and scale comparable with other dwellings in the locality. C. Decrease amenity impacts on adjoining neighbours. D. Consistent with E4 objectives.	6.5% over 0.25:1 control.	Delegated	29/09/2016
2016/214	15 Greenfield Avenue Middle Cove 2068	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	A. The proposed alterations and additions to the house comply with the FSR standard but depart from the building height standard. B. The variation from the building height standard has been satisfactorily addressed by the Clause 4.6 variation.	Clause 4.3 of WLEP 2012 allows a maximum building height of 8.5m. The proposed building height ranges from 6.5m to 8.7m. The 8.7m height at the ridge represents a 2% departure from the development standard.	Delegated	25/07/2016
2016/67	4 Rhodes Avenue Naremburn 2065	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	A. No unreasonable impacts in terms of overshadowing, loss of views, loss of privacy or visual intrusion. B. The proposal is in harmony with the bulk and scale of existing development in the locality.	12.5m ² or 9%.	Ward Councillors	19/07/2016
2016/125	15/20 Barcoo Street Roseville 2069	Industrial	IN2 Light Industrial	4.4. Floor space ratio	A. The proposed additional mezzanine floor is for the support of the suitable industrial uses proposed, and is part of the fitout works necessary to facilitate the industrial uses. B. The additional floor area is internal to the premise and is for ancillary storage. It is not considered to materially contribute to the external impacts of the development in terms of traffic generation, intensity of use nor bulk and scale of the development.	194.14m ² 5.95%	Ward Councillors	10/08/2016
2016/226	212 Edinburgh Road Castlecrag 2068	Residential - Alterations & Additions	E4 Environmental Living	4.4. Floor space ratio	A. Break of FSR standard is mainly within the roofed and partly enclosed front verandah and will have no environmental impact on the amenity of the adjoining properties and on the streetscape. B. Non-complying parts do not substantially change the scale of the development or its external impacts.	31%	Ward Councillors	23/09/2016
2015/434	12 Whitton Road Chatswood	Residential - New multi unit	R3 Medium Density Residential	6.10. Min lot sizes for attached dwellings, etc.	A. The applicant demonstrated reasonable attempts to consolidate the subject with the adjoining property owners at No. 10 Whitton Road. B. The owners of No. 10 Whitton Road have declined the proposal for joint venture and offer to purchase.	45.1 % from development standard of 1,100m ² minimum site area.	Ward Councillors	11/08/2016