

Clause 4.6 Variations - April to June 2017

ATTACHMENT 1

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
2016/528	459 Sailors Bay Road Northbridge 2063	Residential - Single new dwelling	R2 Low Density Residential	4.3. Height of buildings	a) In keeping with the desired future character of the locality b) Additional height does not contribute to adverse impacts on adjoining and nearby properties c) The proposal maintains a high visual quality	1.15m (13.5%)	Delegated Authority	6/04/2017
2016/452	21 Walter Street Willoughby 2068	Residential - New multi unit	R3 Medium Density Residential	4.3. Height of buildings 4.4. Floor Space Ratio	Height of building a) the non-compliance is due to the topography of the land presenting a steep slope from the front to the rear b) the part of the proposed building that doesn't comply is setback more than 35m from Walter St Floor Space Ratio a) The non-compliance is a function of the 2 service cores, common room on Level 3 and storage areas on Levels 1 &2 b) The development is presented in two separate blocks, this reduces the overall bulk and mass of one large building.	Height 13.1m or 9.2% Floor Space Ratio - 0.94% or 4.7%	Delegated Authority	7/04/2017
2016/537	211 Edinburgh Road Castlecrag 2068	Residential - Alterations & Additions	E4 Environmental Living	4.4. Floor Space Ratio	a) The additional gross floor area is from squaring off the ground and first floor and is within the existing building envelope.	1.8%	Delegated Authority	10/04/2017
2016/364	10 Buller Road Artarmon 2064	Residential - New second occupancy	R3 Medium Density Residential	6.10. Min lot sizes for attached dwellings, etc.	a) Subject land is an isolated site containing a single dwelling and surrounded by medium density developments and an attached dual occupancy. The proposed development will have no significant environmental impact on the amenity of the the adjoining properties and will improve streetscape. b) The proposal is limited to 3 attached dwellings which is an acceptable scale of development that fits within the definition of attached dwellings within the R3 zone applying to the site. c) The site's non-compliance with the development standrad does not result in unreasonable adverse external impacts in terms of visual bulks, view loss, privacy, overshadowing and visual intrusion. d) The bulk and scale of the development is compatible with adjoining and surrounding developments.	Development site has area of 464.5sqm. This represents a 58% shortfall in the minimum site area of 1,100sqm required for attached dwelling developments in the R3 Medium Density Residential Zone.	Ward Councillors	10/04/2017
2016/481	77 Coolawin Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.3A. Exceptions to height of buildings 4.4A. Exceptions to Floor Space Ratio	Height of Building a) the breach of height will not result in increased over shadowing, visual amenity or privacy impacts. b) the proposal reduces the existing building height and reduce the existing non-compliance which will result in improved view of the harbour. Floor Space Ratio a) the additional floor space is associated with the area of the laundry and cellar, which are located under the ground level. b) the increased floor space will have no visual impact on the streetscape.	Height - 10.474m or 4.74% Floor Space Ratio - 0.34 or 63.55%	Ward Councillors	11/04/2017

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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
2016/202	270 Willoughby Road Naremburn 2065	Mixed	B1 Neighbourhood Centre	4.3. Height of buildings	a) Roof to rear of the development and part skylight which do not comply with the height limit has maximum protrusion of 27=80mm above the height limit. Overshadowing impacts is negligible. b) Minor non-compliance to height standard is a result of cross fall of the land from the east to the west. varies from 1mm to 280mm at its maximum point at the western end.	0.28m above 11m standard (2,54% above control)	Ward Councillors	12/04/2017
2016/516	33 Baringa Road Northbridge 2063	Subdivision only	R2 Low Density Residential	4.1A. Minimum subdiv lot size for dual occupancies	a) No public benefit served by preventing subdivision. b) An existing situation for over 20 years and will not alter established shape of land.	31%	Ward Councillors	19/04/2017
2016/509	15 Deepwater Road Castle Cove 2069	Residential - Alterations & Additions	R2 Low Density Residential	4.3. Height of buildings	a) Variable topography b) No impact on streetscape	11.30%	Delegated Authority after Deferred Commencement Ward	17/05/2017
2017/2	6 Dawson Street Naremburn 2065	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor Space Ratio	a) consistent with the bulk and scale of the adjoining semi-detached dwelling at the ground floor and first floor. b) consistent with the size (bulk & scale) of adjacent and neighbouring properties.	10.79m2 or 6.9%	Delegated Authority	23/05/2017
2016/520	55 Minimbah Road Northbridge 2063	Residential - Single new dwelling	E4 Environmental Living	4.3. Height of buildings 4.4A. Exceptions to Floor Space Ratio	Height and Floor Space Ratio: a) Complying height is achieved along the street frontage in contrast to existing situation b) the proposal does not result in unreasonable adverse impacts in terms of visual bulk, view loss, privacy, overshadowing and visual intrusion c) Scale is comparable with adjoining properties and other developments in the immediate locality d) Proposal is consistent with objectives of height of building, and Floor space ratio development standards and objectives within E4 zone. e) Floor space ratio is decreased as compared to existing dwelling house.	Height < 10% Floor Space Ratio - 22.5% (Existing house has 32% departure)	Ward Councillors	29/05/2017
2017/16	59 Cliff Avenue Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.4. Floor Space Ratio	a) The increased floor space will have no visual impact on the streetscape or on the overall bulk and scale of the development. b) The breach in Floor Space Ratio will not result in increased overshadowing, visual amenity or privacy impacts.	5.3m2 or 2.2%.	Delegated Authority	30/05/2017