

Clause 4.6 Variations - July to September 2017

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
2017/199	8 Shepherd Road Artarmon 2064	Residential - Alterations & Additions	R2 Low Density Residential	4.3. Height of buildings	a) Breach of height standard is minor. b) Does not change substantially the scale of development external impacts. c) Increases amenity of existing house with significant environmental effects on adjoining residential properties.	0.25%	Delegated	4/07/2017
2017/176	17 Allambie Road Castle Cove 2069	Residential - Alterations & Additions	R2 Low Density Residential	4.3. Height of buildings	a) Breach of height standard is minor. b) Does not change substantially the scale of development external impacts. c) Increases amenity of existing house with significant environmental effects on adjoining residential properties.	2.58%	Delegated	11/07/2017
2016/377	6 Blakesley Street Chatswood 2067	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	a) minimal impacts on amenity <input type="checkbox"/> b) similar bulk & scale seen on street <input type="checkbox"/> c) consistent with R2 zoning	13m2 or 2.3% departure	Delegated	19/07/2017
2016/451	300 Edinburgh Road Castlecrag 2068	Residential - Single new dwelling	E4 Environmental Living	4.4A. Exceptions to floor space ratio	The non-compliance relates to circulation areas required to access the lift in the building. The non-compliance does not protrude into the building envelope or affect the bulk and scale of the proposed dwelling house.	23.68m2 or 8.1%.	Delegated	20/07/2017
2016/427	23 Kendall Road Castle Cove 2069	Residential - Single new dwelling	R2 Low Density Residential, E4 Environmental Living, E4 Environmental	4.3. Height of buildings	The main non-compliance with height relates to the stairwell and the roof terrace. This is located in the middle/eastern part of the roof and it is considered that there will be no amenity impacts to adjoining properties.	Maximum 20% or 1.7m	Ward Councillors	25/07/2017
2017/143	260 High Street Chatswood 2067	Residential - New second occupancy	R2 Low Density Residential	6.10. Min lot sizes for attached dwellings, etc.	a) Dual street access <input type="checkbox"/> b) Bulk and scale fit the size of the lot and compatible with locality <input type="checkbox"/> c) meets objectives	5.1% below control	Delegated	23/08/2017
2014/525/A	11 Kameruka Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.4. Floor space ratio	The FSR of the current S96 application exceeds the permitted FSR by 3.8%, which is less than the 6% of the original approved DA. Therefore it is considered acceptable as no significant impacts on the residential amenity of adjoining properties or natural features or aesthetic values in the area.	3.8% more than the permissible FSR (10.8m2)	Delegated	28/08/2017

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2017/288	2 Waratah Street Roseville 2069	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	<p>a) The development's breach of the FSR standard is minor and the proposed addition will have no significant environmental impact on the amenity of the adjoining properties and on the streetscape. □</p> <p>b) The additional 2.26m<sup>2</sup> does not substantially change the scale of the development or its external impacts. □</p> <p>c) The variation from the FSR standard will provide a better planning outcome by increasing the amenity of the adjoining residential properties and the streetscape.</p>	1.10%	Delegated	29/08/2017