

Clause 4.6 Variations - January to March 2018

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
DA-2017/387	351 Penshurst Street Chatswood 2067	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	a) Acceptable bulk and scale. b) No significant impact on amenity. c) No significant impact on streetscape. d) provide better planning outcome.	6.1m2 (2.7%)	Delegated	8/01/2018
DA-2017/380	80 Victoria Avenue Chatswood 2067	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	a) Adjoining medium density flat building. b) No impact on streetscape.	24.83m2 (12.7%)	Ward Council	31/01/2018
DA-2017/65	70 Sugarloaf Crescent Castlecrag 2068	Residential - Single new dwelling	E4 Environmental Living	4.3. Height of buildings	The privacy screen to be constructed on each allotment exceeds the building height control of 8.5m above the existing ground floor level. The proposed privacy screens are located in the middle of the site and are not considered to create bulk or visual impact on adjoining properties. Therefore, the numerical non- compliance is considered acceptable.	1.3m (15.3%) at lot 304 1.7m (20%) at lot 305	Ward Council	1/02/2018
DA-2017/175	21 Headland Road Castle Cove 2069	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4A. Exceptions to floor space ratio	Non-compliances relate to existing building. However the height of buildings non- compliance is reduced by condition to: 1.42m or 16.7%.	Height: 1.42m (16.7%) FSR: 91.9m2 (32%)	Ward Council	1/02/2018
DA-2017/385	6 Tryon Street Chatswood 2067	Residential - Alterations & Additions	R2 Low Density Residential	4.3A. Exceptions to height of buildings	a) The roof ridge of the first floor addition maintains the same RL of the existing roof ridge. b) Acceptable bulk and scale.	0.67m (8.4%)	Delegated	12/02/2018
DA-2017/283	63 Minimbah Road Northbridge 2063	Residential - Single new dwelling	E4 Environmental Living	4.3. Height of buildings	a) Site constraints. b) Consistent height, bulk and scale of neighbouring dwelling houses.	4.15m (29.36%)	Ward Council	21/02/2018

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DA-2017/132	1 Broadcast Way Artarmon 2064	Industrial	IN2 Light Industrial	4.4A. Exceptions to floor space ratio	a) meets objectives of FSR standard. b) complies with maximum height development standard. c) represents a well designed and high technology development which is within the context of the Gore Hill Divestment site.	4,878m2 (31%)	SNPP	2/03/2018
DA-2017/161	13-17 Francis Street Naremburn 2065	Residential - New multi unit	R3 – Medium Density Residential	4.3. Height of buildings, 4.3A. Exceptions to height of buildings	The proposed maximum variation to the development standard of height of building is 1.19m at the maximum roof height of the pergola above the open rooftop communal area as modified by condition. The non-compliance is concentrated within the core of the building and has minimal impact of overshadowing, privacy, bulk and scale.	1.19m (13.2%)	WLPP	27/03/2018
DA-2017/366	57 Minimbah Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.4. Floor space ratio	The proposal involves converting an existing undercroft area with a habitable space and does not increase the area of the building envelope / building footprint. Existing non-compliance with FSR which will be increased by a relatively minor amount.	77.7m2 (21.1%)	WLPP	27/03/2018
DA-2017/435	7B The Tor Walk Castlecrag 2068	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	The non-compliance with height of building will not materially change the bulk and scale of the existing dwelling. The proposed development is not considered to cause unreasonable external impacts on adjoining properties in terms of views, loss of privacy and overshadowing.	3.12m (36.7%)	WLPP	27/03/2018