

Clause 4.6 Variations - April to June 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
2017/500	21 Minnamurra Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	Roof height. Justification considered reasonable on merit. One small area of roof encroachment in rear corner as a result of topography.	800mm (9.4%)	Delegated	5/04/2018
2017/76	24 Whiting Street Artarmon 2064	Industrial	IN1 General Industrial	4.4. Floor space ratio	Minor internal addition of 16.6m <sup>2</sup> (3%) which does not adversely contribute to the bulk and scale of the existing building.	16.6m <sup>2</sup> (3%)	Delegated	13/04/2018
2017/410	77 Coolawin Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	The floor level of the boatshed aligns to an approved jetty. Height non-compliance is due to the topography. Height of boatshed 4.6m. Max height in foreshore area is 3.5m.	1.1m (31.4%)	WLPP	24/04/2018
2017/447	403 Pacific Highway Artarmon 2064	Industrial	B7 Business Park	4.3. Height of buildings	The proposal satisfies the height objectives and the objectives of the B7 Business Park Zone under <i>WLEP 2012</i> . Does not exceed overall height of existing building.	9.25m (46%)	WLPP	24/04/2018
2017/488	75 Coolawin Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4. Floor space ratio	a) Height above Coolawin Road is an existing non-compliance. b) Amended roof design reduces bulk and scale from Coolawin Road. c) FSR is only a minor non-compliance (<10%) - no significant amenity impacts.	Height - 2.67m (76.3%) FSR - 20.68m <sup>2</sup> (6.5%)	WLPP	24/04/2018
2017/494	130 Edinburgh Road Castlecrag 2068	Residential - Single new dwelling	E4 Environmental Living	4.4. Floor space ratio	a) Development's non-compliance with FSR will not materially change bulk and scale of development. b) The proposal is not considered to have any unreasonable impacts in respect to views, loss of privacy, overshadowing and visual intrusion. c) A further reduction in FSR will not result in a better planning outcome as the proposed dwelling is further setback behind the carport and will have minimal impact on the street.	19.6m <sup>2</sup> (7.9%)	Delegated	18/05/2018
2017/336	31 Euroka Street Northbridge 2063	Residential - Alterations & Additions	R2 Low Density Residential	4.3A. Exceptions to height of buildings	a) The existing roof height (RL 71.68) is approx 800mm above the 8.5 height limit. b) The adjoining dwelling at No. 29 Euroka Street has a skillion roof with roof height of RL 72.61 as opposed to the proposed roof height of RL 72.435 for No. 31 Euroka Street. The proposed height variation will not be out of keeping in relation to the streetscape and height of adjoining development. Further, when viewed from the street, the proposed development will have the appearance of a two-storey dwelling. c) The submitted shadow diagrams indicate the proposal will not result in any additional overshadowing to the northern windows of No. 29 Euroka Street.	2.6m (30.5%)	WLPP	29/05/2018

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2017/372	269 Edinburgh Road Castlecrag 2068	Residential - Single new dwelling	E2 Environmental Conservation	4.4. Floor space ratio	<p>a) The site has an area of 4,274m<sup>2</sup> but only 1,571m<sup>2</sup> is zoned E4 Environmental Living. The remainder of the site is zoned E2 Environmental Conservation and prohibits the construction of a dwelling house.</p> <p>b) The proposed dwelling house has an area of 592m<sup>2</sup>. This equates to only 13.8% of the site area. This is well below the floor space ratio that applies to the site of 0.25:1.</p> <p>c) As most of the site area cannot be included in the calculation of floor space ratio, the actual FSR is 0.37:1. However, the proposal has to be considered in its context which is on a large site with an area of over 4,000m<sup>2</sup>, well able to accommodate the proposed size of the dwelling house.</p> <p>d) It is considered that the amenity impacts to adjoining properties will be acceptable despite the floor space ratio non-compliance, subject to conditions.</p> <p>e) The proposed size of the dwelling house is consistent with the size of other dwelling houses in the Castlecrag locality generally.</p> <p>f) It is considered that the Clause 4.6 variation submitted with the development application establishes that the proposal is consistent with the objectives of the development standard and the objectives of the zone.</p>	199.1m <sup>2</sup> (51%)	WLPP	29/05/2018
2017/360	45 Minimbah Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.3A. Exceptions to height of buildings, 4.4. Floor space ratio	<p>Height - Common for properties in Minimbah Road due to the steep topography.</p> <p>FSR - the upper 3 levels comply approximately with the FSR of 0.5:1. The additional floor area is within the basement area which will not contribute to bulk and scale.</p>	Height: 1.3m (13%) FSR: 84.3m <sup>2</sup> (23.1%)	WLPP	12/06/2018
2018/63	59 Minimbah Road Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.3A. Exceptions to height of buildings	Existing non-compliance. The proposed alterations and additions do not exceed the height of the existing building.	3.9m (39%)	WLPP	12/06/2018
2018/85	26B Lower Cliff Avenue Northbridge 2063	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	Existing non-compliance and proposal does not increase the non-compliance.	2.65m (31%)	WLPP	26/06/2018