

**Clause 4.6 Variations - July to September 2018**

<b>DA No.</b>	<b>Address</b>	<b>Category of development</b>	<b>Zoning of land</b>	<b>Development standard to be varied</b>	<b>Justification of variation</b>	<b>Extent of variation</b>	<b>Concurring authority</b>	<b>Date DA Determined</b>
2018/6	139 Greville Street Chatswood	Residential - New second occupancy	R2 Low Density Residential	6.10. Min lot sizes for attached dwellings, etc.	The variation is minor. The site is a corner lot, well suited to a dual occupancy development and meets the objectives of the development standard.	44.3m <sup>2</sup> (4.9%)	Delegated	31/07/2018
2018/61	61 Minimbah Road Northbridge	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings, 4.4. Floor space ratio	Minor variation and the upper storey is recessed back from the street and similar to others within close vicinity.	FSR - 0.025 (5%) Height - at street 0.57m (16.3%), overall 4.3m (43%)	Willoughby Local Planning Panel	31/07/2018
2015/333/A	7 Heights Crescent Middle Cove	Residential - Alterations & Additions	E4 Environmental Living	4.4. Floor space ratio	Within existing building and no alterations to building envelope, bulk, height and overshadowing.	41m <sup>2</sup> (36.5%)	Willoughby Local Planning Panel	31/07/2018

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2017/346	3 Hector Road Willoughby	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	Minor variation that has no impact on the bulk and height.	7m2 (4.57%)	Delegated	2/08/2018
2017/203	18 Freeman Road Chatswood	Residential - New multi unit	R4 High Density Residential	4.3. Height of buildings, 4.4. Floor space ratio	Non-compliance with height and FSR is due to drainage channel / depression which causes a non- compliance with the height limit, and raising of the basement increases the gross floor area.	Height - 4.04m (16.83%) FSR - 26m2 (9.36%)	Willoughby Local Planning Panel	2/08/2018
2017/345	26 The Rampart Castlecrag	Residential - Single new dwelling	E4 Environmental Living	4.4. Floor space ratio	Minor non-compliance with FSR has no impact on bulk, streetscape and amenity.	5.4% (13.75m2)	Delegated	23/08/2018
2017/213/A	4 Windsor Road Willoughby	Residential - Alterations & Additions	R2 Low Density Residential	4.4. Floor space ratio	A Clause 4.6 has been submitted for the S4.55 application. Minor increase will have no significant impact on amenity, height, bulk and scale of approved development.	1.06m2 (4%)	Delegated	28/08/2018

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2017/475	19 Coolawin Road Northbridge	Residential - Single new dwelling	E4 Environmental Living	4.3A. Exceptions to height of buildings, 4.4. Floor space ratio	Height: Non-compliance is due to the topographical characteristics of the site. The proposed design integrates within the streetscape and the public domain. FSR: The variation is minor and will not adversely impact on the building bulk, streetscape or residential amenity of adjoining properties.	Height - 2.2m (22%) FSR - 72.5m <sup>2</sup> (23%)	Willoughby Local Planning Panel	28/08/2018
2017/508	155 Willoughby Road Naremburn	Residential - New multi unit	R3 Medium Density Residential	4.4. Floor space ratio	Non-compliance is associated with 2 parking spaces located in the basement and does not increase the bulk and scale of the development.	32.4m <sup>2</sup> (2.7%)	Willoughby Local Planning Panel	28/08/2018
2018/194	7 Cramer Crescent Chatswood	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	The proposal satisfies the objectives of the building height control under Clause 4.3 of <i>WLEP 2012</i> and the objectives of the E4 - Environmental Living Zone under <i>WLEP 2012</i> .	4.1m (48%)	Willoughby Local Planning Panel	28/08/2018

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2017/484	240 Edinburgh Road Castlecrag	Residential - Alterations & Additions	E4 Environmental Living	4.3. Height of buildings	The extent of non-compliance will not be visible from the street due to the steep slope of the site and is considered to have an acceptable impact on amenity and privacy.	3.4m (40%)	Willoughby Local Planning Panel	29/08/2018
2018/206	Lot 2/260 Victoria Avenue Chatswood	Mixed	B4 Mixed Use	4.4. Floor space ratio	Increase within building envelope. No increase to bulk and scale.	238.6m2 (1%)	Delegated	10/09/2018
2018/126	6 Johnson Street Chatswood	Subdivision only	R2 Low Density Residential	4.1A. Minimum subdiv lot size for dual occupancies, 4.4. Floor space ratio	The proposal is consistent with the aims of <i>WLEP 2012</i> and has no impacts on HCA and neighbours. Land subdivision does not involve physical works as buildings already exist on sites.	a) Minimum Lot size - 38% b) FSR ratio - 12.5%	Willoughby Local Planning Panel	25/09/2018

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2012/181/B	64 Chandos Street St Leonards	Commercial Retail Office	B3 Commercial Core	4.3. Height of buildings	The proposal meets the objectives under clause 4.3 of <i>WLEP 2012</i> and is consistent with the objectives of the B3 Commercial Core Zone under <i>WLEP 2012</i> . There is no additional impact and it is in keeping with the present & desired future character of the locality.	1.06m (5.3%)	Willoughby Local Planning Panel	25/09/2018
2018/204	Lot 2/260 Victoria Avenue Chatswood	Commercial Retail Office	B4 Mixed Use	4.4. Floor space ratio	a) Within building envelope, enclosure of balcony offers better acoustic outcome for neighbours.  b) No adverse additional bulk & scale.	300m2 (1%)	Delegated	26/09/2018