

Clause 4.6 Returns

Quarter for 1 April 2021 to 30 June 2021

Council DA reference number	DA/1015/2020	DA/582/2020
Lot number	100	1
DP number	1262386	SP 13778
Apartment/Unit number		1
Street number	91	1
Street name	Pacific Highway	Carden Avenue
Suburb/Town	Hornsby	Wahroonga
Postcode	2077	2076
Category of development	12: Community facility	14: Other
Environmental planning instrument	Hornsby Local Environmental Plan 2013	Hornsby Local Environmental Plan 2013
Zoning of land	R2	B6
Development standard to be varied	Height	FSR

Justification of variation

The scale of buildings across the campus varies considerably from 1-5 storeys and the proposed 3-storey maths and student Hub is designed to be consistent with the existing buildings. Despite breaching the 8.5m building height development standard, the central location of the proposed development within the context of the broader school campus, eliminates overshadowing, privacy and visual impacts for the neighbouring properties. The closest residential dwellings are over 160m away. It is noted that the Education SEPP permits as complying development school buildings up to 22m in height as acceptable building heights for educational establishments

The additional floor area would be internal of the building, with no visual presence to the Carden Avenue frontage. It would have a negligible impact to the bulk and scale of the existing industrial building as it is located within the ground floor level unit and does not involve the alteration of any external elements other than those to ensure compliance with relevant Australian Standards. The overall proposal provides for the orderly and economic development of land, improved amenity and accessibility of the existing building and demonstrates adequate consideration of the environmental and public interest.

Extent of variation

52%

4%

Concurring authority	Assume the concurrence of the Secretary of Department of Planning, Industry and Environment	Assume the concurrence of the Secretary of Department of Planning, Industry and Environment
Date DA determined dd/mm/yyyy	7/04/2021	17/05/2021