

<b>Clause 4.6 Returns Quarter for 1 April 2019 to 30 June 2019</b>		
Council DA reference number	DA/619/2018	DA/465/2018
Lot number	1	105
DP number	211095	775899
Apartment/Unit number		
Street number	50A	35D
Street name	Duffy Avenue	Malton Road
Suburb/Town	Normanhurst	Beecroft
Postcode	2076	2119
Category of development	Construction of a one storey and two storey industrial building comprising 32 industrial units and 44 self-storage units, strata subdivision and landscaping	Construction of a dwelling house
Environmental planning instrument	Hornsby Local Environmental Plan 2013	Hornsby Local Environmental Plan 2013
Zoning of land	IN1 - General Industrial	R2 – Low Density Residential
Development standard to be varied	Maximum Height of Buildings	Maximum Height of Buildings
Justification of variation	The point of encroachment is limited to the roof portion of the two storey building given the centre of the site has previously been excavated. When considered on balance, the proposed variation to the height control would not cause any overshadowing or amenity impacts to adjoining properties given the non-compliant height would not be perceptible when viewed from adjoining properties or Sefton Road.	It is considered that the proposed dwelling design is representative of a design that is suitable for the subject site, which would have minimal additional impact on the neighbouring residential environment when compared to a fully compliant dwelling house. It is considered that strict compliance with the height of buildings development standard is unreasonable in this instance as the majority of the dwelling is compliant with the maximum building height requirements, the floor space of the dwelling is divided over several descending levels to reduce overall bulk and the dwelling would be compatible with surrounding development.
Extent of variation	10%	4.20%
Concurring authority	Assume the concurrence of the Secretary of Department of Planning and Environment	Assume the concurrence of the Secretary of Department of Planning and Environment

**Clause 4.6 Returns**  
**Quarter for 1 April 2019 to 30 June 2019**

Date DA Determined dd/mm/yyyy

1/05/2019

16/05/2019