

Clause 4.6 Returns Quarter 1 October to 31 December 2022

<b>Council DA reference number</b>	DA/431/2022	DA/787/2022
<b>Lot number</b>	O and N	1
<b>DP number</b>	28986	539226
<b>Apartment/Unit number</b>		
<b>Street number</b>	127 and 127A	3
<b>Street name</b>	Boundary Road	Butterfield Street
<b>Suburb/Town</b>	North Epping	Thornleigh
<b>Postcode</b>	2121	2120
<b>Category of development</b>	13: Subdivision only	1: Residential - Alterations & additions
<b>Environmental planning instrument</b>	HLEP	HLEP
<b>Zoning of land</b>	R2	R2
<b>Development standard to be varied</b>	4.1	4.3
<b>Justification of variation</b>	The proposal is in the public interest, subject to conditions, as it meets the objectives of the minimum lot size for the R2 zone. Compliance with the development standards is unreasonable or unnecessary in the circumstances of the case and here are sufficient environmental planning grounds to justify contravening the development standards.	Previous excavation works to facilitate the ground floor garage has restricted future development compliant with Clause 4.3 of the HLEP. Compliance with the development standards is unreasonable or unnecessary in the circumstances of the case and here are sufficient environmental planning grounds to justify contravening the development standards.
<b>Extent of variation</b>	1.7%	12.47%
<b>Concurring authority</b>	LPP	LPP
<b>Date DA determined</b>	30/11/22	30/11/2022

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<b>Council DA reference number</b>	DA/987/2022	DA/236/2022
<b>Lot number</b>	3	3 1 11 & 12
<b>DP number</b>	231814	28299 218820 1065101
<b>Apartment/Unit number</b>		
<b>Street number</b>	19	9
<b>Street name</b>	Marcella Street	Chilvers Road
<b>Suburb/Town</b>	North Epping	Thornleigh
<b>Postcode</b>	2121	2120
<b>Category of development</b>	1: Residential - Alterations & additions	11: Industrial
<b>Environmental planning instrument</b>	HLEP	HLEP
<b>Zoning of land</b>	R2	IN1
<b>Development standard to be varied</b>	4.3	4.3
<b>Justification of variation</b>	Previous excavation works to facilitate the ground floor garage has restricted future development compliant with Clause 4.3 of the HLEP. Compliance with the development standards is unreasonable or unnecessary in the circumstances of the case and here are sufficient environmental planning grounds to justify contravening the development standards	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Notwithstanding the non-compliance with numerical standards, the proposal does not give rise to any adverse amenity impacts to any adjoining property. The height contravention would not adversely affect the streetscape. The heights of the proposed buildings are consistent with the heights of existing buildings on the site.
<b>Extent of variation</b>	16%	9.4%
<b>Concurring authority</b>	LPP	DAP
<b>Date DA determined</b>	30/11/2022	8/12/2022

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<b>Council DA reference number</b>	DA/1144/2022
<b>Lot number</b>	6
<b>DP number</b>	239232
<b>Apartment/Unit number</b>	
<b>Street number</b>	184
<b>Street name</b>	Somerville Road
<b>Suburb/Town</b>	Hornsby Heights
<b>Postcode</b>	2077
<b>Category of development</b>	1: Residential - Alterations & additions
<b>Environmental planning instrument</b>	HLEP
<b>Zoning of land</b>	R2
<b>Development standard to be varied</b>	4.3
<b>Justification of variation</b>	Previous excavation works to facilitate the storage area has restricted future development compliant with Clause 4.3 of the HLEP. Compliance with the development standards is unreasonable or unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify contravening the development standards.
<b>Extent of variation</b>	6.5%
<b>Concurring authority</b>	DAP
<b>Date DA determined</b>	22/12/2022