

<b>Clause 4.6 Returns Quarter for 1 July 2019 to 30 September 2019</b>		
<b>Council DA reference number</b>	DA/369/2019	DA/465/2018
<b>Lot number</b>	99	7
<b>DP number</b>	522326	270351
<b>Apartment/Unit number</b>		
<b>Street number</b>	23	256E
<b>Street name</b>	Berkeley Close	New Line Road
<b>Suburb/Town</b>	Berowra Heights	Dural
<b>Postcode</b>	2082	2158
<b>Category of development</b>	Alterations and additions to a dwelling house	
<b>Environmental planning instrument</b>	Hornsby Local Environmental Plan 2013	Hornsby Local Environmental Plan 2013
<b>Zoning of land</b>	R2	IN2
<b>Development standard to be varied</b>	Height	Height
<b>Justification of variation</b>	Variation arises from consideration of existing basement garage floor level as existing ground level. Dwelling house is well set back from the front boundary and would be of a style consistent with surrounding residential development. Variation does not adversely impact sunlight access, views and privacy of adjoining properties.	Site constraints including slope, existing easements and significant vegetation resulted in a small available building envelope to site an industrial development. The warehouses require high ceilings to be a feasible option. The buildings couldn't be lowered due to issues with regard to basement ramp gradients.
<b>Extent of variation</b>	9%	10%
<b>Concurring authority</b>	Assume the concurrence of the Secretary of Department of Planning and Environment	Assume the concurrence of the Secretary of Department of Planning and Environment
<b>Date DA Determined dd/mm/yyyy</b>	17/07/2019	06/08/2019