

## Clause 4.6 Returns– Quarter for 1 Oct 2021 to 31 Dec 2021

<b>Council DA reference number</b>	DA/872/2021	DA/736/2021
<b>Lot number</b>	11	2
<b>DP number</b>	238690	225075
<b>Apartment/Unit number</b>		
<b>Street number</b>	7	23
<b>Street name</b>	Olsson Street	Kethel Road
<b>Suburb/Town</b>	Hornsby Heights	Cheltenham
<b>Postcode</b>	2077	2119
<b>Category of development</b>	1: Residential - Alterations & additions	1: Residential - Alterations & additions
<b>Environmental planning instrument</b>	Hornsby Local Environment Plan 2013	Hornsby Local Environment Plan 2013
<b>Zoning of land</b>	R2	R2
<b>Development standard to be varied</b>	Clause 4.3 HLEP 2013	Clause 4.3 HLEP 2013
<b>Justification of variation</b>	The proposal is for a first-floor addition above an existing ground floor. It would be unreasonable and unnecessary for the applicant to be required to demolish part or all of the existing ground floor level to comply with the numerical standard of 8.5m.	Due to a number of site constraints, it would be unreasonable and unnecessary for the applicant to be required to demolish part or all of the existing ground floor level to comply with the numerical standard of 8.5m.
<b>Extent of variation</b>	8.7%	7%
<b>Concurring authority</b>	Council	Council
<b>Date DA determined dd/mm/yyyy</b>	19/10/2021	21/12/2021

<b>Council DA reference number</b>	DA/962/2021	DA/959/2021
<b>Lot number</b>	12	3
<b>DP number</b>	27760	244832
<b>Apartment/Unit number</b>		
<b>Street number</b>	12	46
<b>Street name</b>	Eastcote Road	Marine Crescent
<b>Suburb/Town</b>	North Epping	Hornsby Heights
<b>Postcode</b>	2121	2077
<b>Category of development</b>	1: Residential - Alterations & additions	1: Residential - Alterations & additions
<b>Environmental planning instrument</b>	Hornsby Local Environment Plan 2013	Hornsby Local Environment Plan 2013
<b>Zoning of land</b>	R2	R2
<b>Development standard to be varied</b>	Clause 4.3 HLEP 2013	Clause 4.3 HLEP 2013
<b>Justification of variation</b>	The proposal is for a first-floor addition above an existing ground floor. It would be unreasonable and unnecessary for the applicant to comply with the numerical standard of 8.5m due to site constraints. The resulting development would conform with existing residential development in the locality	The proposed is for a first floor addition above an existing ground floor. It would be unreasonable and unnecessary for the applicant to comply with the numerical standard of 8.5m due to the site constraints. The resulting development would conform with existing residential development within the locality.
<b>Extent of variation</b>	5.4%	15.7%
<b>Concurring authority</b>	Council	Local Planning Panel
<b>Date DA determined dd/mm/yyyy</b>	21/12/2021	15/12/2021

<b>Council DA reference number</b>	DA/20/2021	DA/1199/2021
<b>Lot number</b>	C, 2, 2	36
<b>DP number</b>	300075, 309575, 980180	210954
<b>Apartment/Unit number</b>		
<b>Street number</b>	5	104
<b>Street name</b>	Wongala Crescent	Old Berowra Road
<b>Suburb/Town</b>	Beecroft	Hornsby
<b>Postcode</b>		2077
<b>Category of development</b>		2: Residential - Single new dwelling
<b>Environmental planning instrument</b>	Hornsby Local Environment Plan 2013	Hornsby Local Environment Plan 2013
<b>Zoning of land</b>	B2	R2
<b>Development standard to be varied</b>	Clause 4.3 HLEP 2013	Clause 4.3 HLEP 2013
<b>Justification of variation</b>	<p>The proposed is for a Mixed use apartment complex on a sloping site. The exceedance occurs for the lift overrun and a portion of the roof for level 5. It would be unreasonable and unnecessary for the applicant to comply with the height control as higher floor to ceiling has been provided for the retail levels, site contains a considerable slope, the building meets the 5 storey intention of the DCP, the non-compliance does not give rise to any loss of amenity or shadowing to neighbouring properties and the non compliance is not out of character with similar buildings approved in the locality.</p>	<p>The proposed is for a first floor addition above an existing ground floor. It would be unreasonable and unnecessary for the applicant to comply with the numerical standard of 8.5m due to the site constraints. The resulting development would conform with existing residential development within the locality.</p>
<b>Extent of variation</b>	13%	7%
<b>Concurring authority</b>	Local Planning Panel	Council
<b>Date DA determined dd/mm/yyyy</b>	15/12/2021	22/12/2021