

Clause 4.6 Returns	
Quarter for 1 January 2019 to 31 March 2019	
Council DA reference number	DA/1458/2017
Lot number	38
DP number	24236
Apartment/Unit number	
Street number	38
Street name	Coba Point
Suburb/Town	Berowra Creek
Postcode	2082
Category of development	A new single detached house on a single lot.
Environmental planning instrument	Hornsby Local Environmental Plan 2013
Zoning of land	E4 (Environmental Living)
Development standard to be varied	Height
Justification of variation	The height non-compliance would be limited to a small portion of The roof. The height of the development is considered to meet the objectives of the development standard notwithstanding the non-compliance as it generally conforms to the existing topography of the site and provides adequate separation from sensitive development. The bulk and scale of the development is appropriate for the site.
Extent of variation	0.8m (7.6%)
Concurring authority	Assume the concurrence of the Secretary of Department of Planning and Environment
Date DA Determined	21/03/2019