

Clause 4.6 Returns Quarter 1 July 2023 – 31 OCTOBER 2023

Council DA reference number	DA/1314/2022	DA/396/2023	DA/338/2023
Lot number	12	10	1 and 2
DP number	231944	220669	133511 and 133511
Apartment/Unit number			
Street number	1	7	16
Street name	Dilkera Close	Watford Close	Calabash Point
Suburb/Town	Hornsby	North Epping	Berowra Waters
Postcode	2077	2121	2082
Category of development	1: Residential - Alterations & additions	2: Residential - Single new dwelling	2: Residential - Single new dwelling
Environmental planning instrument	HLEP	HLEP	HLEP
Zoning of land	R2	R2	R2
Development standard to be varied	Clause 4.3	Clause 4.3	Clause 4.3
Justification of variation	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. The proposal would be of a bulk and scale that would not overly dominate the natural environment or surrounding built elements. The development is considered appropriate with respect to the constraints of the site and in regard to the development potential of the site and would not result in any significant amenity impact to surrounding neighbouring properties.	That the written request suitably demonstrates the objectives of the development standard are achieved notwithstanding the non-compliance attributed by previous excavation. The height, bulk and scale of the proposed dwelling is consistent with other dwellings in the immediate context and would not result in adverse amenity impacts.	That the written request suitably demonstrates the objectives of the development standard are achieved notwithstanding the non-compliance attributed by previous excavation and flooding impacts. The height, bulk and scale of the proposed dwelling is consistent with other dwellings in the immediate context and would not result in adverse amenity impacts.
Extent of variation	23%	1.4%	3%
Concurring authority	LPP	Council	Council
Date DA determined	26/07/2023	3/08/2023	14/08/2023

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Council DA reference number	DA/338/2023	DA/121/2022	DA/75/2023
Lot number	1 and 2	31,32, 1, 1, 2	56
DP number	133511 and 133511	856714,843067,103071	8437
Apartment/Unit number			
Street number	16	23, 23A, 25, 25A & 27	10
Street name	Calabash Point	Balmoral Street	Bouvardia Street
Suburb/Town	Berowra Waters	Waitara	Asquith
Postcode	2082	2077	2077
Category of development	2: Residential - Single new dwelling	4: Residential - New multi unit	4: Residential - New multi unit
Environmental planning instrument	HLEP	HLEP	HLEP
Zoning of land	R2	R4	R4
Development standard to be varied	Clause 4.4	Clause 4.3	Clause 4.3
Justification of variation	That the written request suitably demonstrates the objectives of the development standard are achieved notwithstanding the non-compliance. The bulk and scale of the proposed dwelling is consistent with other dwellings in the immediate context and would not result in adverse amenity impacts.	That the written request suitably demonstrates the objectives of the development standard are achieved notwithstanding the non-compliance attributed by the lift overrun and corner of the roof form. The height, bulk and scale of the flat building is consistent with other flat buildings in the immediate context and would not result in adverse amenity impacts.	That the written request adequately demonstrates that the objectives of the development standard are achieved notwithstanding the non-compliance. The height departure would not result in any significant amenity impact to surrounding neighbours in terms of overshadowing and privacy. The development is appropriate with respect to the constraints of the site and in regard to the development potential of the site.
Extent of variation	9.5%	1.2%	0.9%
Concurring authority	Council	LPP	LPP
Date DA determined	14/08/2023	27/09/2023	27/09/2023

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Council DA reference number	DA/695/2023	DA/464/2023	DA/762/2023
Lot number	1	304	118
DP number	258232	778653	865543
Apartment/Unit number			
Street number	163	24	8
Street name	Pretoria Parade	Chandler Avenue	Fernleigh Close
Suburb/Town	HORNSBY	Cowan	Cherrybrook
Postcode	2077	2081	2126
Category of development	1: Residential - Alterations & additions	2: Residential - Single new dwelling	1: Residential - Alterations & additions
Environmental planning instrument	HLEP	HLEP	HLEP
Zoning of land	R2	R2	R2
Development standard to be varied	Clause 4.3	Clause 4.3	Clause 4.3
Justification of variation	That the written request suitably demonstrates the objectives of the development standard are achieved notwithstanding the non-compliance. The bulk and scale of the proposed dwelling is consistent with other dwellings in the immediate context and would not result in adverse amenity impacts.	That the written request suitably demonstrates the objectives of the development standard are achieved notwithstanding the non-compliance attributed by sloped topography. The height departure would not result in any significant amenity impact to surrounding neighbours in terms of solar access, overshadowing and privacy. The development is appropriate with respect to the constraints of the site and in regard to the biodiversity impacts of the site.	That the written request suitably demonstrates the objectives of the development standard are achieved notwithstanding the non-compliance. The bulk and scale of the proposed dwelling is consistent with other dwellings in the immediate context and would not result in adverse amenity impacts.
Extent of variation	5.17%	16.23%	1.6%
Concurring authority	Council	LPP	Council
Date DA determined	20/10/2023	25/10/2023	25/10/2023