

<b>Clause 4.6 Returns Quarter 1 October 2019 to 31 December 2019</b>		
<b>Council DA reference number</b>	DA/524/2019	DA/797/2019
<b>Lot number</b>	7	91
<b>DP number</b>	217309	15946
<b>Apartment/Unit number</b>		
<b>Street number</b>	57	5
<b>Street name</b>	Harris Road	Ferndale Road
<b>Suburb/Town</b>	Normanhurst	Normanhurst
<b>Postcode</b>	2076	2076
<b>Category of development</b>	Dwelling house	Dwelling house
<b>Environmental planning instrument</b>	Hornsby Local Environmental Plan 2013	Hornsby Local Environmental Plan 2013
<b>Zoning of land</b>	R2 Low Density Residential	R2 Low Density Residential
<b>Development standard to be varied</b>	4.3 Height of Buildings	4.3 Height of Buildings
<b>Justification of variation</b>	The site has a steep slope and part of the existing dwelling resulted in major excavation into the land to form a lower ground level. Isometric height diagrams indicate that development is generally below the 8.5 metre maximum height standard apart from a roof section at the rear of the first floor addition. The extent of this roof would not be visible from the streetscape and it is considered that strict compliance is unnecessary under the circumstances.	Previous excavations when the dwelling house was constructed has resulted in the dwelling house being over the 8.5 metre development standard. Sections and elevations indicate that the proposed development generally complies with the 8.5 metre development standard apart from a section of the roof for the rear addition that would be below the ridge line of the existing dwelling house. The extent of this roof would not be visible from the streetscape and it is considered that strict compliance is unnecessary under the circumstances.
<b>Extent of variation</b>	Variation of less than 10% (8.8%)	Variation of 10%

<b>Concurring authority</b>	Assume the concurrence of the Secretary of Department of Planning, Industry and Environment	Assume the concurrence of the Secretary of Department of Planning, Industry and Environment
<b>Date DA Determined dd/mm/yyyy</b>	9/10/2019	20/11/2019