Clause 4.6 Returns

Quarter for 1 October 2020 to 31 December 2020

Council DA reference	DA/522/2020	DA/705/2020	DA/950/2020
number			
Lot number	Lot 32	Lot 119	2
DP number	DP 270489	DP 878825	1155697
Apartment/Unit			
number			
Street number	13	36	20A
Street name	Collingridge Way	Koloona Street	Amaroo Avenue
Suburb/Town	Berowra	Berowra	Mount Colah
Postcode	2081	2081	2079
Category of	1: Residential - Alterations &	1: Residential - Alterations & additions	1: Residential - Alterations &
development	additions		additions
Environmental	HLEP	HLEP	HELP
planning instrument			
Zoning of land	R2 Low density residential	R2 Low density residential	R2 - Low density residential
Development standard to be varied	Building Height	Building Height	Building Heights

Justification of	The proposed development generally	The proposed development generally	The proposed development
variation	complies with the requirements of the	complies with the requirements of the	generally complies with the
	relevant environmental planning	relevant environmental planning	requirements of the relevant
	instruments and the Hornsby	instruments and the Hornsby	environmental planning
	Development Control Plan 2013. The	Development Control Plan 2013. The	instruments and the Hornsby
	request under Clause 4.6 of Hornsby	request under Clause 4.6 of Hornsby	Development Control Plan
	Local Environmental Plan 2013 to	Local Environmental Plan 2013 to vary	2013. The request under
	vary the 'Height of buildings'	the 'Height of buildings' development	Clause 4.6 of Hornsby Local
	development standard is well	standard is well founded. Strict	Environmental Plan 2013 to
	founded. Strict compliance with the	compliance with the development	vary the 'Height of buildings'
	development standard is	standard is unreasonable and	development standard is well
	unreasonable and unnecessary in	unnecessary in the circumstances of the	founded. Strict compliance
	the circumstances of the case and	case and there are sufficient	with the development standard
	there are sufficient environmental	environmental planning grounds to justify	is unreasonable and
	planning grounds to justify the	the variation to the development	unnecessary in the
	variation to the development	standards. The proposed development	circumstances of the case and
	standards. The proposed	does not create unreasonable	there are sufficient
	development does not create	environmental impacts to adjoining	environmental planning
	unreasonable environmental impacts	development with regard to visual bulk,	grounds to justify the variation
	to adjoining development with regard	overshadowing, solar access, amenity or	to the development standards.
	to visual bulk, overshadowing, solar	privacy.	The proposed development
	access, amenity or privacy.		does not create unreasonable
			environmental impacts to
			adjoining development with
			regard to visual bulk,
			overshadowing, solar access,
			amenity or privacy.
Extent of variation	>1%	3.7%	25%

Concurring authority	Assume the concurrence of the	Assume the concurrence of the Secretary	Assume the concurrence of
	Secretary of Department of Planning,	of Department of Planning, Industry and	the Secretary of Department of
	Industry and Environment	Environment	Planning, Industry and
			Environment
Date DA determined	7/10/2020	21/10/2020	16/12/2020
dd/mm/yyyy			