

## Clause 4.6 Returns

### Quarter for 1 October 2020 to 31 December 2020

Council DA reference number	DA/156/2019	DA/522/2020	DA/705/2020	DA/950/2020
Lot number	20, 21, A	Lot 32	Lot 119	2
DP number	7071, 7071, 371809	DP 270489	DP 878825	1155697
Apartment/Unit number				
Street number	9-11	13	36	20A
Street name	Citrus Ave	Collingridge Way	Koloona Street	Amaroo Avenue
Suburb/Town	Hornsby	Berowra	Berowra	Mount Colah
Postcode	2077	2081	2081	2079
Category of development	4: Residential - New multi-unit	1: Residential - Alterations & additions	1: Residential - Alterations & additions	1: Residential - Alterations & additions
Environmental planning instrument	HLEP	HLEP	HLEP	HELP
Zoning of land	R3 - Medium Density Residential	R2 Low density residential	R2 Low density residential	R2 - Low density residential
Development standard to be varied	Building Height	Building Height	Building Height	Building Heights

Justification of variation	Site is flood prone which required the ground floor to be elevated above the existing ground level	The proposed development generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013. The request under Clause 4.6 of Hornsby Local Environmental Plan 2013 to vary the 'Height of buildings' development standard is well founded. Strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify the variation to the development standards. The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, overshadowing, solar access, amenity or privacy.	The proposed development generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013. The request under Clause 4.6 of Hornsby Local Environmental Plan 2013 to vary the 'Height of buildings' development standard is well founded. Strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify the variation to the development standards. The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, overshadowing, solar access, amenity or privacy.	The proposed development generally complies with the requirements of the relevant environmental planning instruments and the Hornsby Development Control Plan 2013. The request under Clause 4.6 of Hornsby Local Environmental Plan 2013 to vary the 'Height of buildings' development standard is well founded. Strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify the variation to the development standards. The proposed development does not create unreasonable environmental impacts to adjoining development with regard to visual bulk, overshadowing, solar access, amenity or privacy.
Extent of variation	8.9%	>1%	3.7%	25%

Concurring authority	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	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
Date DA determined dd/mm/yyyy	6/08/2020	7/10/2020	21/10/2020	16/12/2020