

Clause 4.6 Returns Quarter 2 - 1 April to 30 June 2023

<b>Council DA reference number</b>	<b>DA/166/2023</b>	<b>DA/1236/2022</b>
<b>Lot number</b>	2	101
<b>DP number</b>	SP58785	1037591
<b>Apartment/Unit number</b>	2	
<b>Street number</b>	17	21
<b>Street name</b>	Casuarina Drive	Fraser Road
<b>Suburb/Town</b>	Cherrybrook	Normanhurst
<b>Postcode</b>	2126	2076
<b>Category of development</b>	1: Residential - Alterations & additions	1: Residential - Alterations & additions
<b>Environmental planning instrument</b>	HLEP	HLEP
<b>Zoning of land</b>	R2	R2
<b>Development standard to be varied</b>	4.3	4.3
<b>Justification of variation</b>	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Notwithstanding the non-compliance with numerical standards, the proposal does not give rise to any adverse amenity impacts to any adjoining property. Previous excavation works to facilitate the ground floor garage has restricted future development compliant with Clause 4.3 of the HLEP. The height contravention would not adversely affect the streetscape.	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Notwithstanding the non-compliance with numerical standards, the proposal does not give rise to any adverse amenity impacts to any adjoining property.
<b>Extent of variation</b>	9.4%	1.3%
<b>Concurring authority</b>	Council	Council
<b>Date DA determined</b>	11/04/2023	26/04/2023

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<b>Council DA reference number</b>	<b>DA/1313/2022</b>	<b>DA/1244/2021</b>
<b>Lot number</b>	1	146, 148 and 149 51 1 and 2
<b>DP number</b>	25196	1212965, 1212724, 1261337
<b>Apartment/Unit number</b>		30
<b>Street number</b>	62	15B, 17, 19, 19A and 21 579
<b>Street name</b>	Dartford Road	Penrhyn Ave and Pennant Hills Road
<b>Suburb/Town</b>	Thornleigh	West Pennant Hills and Beecroft
<b>Postcode</b>	2120	2119 and 2125
<b>Category of development</b>	13: Subdivision only	5: Residential - Seniors Living
<b>Environmental planning instrument</b>	HLEP	SEPP HSPD 2004
<b>Zoning of land</b>	R2	R2
<b>Development standard to be varied</b>	4.1	Clause 40(4)(b)
<b>Justification of variation</b>	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Strict compliance with the development standard is considered unreasonable and unnecessary in the circumstances of the case and sufficient environmental planning grounds have been submitted to justify the contravention to the development standard.	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 consistent with the Penrhyn Avenue streetscape, the proposed townhouse building would appear as a 2 storey building from the street and the proposed variation is appropriate considering the constraints of the site and would not create any adverse amenity impacts in terms of privacy, overshadowing, view loss or visual impact.
<b>Extent of variation</b>	0.9%	50%
<b>Concurring authority</b>	Council	LPP
<b>Date DA determined</b>	27/04/2023	26/04/2023

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<b>Council DA reference number</b>	DA/1221/2022	DA/135/2023
<b>Lot number</b>	15	10
<b>DP number</b>	219738	219143
<b>Apartment/Unit number</b>		
<b>Street number</b>	24	20
<b>Street name</b>	Berkeley Close	Bungowen Avenue
<b>Suburb/Town</b>	Berowra Heights	Thornleigh
<b>Postcode</b>	2082	
<b>Category of development</b>	1: Residential - Alterations & additions	1: Residential - Alterations & additions
<b>Environmental planning instrument</b>	HLEP	HLEP
<b>Zoning of land</b>	R2	R2
<b>Development standard to be varied</b>	4.3	4.3
<b>Justification of variation</b>	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Notwithstanding the non-compliance with numerical standards, the proposal does not give rise to any adverse amenity impacts to any adjoining property. Previous excavation works to facilitate the lower ground level has restricted future development compliant with Clause 4.3 of the HLEP. The height contravention would not adversely affect the streetscape.	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Notwithstanding the non-compliance with numerical standards, the proposal does not give rise to any adverse amenity impacts to any adjoining property. Previous development works to facilitate the lower ground level has restricted future development compliant with Clause 4.3 of the HLEP. The height contravention would not adversely affect the streetscape.
<b>Extent of variation</b>	14.82%	5.8%
<b>Concurring authority</b>	Council	Council
<b>Date DA determined</b>	3/05/2023	19/06/2023

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<b>Council DA reference number</b>	DA/245/2023	DA/1170/2022
<b>Lot number</b>	2	42
<b>DP number</b>	1275032	236494
<b>Apartment/Unit number</b>		
<b>Street number</b>	45A	33
<b>Street name</b>	Orana Avenue	Evans Road
<b>Suburb/Town</b>	Hornsby	Hornsby Heights
<b>Postcode</b>	2077	2077
<b>Category of development</b>	2: Residential - Single new dwelling	2: Residential - Single new dwelling
<b>Environmental planning instrument</b>	HLEP	HLEP
<b>Zoning of land</b>	R2	R2
<b>Development standard to be varied</b>	4.3	4.3
<b>Justification of variation</b>	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Notwithstanding the non-compliance with numerical standards, the proposal does not give rise to any adverse amenity impacts to any adjoining property. The dwelling would not be feasible if strict compliance with clause 4.3 was enforced due to the steep slope of the land. The height contravention would not adversely affect the streetscape.	That the written request adequately demonstrates compliance with the clause and is acceptable in this regard. Notwithstanding the non-compliance with numerical standards, the proposal does not give rise to any adverse amenity impacts to any adjoining property. The dwelling would not be feasible if strict compliance with clause 4.3 was enforced due to the steep slope of the land. The height contravention would not adversely affect the streetscape.
<b>Extent of variation</b>	27%	63.5%
<b>Concurring authority</b>	LPP	LPP
<b>Date DA determined</b>	28/06/2023	28/06/2023