

Register Of DAs Determined Involving A Variation To A Development Standard

Decision Date Period: 01/01/2008 - 30/06/2023

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
1522/2023/ZD	513 Wisemans Ferry Road CATTAI NSW 2756	Lot 2 DP 517761	Subdivision creating five community title rural residential lots and one association lot (rural cluster)	Refused	26/06/2023	Local Planning Panel	The Hills LEP 2019	Cl. 4.1AA(3A) 10ha minimum parent lot size	Local Panel under assumed concurrence	0.128 hectares or 2.4% for Clause 4.1AA (3A)(a) One lot or 25% for Clause 4.1AA (3A)(c)	The variation to Clause 4.1AA (3A)(a) and (c) is not supported as the variation was not justified by a Clause 4.6 variation report.
							The Hills LEP 2019	Cl. 4.1AA(3A)(c) Maximum lot yield	Local Panel under assumed concurrence	0.128 hectares or 2.4% for Clause 4.1AA (3A)(a) One lot or 25% for Clause 4.1AA (3A)(c)	The variation to Clause 4.1AA (3A)(a) and (c) is not supported as the variation was not justified by a Clause 4.6 variation report.
1099/2023/LD	9 Jersey Place GLENHAVEN NSW 2156	Lot 602 DP 1185519	Two Storey Dwelling with Basement Garage, Swimming Pool and Retaining Walls	Approved	21/06/2023	Delegated Authority	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	Height standard is 9.0m. The maximum height of the development is 9.54m which is 540mm above the height standard. This is a 6.0% variation.	Cl. 4.6(3) addressed in that compliance is unreasonable or unnecessary, with sufficient environmental planning grounds (no amenity impacts; suitable design). The development is in the public interest, concurrence of the planning secretary can be assumed.

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488/2021/JP	36 Carrington Road CASTLE HILL NSW 2154	Lot 7 DP 608175	Amended Plans - Demolition of Existing Structures and Construction of Three Mixed Use and Four Residential Flat Buildings between 8 - 13 storeys and mezzanine levels over 5 stages. The development comprises of 771 Units, Neighbourhood Shops, Landscaping Embellishment Works within future public park, Land Dedication at no cost to Council and Three Level Basement Car parking. The application is classified as 'Integrated Development' pursuant to Clause 4.47 of the Environmental Planning and Assessment Act 1979 and Clause 66 of the Environmental Planning and Assessment Regulations 2000. Written notice of the subject application has been given to the Natural Resources Access Regulator (NRAR). The application will be reported to the NSW	Approved	26/05/2023	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	Clause 4.4 and 9.7 of The Hills LEP 2019 Site B comprises variations to incentive FSR under Clause 9.7 development standard resulting in a FSR of 3.36:1 (variation of 8.4%) and 3.2:1 (variation of 18.6%). Clause 4.3 Height of Buildings of The Hills LEP 2	Clause 4.4 and 9.7 of The Hills LEP 2019 The variation is supported as despite the variation, if the FSR is averaged throughout both sites A and B, the proposal would achieve a FSR of 2.5:1 which complies with the maximum permitted averaged FSR of 2.87:1
							The Hills LEP 2019	Cl. 4.4(2) Maximum FSR	Regional Panel under assumed concurrence	Clause 4.4 and 9.7 of The Hills LEP 2019 Site B comprises variations to incentive FSR under Clause 9.7 development standard resulting in a FSR of 3.36:1 (variation of 8.4%) and 3.2:1 (variation of 18.6%). Clause 4.3 Height of Buildings of The Hills LEP	Clause 4.4 and 9.7 of The Hills LEP 2019 The variation is supported as despite the variation, if the FSR is averaged throughout both sites A and B, the proposal would achieve a FSR of 2.5:1 which complies with the maximum permitted averaged FSR of 2.87:1

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			Government's Sydney Central City Planning Panel as the determining authority.							2	
							The Hills LEP 2019	Cl. 9.7 Residential development yield	Regional Panel under assumed concurrence	Clause 4.4 and 9.7 of The Hills LEP 2019 Site B comprises variations to incentive FSR under Clause 9.7 development standard resulting in a FSR of 3.36:1 (variation of 8.4%) and 3.2:1 (variation of 18.6%). Clause 4.3 Height of Buildings of The Hills LEP 2	Clause 4.4 and 9.7 of The Hills LEP 2019 The variation is supported as despite the variation, if the FSR is averaged throughout both sites A and B, the proposal would achieve a FSR of 2.5:1 which complies with the maximum permitted averaged FSR of 2.87:1
960/2022/HA	19 Ashford Avenue CASTLE HILL NSW 2154	Lot 21 DP 259082	Demolition of Existing Structures and Construction of a Residential Flat Building Development comprising 66 Apartments and Basement Parking.	Approved	17/05/2023	Local Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	14.17% - LEP 2019 requires a 21m Height of Buildings, the proposal has a maximum height of 23.955m	The variation to building height will not create buildings of excessive height, bulk or scale nor will it cause undue impacts upon the amenity of adjoining residential properties.
1032/2023/HA	10 Christopher Street BAULKHAM HILLS NSW 2153	Lot 4 DP 225507	Demolition of Existing Structures and Construction of an Attached Dual Occupancy and Retaining Walls	Approved	05/05/2023	Delegated Authority	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	Height variation of 0.55m (6.1%).	Clause 4.6(3) addressed. In addition, the development is in the public interest, and Planning Secretary concurrence can be assumed.

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349/2023/LD	22 Banyan Avenue NORWEST NSW 2153	Lot 207 DP 1239622	Three Storey Dwelling, Swimming Pool, Spa and Retaining Walls	Approved	29/03/2023	Delegated Authority	The Hills LEP 2019	Clause 4.6 Exceptions to Development Standards	Not Applicable	Height standard is 9m. The maximum height of the development is 9.61m which is 610mm above the height standard. This is 610mm above the standard and a 6.8% variation.	Cl. 4.6(3) addressed in that compliance is unreasonable or unnecessary, with sufficient environmental planning grounds (no amenity impacts; suitable design). The development is in the public interest, concurrence of the planning secretary can be assumed.
1197/2022/LD	33 Grange Road GLENHAVEN NSW 2156	Lot 56 DP 827910	Multi-Storey Dwelling, Swimming Pool and Retaining Walls	Approved	20/02/2023	Delegated Authority	The Hills LEP 2019	Clause 4.6 Exceptions to Development Standards	Not Applicable	Height standard is 9m. The maximum height of the development is 9.57m which is 570mm above the height standard. This is 570mm above the standard and a 6.33% variation.	Cl. 4.6(3) addressed in that compliance is unreasonable or unnecessary, with sufficient environmental planning grounds (no amenity impacts; suitable design). The development is in the public interest, concurrence of the planning secretary can be assumed.

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632/2023/LA	3 Jasmine Place CASTLE HILL NSW 2154	Lot 533 DP 712805	Part Removal of Existing Roof and Construction of a New Roof including Over an Existing Balcony	Approved	15/02/2023	Local Planning Panel	The Hills LEP 2019		Local Panel under assumed concurrence	Height standard is 9m. The maximum height will increase 860mm to 11.42m. This is 2.42m above the standard and a 26.8% variation.	Clause 4.6(3) addressed. In addition, the development is in the public interest, and Planning Secretary concurrence can be assumed.
1406/2021/JP	21 Hughes Avenue CASTLE HILL NSW 2154	Lot 506 DP 258587	Demolition of Existing Structures and Construction of 3 Residential Flat Buildings Ranging in Height from 4-8 Storeys Comprising of 261 Units and Basement Parking	Approved	09/12/2022	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	5.57m or 26.5%	The non-compliance to Clause 4.3 height standard of the LEP is supported as the maximum height exceedance relates to roof of stairwells and lift overruns leading to rooftop communal open space areas.
1639/2022/ZB	257 Mud Island Road SACKVILLE NORTH NSW 2756	Lot 3 DP 536109, Lot 4 DP 536109	Subdivision creating two rural residential lots including a variation to a development standard (minimum lot size) (boundary adjustment)	Refused	16/11/2022	Local Planning Panel	The Hills LEP 2019	Cl. 4.1(3) Min lot size	Local Panel under assumed concurrence	30 hectares (75%) and 33.22 hectares (83.05%) - minimum lot size of 40 hectares applies under the LEP.	The development application includes variations to the minimum lot size set by Clause 4.1 of The Hills Local Environmental Plan 2019 that exceed the limits set by Clause 4.6(6) of The Hills Local Environmental Plan 2019. Consent is unable to be given to t

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859/2022/JP	55 Coonara Avenue WEST PENNANT HILLS NSW 2125	Lot 61 DP 737386	Southern Housing Precinct for the construction of 60 integrated attached and detached dwellings, individual lot subdivision and associated lot civil works and associated landscape works.	Approved	03/11/2022	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	The maximum height limit under LEP 2019 is 9 metres and the maximum dwelling height proposed is 13.34m, a 48.22% variation to the development standard.	It is considered that strict compliance is unreasonable and unnecessary in this instance and the variation can be supported. Overall, the proposed two and three storey dwellings provide for a suitable residential dwelling outcome and will not result in a
860/2022/JP	55 Coonara Avenue WEST PENNANT HILLS NSW 2125	Lot 61 DP 737386	Concept Master Plan Development Application for 417 dwellings which includes 165 dwelling houses and 252 apartments, and associated internal road and superlot arrangement, and Civil Works including tree removal, earthworks and new road construction.	Approved	03/11/2022	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	Maximum building heights of apartment buildings A, B, C and D are 26.4m, 27.1m, 24.9m and 26.6m respectively. This represents a variation of 4.4m (20%), 5.1m (23.2%), 2.9m (13.2%) and 4.6m (20.9%) to the height standard.	It is considered that strict compliance with the development standard is unreasonable and unnecessary in this instance and the variation can be supported. Overall, the proposed building height for the residential flat building does not result in any sign

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861/2022/JP	55 Coonara Avenue WEST PENNANT HILLS NSW 2125	Lot 61 DP 737386	Apartment Precinct for 252 dwellings contained in 4 residential flat buildings. Basement car parking for 456 vehicles, associated earthworks and landscaping	Approved	03/11/2022	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	Maximum building heights of Buildings A, B, C and D are 26.4m, 27.1m, 24.9m and 26.6m respectively. This represents a variation of 4.4m (20%), 5.1m (23.2%), 2.9m (13.2%) and 4.6m (20.9%) to the height standard.	The variation to building height of the Apartment Building Precinct was considered as part of DA 860/2022/JP which was accompanied by a request to vary Clause 4.3 Building Height development standard pursuant to Clause 4.6 of The Hills Local Environmental
1237/2022/JP	Gilroy College High School & St Gabriels School 29-37 Marie Street CASTLE HILL NSW 2154	Lot 1 DP 1073292	Demolition of Existing Buildings and Structures, Construction of a Two Storey Building and Covered Outdoor Learning Area and Associated Works. The determining authority for this application is the NSW Government's Sydney Central City Planning Panel.	Approved	02/09/2022	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	24% - LEP 2019 requires a 9m building height. Proposed development is 11.14m.	The non-compliance does not result in an adverse impacts to amenity or streetscape. The bulk and scale of the development is appropriate.

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1552/2020/ZB	Lot 5 DP 30916 Commercial Road ROUSE HILL NSW 2155	Lot 5 DP 30916	Subdivision creating one residential lot and one open space lot including new road/ extension of Green Hills Drive to Commercial Road accompanied by a request to vary a development standard (minimum lot size)	Approved	17/08/2022	Local Planning Panel	The Hills LEP 2019	Cl. 4.1(3) Min lot size	Local Panel under assumed concurrence	16.7%	A 16.7% variation to the minimum lot size control is considered to be acceptable in this given the size of the park is consistent with the Planning Proposal and subsequent rezoning, site specific development controls in the DCP and VPA applicable to the s
1292/2022/ZA	41 Jasper Road BAULKHAM HILLS NSW 2153	Lot 41 DP 790474	Infill subdivision creating two residential lots including demolition accompanied by a request to vary a development standard (minimum lot size)	Refused	30/06/2022	Delegated Authority	The Hills LEP 2019		Council under assumed concurrence	2%	The written request relating to this variation prepared pursuant to Clause 4.6 Exceptions to development standards of The Hills Local Environmental Plan 2019 does not reasonably demonstrate that strict compliance with the development standard is unreasona
95/2022/LA	70 Westmore Drive WEST PENNANT HILLS NSW 2125	Lot 1 DP 621457	Alterations and Additions to an Existing Dwelling, Including an Upper Floor Addition, Retaining Walls and Front Fence	Approved	01/02/2022	Delegated Authority	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	374mm or 4.15% - LEP 2019 allows max. building height of 9m	The variation does not result in any undue impacts on adjoining properties with respect to overshadowing or privacy.
275/2020/HC	370 Old Northern Road CASTLE HILL NSW 2154	Lot 2 DP 135804	Construction of an Integrated Housing Development Containing 38 Dwellings and a Community Title Subdivision	Approved	06/09/2021	Local Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	27.8% - LEP 2019 allows a max. building height of 9m - proposed max. height is 11.5m	The non-compliance does not result in an adverse impact to amenity of adjoining properties and open space areas in regards to solar access and visual privacy. The development is contained on a large allotment.

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1152/2021/LD	28 Womurrung Avenue CASTLE HILL NSW 2154	Lot 104 DP 1161125	Three Storey Dwelling, Swimming Pool and Retaining Walls	Approved	11/08/2021	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	Clause 4.3 limits the height of development on the site to 8m. The approved maximum building height is 8.319m which represents a variation of 3.9% to the height standard.	The non-compliance does not result in an adverse impact to amenity or streetscape. The bulk and scale of the development is appropriate.
483/2020/JP/A	Common Property Towers 5 & 632 Civic Way ROUSE HILL NSW 2155	CP SP 104989	Section 4.55 (2) Modification to an Approved Mixed Use Development Comprising 375 Residential Apartments, Commercial/Retail Tenancies, Stratum Subdivision and Associated Works	Approved	09/08/2021	Delegated Authority	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	LEP 2019 height limit is 36m. The maximum height of Tower 6 is 36.28m which is a 0.7% variation.	The variation is minor, relates only to Tower 6 and will not impact on streetscape.
1311/2021/LA	149 Oratava Avenue WEST PENNANT HILLS NSW 2125	Lot 280 DP 259491	Alterations and Additions to an Existing Dwelling.	Approved	22/06/2021	Delegated Authority	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.5% - LEP 2019 prescribes max 9m, building height 9.8m	The non-compliance does not result in an adverse impacts to amenity or streetscape. The bulk and scale of the development is appropriate.

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172/2021/JP	21-23 Lexington Drive BELLA VISTA NSW 2153	Lot 7081 DP 1037626	Mixed Use Development including Commercial Office Floor Space and Serviced Apartments. The determining authority for this application is the Sydney Central City Planning Panel.	Approved	09/06/2021	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	4.15m or 12%.	The exceedance is associated with the lift-runs, stair and plant. A Clause 4.6 submission to vary the height standard was submitted with the Development Application. It is considered that strict compliance is unreasonable and unnecessary in this instance.
318/2021/JP	1-28/40 Civic Way ROUSE HILL NSW 2155	Lot 11 DP 280013	Residential Flat Building Comprising 33 Units under the Provisions of the SEPP Affordable Rental Housing 2009	Approved	05/05/2021	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.1A(2) Min lot size for RFB	Regional Panel under assumed concurrence	LEP 2019 requires a minimum lot size for apartment development of 4000m ² . The subject site has an area of 3050m ² which is a variation of 23.75%.	The variation will not unreasonably impact on streetscape or amenity.
587/2021/HA	Norwest Private Hospital 11 Norbrik Drive BELLA VISTA NSW 2153	Lot 200 DP 1222375	Construction of a Temporary Single Storey Building for use as an Oncology Treatment Facility	Refused	21/04/2021	Local Planning Panel	The Hills LEP 2019	Cl. 4.4(2) Maximum FSR	Local Panel under assumed concurrence	29% – LEP prescribes a FSR of 1:1.	Refused by the LPP as the Clause 4.6 written objection was not well founded in terms of Clause 4.6(3)(a) and (b).

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46/2018/JP/A	104 Fairway Drive NORWEST NSW 2153	Lot 4 DP 271187	Section 4.55 (2) Modification to an Approved Residential Flat Building Development comprising 330 units. The modification includes amendments to apartment layouts, building footprint, massing, and façade treatment and includes reduction of basement parking to 475 vehicles. The proposal is defined as 'Nominated Integrated Development' under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979 as the proposal requires approval from the Department of Primary Industries under the provisions of the Water Management Act 2000. The Development Application will be reported to the NSW Government's Sydney Central City Planning Panel as the determining authority.	Approved	14/04/2021	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	The proposal has a maximum height of 43.2 metres which is consistent with the approved development. The amendments proposed under this modification application seek to amend built form including that which is located within the 18 metre height part of the	The variations to the height standard are considered consistent with the approved development and do not result in any significant changes to privacy and overshadowing impacts.

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1611/2020/JP	6 Garthowen Crescent CASTLE HILL NSW 2154	Lot 23 DP 222257	Demolition of existing structures and construction of a 13 and 18 storey Residential Flat Building Development, containing 196 units, basement car parking and associated works	Approved	01/04/2021	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	1.51% - Maximum building height allowed: 57m; Proposed building height: 57.86m	The minor encroachment of 860mm will not be visible from the street, will cast no additional shadow, does not deny loss of views nor create discernible visual bulk and scale to the building.
1037/2020/JP	125 Showground Road CASTLE HILL NSW 2154	Lot 1 DP 260588	Demolition of existing structures and construction of four residential flat buildings containing 292 units.	Approved	31/03/2021	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	Clause 4.3 of LEP 2019 limits the height of the development site to 40 metres. The proposed maximum building heights of Buildings A1, A2, B1 and B2 are 41.73m, 42.6m, 40.75m and 43.32m respectively. This represents a variation of 1.7m (4.5%), 2.6m (6.5%)	A Clause 4.6 written submission has been prepared and submitted with the application. It is considered that strict compliance is unreasonable and unnecessary in this instance and the variation can be supported.

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981/2020/HA	43 Civic Way ROUSE HILL NSW 2155	Lot 10 DP 280013	Mixed Use Development Containing Two Residential Flat Buildings and a Ground Floor Commercial Premise	Approved	17/03/2021	Local Planning Panel	The Hills LEP 2019	Cl. 4.1A(2) Min lot size for RFB	Local Panel under assumed concurrence	LEP 2019 requires a minimum lots size of 4000m2 for residential flat building development. The site has an area of 2654m2 which is a variation of 33.65%.	The site was envisaged to contain multi-storey residential development since approval of the Masterplan and the development will provide a reasonable level of amenity to residents.
982/2020/HA	Lot 9 DP 280013 White Hart Drive ROUSE HILL NSW 2155	Lot 9 DP 280013	Residential Flat Building containing 36 Apartments and Basement Parking	Approved	17/03/2021	Local Planning Panel	The Hills LEP 2019	Cl. 4.1A(2) Min lot size for RFB	Local Panel under assumed concurrence	LEP 2019 requires a minimum lots size of 4000m2 for residential flat building development. The site has an area of 1318m2 which is a variation of 67.05%.	The site was envisaged to contain multi-storey residential development since approval of the Masterplan and the development will provide a reasonable level of amenity to residents.

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906/2020/JP	24-26 Mile End Road ROUSE HILL NSW 2155	Lot 111 DP 1011305	Data Facility Constructed over 4 Stages	Approved	18/02/2021	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	The development incorporates a maximum building height of 29.632 metres which is a variation of 13.632 metres or 85.2% to the development standard.	The variation to the building height is considered reasonable as the exceedance in the building height can primarily be attributed to the significant slope and the presence of endangered ecological communities that constrain the site, limiting the overall
1706/2018/HA/B	54 Stone Mason Drive NORWEST NSW 2153	Lot 170 DP 1248723	Section 4.55 (2) Modification to an Approved Multi-Dwelling Housing for 61 Dwellings	Approved	17/02/2021	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	11.65% - LEP 2019 specifies a 10 metre building height limit. The proposed maximum building height is 11.65 metres	The non-compliance is unlikely to be discernible from neighbouring properties or the public domain due to the modifications to the existing ground level. There are sufficient environmental planning grounds to justify the contravention to the building height
1369/2019/HA	Dural Village Shops 644 Old Northern Road DURAL NSW 2158	Lot 4 DP 1006461	Alterations and Additions to Dural Village Shopping Centre	Approved	20/01/2021	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	47.5% - LEP 2012 specifies a 10m building height limit. The proposed maximum building height is 14.75m.	The non-compliance does not result in an adverse impact to streetscape or amenity. The development provides small-scale retail and business uses at a scale that is compatible with the character and amenity of a neighbourhood centre.

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1571/2019/HA	'Woolworths Dural Mall'2 Allen WayDURAL NSW 2158	Lot 10 DP 1201178, Lot 2 DP 1102998	Alterations and Additions to an Existing Commercial Building Including Retail Space and Car Parking	Approved	20/01/2021	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	LEP 2012 limits the building height to 12m. The development contains a maximum building height of 21.92m, an 82.7% variation.LEP 2012 limits FSR to maximum 1:1. The development contains an FSR of 1.07:1, a 7% variation.	The maximum height of the building would be 11.97 metres if measured from interpolated ground levels as opposed to the underside of the existing basement slab.The proposal results in a positive built form outcome and further retail and employment oport
							The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Local Panel under assumed concurrence	LEP 2012 limits the building height to 12m. The development contains a maximum building height of 21.92m, an 82.7% variation.LEP 2012 limits FSR to maximum 1:1. The development contains an FSR of 1.07:1, a 7% variation.	The maximum height of the building would be 11.97 metres if measured from interpolated ground levels as opposed to the underside of the existing basement slab.The proposal results in a positive built form outcome and further retail and employment oport

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456/2020/JP	St Gabriels School for Hearing 190 Old Northern Road CASTLE HILL NSW 2154	Lot 9 DP 10049, Lot 10 DP 10049	Alterations and Additions to St Gabriel's School including Demolition of an Existing Building, Construction of 2 x 2 Storey Buildings, Amenity Block, Extension to an Existing Building, Construction of Parking Areas & Two Pylon Signs over 3 Stages. The determining authority is the Sydney Central City Planning Panel	Approved	21/10/2020	Sydney Central City Planning Panel	The Hills LEP 2012	Clause 4.6 Exceptions to Development Standards	Regional Panel under assumed concurrence	3.9 metres or 43.3%	The variation to the development standard can be supported for the following reasons:- The applicant's request is well-founded.- The proposed variation results in a development that is consistent with the objectives of Clause 4.3 Height of Buildings and
259/2020/HA	33 Purser Avenue CASTLE HILL NSW 2154	Lot 32 DP 200734	Demolition of Existing Structures and Construction of Seven x Two Storey Multi Dwelling Housing with Basement Car Parking	Approved	19/10/2020	Delegated Authority	The Hills LEP 2012	Cl. 4.1A(2) Min lot size - Multi Dwelling Housing	Council under assumed concurrence	The subject site has a total area of 1739.6sqm and as such does not comply with Clause 4.1A which requires 1800sqm (being a 3.5% variation).	The development has been designed to provide a built form outcome that responds to the site's opportunities and constraints. The proposed variation will result in a development that is consistent with the objectives of the R3 Medium Density zone.

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40/2019/HA	286 Annangrove Road ROUSE HILL NSW 2155	Lot 2 DP 838278	Five Storey Industrial Building	Approved	01/10/2020	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	0.71% - LEP 2012 requires a 16m height limit	The non-compliance with the building height does not result in a development with any significant privacy, overlooking or overshadowing impacts. The extent of variation to the building height is minimal in nature and does not detract from the streetscape
455/2020/HC	Ko-Veda Holiday Park 2868 River Road WISEMANS FERRY NSW 2775	Lot 1300 DP 1114932	Subdivision (Boundary Adjustment) and Construction of a Two Storey Dwelling	Refused	16/09/2020	Local Planning Panel	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Local Panel under assumed concurrence	98.55% - LEP 2012 requires a minimum lot size of 10 hectares. Proposed minimum lot size was 0.145 hectares.	N/A - Application Refused.
1592/2019/HA	RMB 73 Windsor Road NORWEST NSW 2153	Lot 1 DP 528019	Construction of 36 Attached Dwellings and Two Retail/Business Buildings with Basement Carparking and Associated Subdivision	Approved	18/08/2020	Development Assessment Unit	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	5%	The variation to the development standard was supported given that the applicant's request was well-founded and the proposed variation results in a development that is consistent with the objectives of Clause 4.3 - Height of Buildings and the B1 Neighbour
1398/2019/HA	30 Regent Honeyeater Grove NORTH KELLYVILLE NSW 2155	Lot 21 DP 1201600	Demolition of Existing Structures, Retention of an Existing Heritage Cottage & Construction of Two (2) x Five (5) Storey Residential Flat Buildings Containing 61 Units.	Approved	22/07/2020	Local Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	The proposal has a maximum height of 16.57 metres therefore a variation of 0.57 metres or 3.56% is sought:	The development has been designed to provide a built form outcome that responds to the site's opportunities and constraints. The height does not adversely impact on streetscape, responds to topography, provides minimal amenity impacts for neighbouring pro

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
689/2020/JP	25 Ashford Avenue CASTLE HILL NSW 2154	Lot 1 DP 1277722	Demolition of existing structures and construction of a residential flat building development containing 272 units and associated landscaping, civil and subdivision works. The determining authority for this application is the NSW Government Sydney Central City Planning Panel	Approved	18/06/2020	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	0.8m or 3%	The variation to the standard is only for parapets and lift overruns. The lift overruns are centrally located on roof tops. Parapets are integrated into the design of the building and does not result in excessive bulk and scale.

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
93/2020/HC	324 Annangrove Road ROUSE HILL NSW 2155	Lot 32 DP 834050	A commercial and light industrial development over four stages to include the construction of a four storey self-storage building and a two storey mixed used development over a basement level comprising: •615 self-storage units. •7 warehouse/light industrial units. •4 business premises. •82 additional Car Parking spaces. The application is classed as 'Nominated Integrated Development' under the provisions of Section 4.46 of the Environmental Planning and Assessment Act, 1979 as the proposal as amended requires approval from the Natural resources Access Regulator under the provisions of the Water Management Act 2000.	Approved	17/06/2020	Local Planning Panel	The Hills LEP 2019	Cl. 4.4(2) Maximum FSR	Local Panel under assumed concurrence	16% - LEP 2019 requires a FSR of 1:1 (1.16:1 proposed)	The non-compliance is acceptable as the proposal consistent with the objectives of the development standard and the objectives of the B6 Enterprise Corridor zone and SP2 Infrastructure (Local Road Widening) zone under the LEP

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
688/2019/JP	16 Middleton Avenue CASTLE HILL NSW 2154	Lot 36 DP 247890	Demolition of Existing Structures and Construction of four 8-10 storey Residential Flat Buildings comprising 296 units and 407 car parking spaces within a basement car park.	Approved	11/06/2020	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	5m or 18.5% - LEP 2012 requires a maximum 27m height standard.	Variation will not cause adverse amenity impacts to overshadowing, privacy, view loss and bulk and scale to adjoining properties and streetscape. Largest extent of variation occur to lift over-runs/plant services which are centrally located on rooftops o
220/2020/LD	41 Pioneer Place CASTLE HILL NSW 2154	Lot 2 DP 1231927	A Three Storey Dwelling, Inground Swimming Pool and Retaining Walls	Approved	29/05/2020	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.74% - Maximum permissible Height of Building is 9.0m. Proposed height is 9.247m	Does not result in adverse impact to amenity or streetscape. Bulk and scale is appropriate, design is comparable with surrounding development and responds to site topography.
1732/2019/HA	Common Property9 Spurway Drive NORWEST NSW 2153	CP SP 102284	Residential Flat Building Development Comprising of 57 Units	Approved	16/04/2020	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	LEP 2012 limits the height of the development site to 21 metres. The proposal has a maximum height of 28.9 metres therefore a variation of 7.9 metres or 37.6%	The development has been designed to provide a built form outcome that responds to the opportunities and constraints of the site.

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
2245/2018/JP	318 Annangrove Road ROUSE HILL NSW 2155	Lot 29 DP 834050	Demolition of Existing Structures and Construction of a Mixed use development incorporating cafes, business premises, recreational facilities, child care facility, industrial/warehouse units, storage units, and associated parking.	Approved	19/03/2020	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Regional Panel under assumed concurrence	The development proposes a FSR of 1.35:1 which results in a 35% or 5,993.32m2	The variation is considered reasonable as the variation can primarily be attributed to the self-storage units which are located below ground and do not add to the bulk and scale of the building
240/2020/ZA	10 President Road KELLYVILLE NSW 2155	Lot 11 DP 23025	Infill subdivision creating two residential lots including demolition accompanied by a request to vary a development standard (minimum lot size)	Approved	25/02/2020	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	Lot 110 - 59.2m2 or 8.4% and Lot 111 - 67.1m2 or 9.5%	Four adjoining properties have a lot size and frontage equal to or less than the lots proposed. The Clause 4.6 request sufficiently addressed the variation by ensuring the development meets the objectives of the zone and lot size requirement.
1262/2019/JP	7 Cadman Crescent CASTLE HILL NSW 2154	Lot 502 DP 258587	Concept Development Application for Five Residential Buildings Comprising 228 Apartments, Two Levels of Basement Parking and Landscaping. The determining authority for this application is the NSW Government's Sydney Central City Planning Panel - Amended Plans	Approved	20/02/2020	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	2.85m or 13.57%	Variation to height is negligible when viewed from the streetscape. Clause 4.6 written submission supported as proposal still met objectives of the zone and height standard.

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
791/2020/HA	Castle Towers6-14 Castle StreetCASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Castle Towers Upgrade Works to Zone 4 Chiller located on the Rooftop	Approved	19/02/2020	Local Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	LEP 2012 has a 12 metre height limit. The approved height is 27.7 metres which is a 130.8% variation.	The non-compliance is satisfactory given the minor extent of work in the urban environment.
105/2020/HA	33-37 Boronia RoadGLENORIE NSW 2157	Per Occ 145064, Lot A DP 409452	Demolition of Existing Structures and Construction of a Greenhouse within an Existing Intensive Plant Agriculture Development	Approved	11/02/2020	Development Assessment Unit	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	10% - LEP requires a maximum building height of 10m. 11m building height proposed.	The non-compliance does not result in an adverse impact to amenity or streetscape. The bulk and scale of the development is appropriate.
349/2016/ZD/A	72 Mitchells RoadSACKVILLE NORTH NSW 2756	Lot 4 DP 572032, Lot 1 DP 572032, Lot 30 DP 587624	Section 4.55(1A) modification to a subdivision creating ten community title rural residential lots and one association lot to amend lot boundaries facing Mitchells Road	Approved	14/01/2020	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	10% - Maximum permissible lot yield based on parent lot size is 10. 11 lots are proposed	The variation is minor in nature and is consistent with the objectives of the zone. The application is a modification to an existing approved development application.
1451/2019/JP	Gilroy College High School19-27 Marie StreetCASTLE HILL NSW 2154	Lot 51 DP 10049, Lot 50 DP 10049, Lot 49 DP 10049, Lot 48 DP 10049, Lot 47 DP 10049	Demolition of Existing Classroom Facilities, Construction of a Multi-Storey Classroom Building and Associated Works.The Development Application will be determined by the Sydney Central City Planning Panel (SCCPP).	Approved	12/12/2019	Sydney Central City Planning Panel	The Hills LEP 2019	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	4.5m or a 50% variation to the LEP 2012 standard of 9m.	Clause 4.6 variation demonstrates that compliance with Clause 4.3 Height of Buildings is unreasonable or unnecessary in the circumstances, there are sufficient environmental planning grounds to justify contravening the development standard.

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805/2019/HA	Development LotMackillop DriveBAULKHAM HILLS NSW 2153	Lot 217 DP 1239622	Proposed Integrated Housing Development Comprising of a Torrens Title Subdivision, Creating 4 Residential Lots and 1 Residue Lot and Construction of Two storey Detached Dwelling On Each Lot	Approved	26/10/2019	Delegated Authority	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Local Panel under assumed concurrence	149m2 or 21.28%	The proposal is compatible with the adjoining properties providing an orderly development and preventing the fragmentation or isolation of land and ensuring that the prevailing character of the surrounding land is maintained.
826/2019/HA	Development LotMackillop DriveBAULKHAM HILLS NSW 2153	Lot 217 DP 1239622	Multi Dwelling Housing Comprising 40 Town Houses and Associated Works on Proposed Lot 2	Approved	26/10/2019	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	Max. building height allowed - 9mMax. height proposed - 10.311m which exceeds by 1.311m or 14.57%	No adverse impacts to the streetscape and amenity of adjoining residential properties.

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192/2019/JP	16 Chapman Avenue CASTLE HILL NSW 2154	Lot 33 DP 246981	Demolition of Existing Structures and Construction of Three Residential Flat Buildings containing 258 Units	Approved	19/09/2019	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	Clause 4.3 Height of Buildings Building A - 35.7% (7.5m) to 21m height standard and 2.74m (10%) to 27m height standard. Building B - 19.7% (4.14m) for a lift overrun and 12.2% (2.58m) for the main roof to 21m height standard. Building C - 0.58m (2.7%) to	Clause 4.3 The largest height exceedance relates to Building A which is located on land that is mapped with two different height limits (27m and 21m). In this instance, it is considered that compliance with the standard is unreasonable as a fully complai
							The Hills LEP 2012	Cl. 9.7 Residential development yield	Regional Panel under assumed concurrence	Clause 4.3 Height of Buildings Building A - 35.7% (7.5m) to 21m height standard and 2.74m (10%) to 27m height standard. Building B - 19.7% (4.14m) for a lift overrun and 12.2% (2.58m) for the main roof to 21m height standard. Building C - 0.58m (2.7%) to	Clause 4.3 The largest height exceedance relates to Building A which is located on land that is mapped with two different height limits (27m and 21m). In this instance, it is considered that compliance with the standard is unreasonable as a fully complai

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223/2019/HC	415-417 Boundary Road MARAYLYA NSW 2765	Lot 2 DP 843599	Demolition of existing service station, caretaker accommodation and general store, and construction of a two storey mixed use development comprising shops, neighbourhood shops and shop top housing with at-grade and basement car parking on proposed Lot 3 at the corner of Boundary Road and Pitt Town Road, Maraylya (approved subdivision 622/2016/ZB). Sixteen specialty neighbourhood shops are proposed with a total floor area of 1133m ² , in addition to a 561m ² supermarket and ancillary uses including store rooms, service areas, a village square, parents' room and public toilets. Shop top housing is proposed to consist of 4 x 2 bedroom units and 2 x 1 bedroom units. A total of 96 car parking spaces will be provided on the site. The application is classed as 'Nominated	Approved	18/09/2019	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	0.9m (9%) variation to 10m building height subject to Clause 4.3 and 3.9m (55.7%) variation to building height subject to Clause 4.3A(2).	Despite the proposed variations, the 1-2 storey design of the development, limited shop top housing floor space, conservative floor space ratio of 0.37:1 and efforts to reduce environmental impacts results in a development that provides an appropriate res
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			Integrated Development' under the provisions of Section 4.46 of the Environmental Planning and Assessment Act, 1979 as the proposal as amended requires approval from the Department of Primary Industries – Water under the provisions of the Water Management Act 2000.								
318/2010/JP/G	18-20 Mile End Road ROUSE HILL NSW 2155	Lot 2 DP 251094	Section 4.55 (1A) Modification to an Approved Staged Warehouse and Commercial Development	Approved	18/09/2019	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	35% - LEP 2012 requires a 16 metre maximum	The further non-compliance to the Height Development Standard does not result in an adverse impact to amenity or streetscape, with the development maintaining a consistent bulk and scale from the original application.
426/2018/ZD	126A Cattai Ridge Road GLENORIE NSW 2157	Lot 411 DP 1104795	Subdivision creating 10 community title rural residential lots, one association lot and two rural residential lots (rural cluster) over two stages including demolition and variation to development standard (density)	Withdrawn	12/09/2019	Delegated Authority	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Local Panel under assumed concurrence	3.6% - Maximum yield is 9.65 lots. Proposal is for 10 community title rural residential lots.	The additional lot beyond the theoretical maximum lot yield does not undermine the underlying intent of rural cluster subdivisions which seeks to strike a balance between economic viability and the protection/enhancement of biodiversity in perpetuity
1994/2018/JP/A	8 Elizabeth MacArthur Drive BELLA VISTA NSW 2153	Lot 6014 DP 1104131	Section 8.2 Review of Determination - Seven Storey Commercial Building with Basement Car Parking	Approved	30/07/2019	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	10.7% or 2.7m which exceeds the LEP 2012 height standard of RL116.	The variation is only for a centrally located lift overrun/plant and will not adversely impact on streetscape character or the significant heritage view corridors.
970/2017/JP	2 Hector	Lot 8 DP	Demolition of	Approved	30/07/2019	Sydney	The Hills LEP	Cl. 4.3(2)	Regional Panel	Max. building	No adverse impacts will be

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	CourtKELLYVILLE NSW 2155	1128575	Existing Structures and Construction of a Shopping Centre with Associated Signage			Central City Planning Panel	2012	Maximum Height of Building	under assumed concurrence	height allowed: 12m Proposed: 13.05m Variation: 1.05m or 8.75%	caused in terms of overshadowing and loss of privacy or visual impact on adjoining properties and streetscape.
1706/2018/HA	47-51 Stone Mason DriveNORWEST NSW 2153	Lot 171 DP 1248723	Construction of Multi-Dwelling Housing For 61 Dwellings	Approved	23/07/2019	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	4.5% - LEP 2012 requires 10m	The building height non- compliance is limited to a minor portion of a large development, and as such, does not result in an adverse impact to the internal amenity of the development nor amenity of adjoining properties. The bulk and scale of the built form
837/2019/HA	2-12 Inglewood PlaceNORWEST NSW 2153	Lot 100 DP 1043738	Construction of an Additional Office Level (Level 7) and Associated Works	Approved	23/07/2019	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	1.5m above RL 116 (5% variation)	The proposed variation is only for the roof plant. It has adequately demonstrated that the exceedance of the height development standard would not be detrimental to the visual impact within the Norwest Precinct and that it is compatible with that of surr
866/2015/HB	14 Seven Hills RoadBAULKHAM HILLS NSW 2153	Lot D DP 357085	Demolition of Existing Structures and Construction of a Residential Flat Building Containing Nineteen (19) Apartment Units with Associated Two Basement Parking Levels Containing 44 Car Parking Spaces	Approved	19/06/2019	Local Planning Panel	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	46.7% - Minimum lot size for an RFB is 4000m ² . The proposed site area is 2132m ² .	The site is in close proximity to the Baulkham Hills Town Centre and is located adjacent to a similar development.

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1343/2019/HA	Castle Towers6-14 Castle StreetCASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Installation of a Goods Lift for Castle Towers Shopping Centre	Approved	15/05/2019	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	21.6% - Maximum permissible Height of Building is 12m. Proposed height is a maximum 15.3m.	The non-compliance will not adversely impact on streetscape and is not a highly visible structure given the context within a retail environment.
606/2019/MD	11 Murrung WayCASTLE HILL NSW 2154	Lot 149 DP 1161125	A Split Level Two Storey Dwelling, Swimming Pool and Retaining Walls.	Approved	03/05/2019	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.75% - Maximum permissible Height of Building is 8m. Proposed maximum height is 8.3m	No adverse impact on streetscape, responds to topography, provides minimal amenity impacts for neighbouring properties and is compatible with the existing residential character of the locality.
1431/2018/LD	13 Doris Hirst PlaceWEST PENNANT HILLS NSW 2125	Lot 1203 DP 1067110	Three Storey Dwelling, Retaining Walls and Fencing	Approved	17/04/2019	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.6% - Maximum permissible Height of Building is 9.0m. Proposed maximum height is 9.6m	Proposed height does not adversely impact on streetscape, responds to topography, provides minimal amenity impacts for neighbouring properties and is sympathetic to the existing residential character of the locality.
1910/2018/HA	11 Sagars RoadDURAL NSW 2158	Lot 17 DP 29915	Demolition of an Existing Structures and Construction of a Dwelling, Swimming Pool and Detached Secondary Dwelling	Approved	12/04/2019	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.9% - Maximum permissible Height of Building is 10m. Proposed maximum height is 10.69m.	The non-compliance will not adversely impact on streetscape, provides minimal amenity impacts for neighbouring properties and is compatible with the existing rural residential character of the locality.

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
672/2019/HA	322C Pitt Town Road MARAYLYA NSW 2765	Lot 12 DP 1206932	Two Storey Dwelling, Detached Secondary Dwelling, Shed, Front Fence and Retaining Walls	Approved	11/04/2019	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.9% - Maximum permissible Height of Building is 10m. Proposed maximum height is 10.69m.	The non-compliance will not adversely impact on streetscape, provides minimal amenity impacts for neighbouring properties and is compatible with the existing rural residential character of the locality.
864/2015/JP/B	Castle Towers6-14 Castle Street CASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Section 4.55 (2) Modification to the Approved Stage 3 Expansion of Castle Towers Shopping Centre	Approved	21/02/2019	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	283% - Maximum permissible height of building is 12m Proposed maximum height is 46m.86% - Maximum FSR is 1:1. Proposed FSR is 1.86:1	Proposed FSR and height are appropriate for a Town Centre location, with the site identified as a major centre under the Centres Direction and Metro Strategy
							The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Regional Panel under assumed concurrence	283% - Maximum permissible height of building is 12m Proposed maximum height is 46m.86% - Maximum FSR is 1:1. Proposed FSR is 1.86:1	Proposed FSR and height are appropriate for a Town Centre location, with the site identified as a major centre under the Centres Direction and Metro Strategy

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
694/2019/HA	Castle Towers6-14 Castle StreetCASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Alterations and Additions to Tenancy 200 to Expand the Tenancy into the Adjoining Loading Dock	Approved	20/02/2019	Local Planning Panel	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Local Panel under assumed concurrence	24% - Maximum permissible FSR is 1:1. Proposed FSR is 1.236:1	The works are internal to the shopping centre with no changes to existing bulk and scale of the building.
555/2019/HA	3-1/3 Wyoming RoadDURAL NSW 2158	Lot 1 DP 217911	Three Storey Dwelling and Retaining Walls, Tennis Court, Swimming Pool and Cabana, Storage Shed, and Secondary Dwelling	Approved	18/01/2019	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6% - Maximum permissible height of building is 10.0m. Proposed maximum height is 10.626m	Proposed height does not adversely impact on streetscape, responds to topography, provides minimal amenity impacts for neighbouring properties and is sympathetic to the existing rural character.
1994/2018/JP	8 Elizabeth MacArthur DriveBELLA VISTA NSW 2153	Lot 6014 DP 1104131	Seven Storey Commercial Building with Basement Car Parking	Refused	20/12/2018	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Not Applicable	27.4% - Maximum height RL is 108. Proposed maximum RL 115.1	N/A - Proposal refused

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46/2018/JP	104 Fairway Drive NORWEST NSW 2153	Lot 4 DP 271187	Residential Flat Building Development comprising 330 units with basement parking for 539 vehicles and associated Community Title Subdivision. The development is to be constructed in stages known as B1a (200 Apartments) and B1b (130 Apartments). The proposal is defined as 'Nominated Integrated Development' under the provisions of Section 91 of the Environmental Planning and Assessment Act 1979 as the proposal requires approval from the Department of Primary Industries – Water under the provisions of the Water Management Act 2000. The Development Application will be reported to the NSW Government's Sydney West Central Planning Panel as the determining authority.	Approved	20/12/2018	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	Height - Maximum permissible height 18m and 36m. Proposed max height is 43.2m. FSR - Maximum FSR equates to floor space of 32,536m ² . Proposal has a floor space of 32,869m ² . Clause 7.11 (unit sizes, unit mix and parking). Type 2 and 3 apartments are less th	Clause 4.6 variation written requests received and considered to be adequate and supported by SCCPP. The variations do not result in unreasonable impacts on adjoining properties.

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Application Number	Address	Lot/DP No.	Application Description	Decision	Decision Date	Approval Authority	Planning Instrument	Development Standard Being Varied	Concurrence Method	Extent Of Variation	Justification of Variation
46/2018/JP	104 Fairway Drive NORWEST NSW 2153	Lot 4 DP 271187	Residential Flat Building Development comprising 330 units with basement parking for 539 vehicles and associated Community Title Subdivision. The development is to be constructed in stages known as B1a (200 Apartments) and B1b (130 Apartments). The proposal is defined as 'Nominated Integrated Development' under the provisions of Section 91 of the Environmental Planni	Approved	20/12/2018	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Regional Panel under assumed concurrence	Height - Maximum permissible height 18m and 36m. Proposed max height is 43.2m. FSR - Maximum FSR equates to floor space of 32,536m ² . Proposal has a floor space of 32,869m ² . Clause 7.11 (unit sizes, unit mix and parking). Type 2 and 3 apartments are less th	Clause 4.6 variation written requests received and considered to be adequate and supported by SCCPP. The variations do not result in unreasonable impacts on adjoining properties.

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46/2018/JP	104 Fairway Drive NORWEST NSW 2153	Lot 4 DP 271187	Residential Flat Building Development comprising 330 units with basement parking for 539 vehicles and associated Community Title Subdivision. The development is to be constructed in stages known as B1a (200 Apartments) and B1b (130 Apartments). The proposal is defined as 'Nominated Integrated Development' under the provisions of Section 91 of the Environmental Planni	Approved	20/12/2018	Sydney Central City Planning Panel	The Hills LEP 2012	Cl 7.11 Residential development yield	Regional Panel under assumed concurrence	Height - Maximum permissible height 18m and 36m. Proposed max height is 43.2m. FSR - Maximum FSR equates to floor space of 32,536m ² . Proposal has a floor space of 32,869m ² . Clause 7.11 (unit sizes, unit mix and parking). Type 2 and 3 apartments are less th	Clause 4.6 variation written requests received and considered to be adequate and supported by SCCPP. The variations do not result in unreasonable impacts on adjoining properties.
274/2019/HA	Castle Towers 6-14 Castle Street CASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Upgrade Works to the Piazza at Castle Towers	Approved	19/12/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	68.1% - Maximum permissible Height of Building is 12m. Proposed maximum height is 20.17m	The proposed works are not discernible given the existing retail environment.

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593/2019/HA	Castle Towers6-14 Castle StreetCASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Extension of Existing Goods Lift and New Egress Stairs for Castle Towers	Approved	19/12/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	107.5% - Maximum permissible Height of Building is 12m. Proposed maximum height is 24.9m	The proposed works will enable the use of an existing building in a safe manner.
177/2019/HA	8-10 Bellcast RoadROUSE HILL NSW 2155	Lot 151 DP 280009	Alterations to the Existing Dwellings, including Separation of the Dwellings, and Torrens Title Subdivision into Two Lots	Refused	21/11/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Not Applicable	31% - Minimum lot size is 450m2. Proposed minimum lot size is 310.3m2	N/A. Application refused.
282/2018/JP	100 Fairway DriveNORWEST NSW 2153	Lot 2 DP 1210647	The Development Application is for the construction of 4 x seven to twelve storey residential flat buildings comprising 217 units and 3 levels of basement car parking. The development comprises 53 x 1 bedroom units, 120 x 2 bedroom units and 44 x 3 bedroom units with associated car parking containing 320 car parking spaces.	Approved	18/10/2018	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Director General - Department of Planning	7.5% - Maximum permissible Height of Building is 36m. Proposed maximum height is 38.7m	Design responds to site constraints and is compatible with the scale and character of the future Norwest precinct strategic centre and minimises amenity impacts to adjoining development

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1492/2017/HC/A	The Mean Fiddler Tavern 2 Commercial Road ROUSE HILL NSW 2155	Lot 101 DP 1058862	Section 4.55(2) modification to the approved hotel accommodation & additions to a pub known as The Mean Fiddler Tavern.	Approved	17/10/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	19.58% - Maximum permissible Height of Building is 12m. Proposed maximum building height is 14.35m.	Increased buiding height is compatible with the streetscape, adjoining properties/structures and does not result in any adverse amenity impacts.
998/2018/ZD	4096 Old Northern Road MAROOTA NSW 2756	Lot 2 DP 787301	Subdivision creating six community title rural residential lots and one community association lot (rural cluster) including new road accompanied by a variation to a development standard (density)	Approved	17/10/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Local Panel under assumed concurrence	20% - Maximum permissible lot yield based on parent lot size is 5 lots. 6 lots are proposed	Shortfall in area of 0.13ha that woud achieve a compliant lot yield is minor. ALL other standards and controls are met. The propsal results in the protection and preservation of biodiversity values.
1667/2016/HB/C	19 Withers Road NORTH KELLYVILLE NSW 2155	Lot 3 DP 23258	Section 4.55 (1A) Modification to an Approved Residential Flat Building Development	Approved	04/09/2018	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.4% - Maximum Height of Building is 9.0m. Proposed building height is 9.85m (Building C). Note height variation on Building D is 4.7% (Height limit is 16.0m, proposed height is 16.75m)	Development is consistent with the objectives of zoning and height standard. The increased height enales increased floor to ceiling heights to increase the amenity of residents.

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1717/2018/LA	3 Magnolia Avenue BAULKHAM HILLS NSW 2153	Lot 6223 DP 259338	Alterations and Additions to an Existing Dwelling	Approved	27/08/2018	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	1.5% - Maximum permissible Height of Building is 9m. Proposed maximum height is 9.135m	The proposed addition is considered to be site responsive as it is located well within the existing building footprint and only a small portion of the roof ridge is considered to be breaching of the height limit at the lowest point of the site considered.
2011/2018/HA	3 Deborah Road ANNANGROVE NSW 2156	Lot 2 DP 247628	Conversion of an Existing Dual Occupancy into a Single Dwelling and Additions to Create a Link to the Existing Original Dwelling to Form a New Attached Occupancy Development	Approved	15/08/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for Dual Occupancy	Local Panel under assumed concurrence	33% - Minimum lot size is 2 hectares. Existing lot is 1.34 hectares.	The variation to minimum lot size for an attached dual occupancy does not result in an adverse impact to streetscape or the rural character of the area.
2012/2018/ZB	20 Evans Road GLENHAVEN NSW 2156	Lot 31 DP 612832	Infill subdivision creating two residential lots including demolition accompanied by an application to vary a development standard (minimum lot size)	Refused	15/08/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Local Panel under assumed concurrence	14% - Minimum lot size is 700m ² . Proposed minimum lot size is 601.5m ²	N/A - Application Refused
79/2017/JP	29 Mason Road BOX HILL NSW 2765	Lot 71 DP 655946	Demolition of Existing Structures, Subdivision and Construction of a Residential Flat Building containing Seventy Five Units and a Townhouse Development containing Forty Units	Approved	30/07/2018	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	8.9% - Maximum permissible Height of Building is 21.0m. Proposed maximum height 22.86m	Height exceedance due to lift overrun to rooftop garden. No significant impact upon the solar access or amenity on surrounding lots

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1020/2017/HA	4 Parsonage Road CASTLE HILL NSW 2154	Lot 2 DP 511198	Demolition of Existing Dwelling and Tree Removal and Construction of Residential Flat Building - Court Approved	Approved	27/06/2018	Court	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Not Applicable	82.8% - Minimum lot size required: 4,000m ² . Lot size provided: 689m ² .	Application recommend for refusal as minimum site area for RFB in R4 Zone was not provided as specified in Cl 4.1 (3). Application approved by the Court on appeal
20/2018/JP	20-22 Annangrove Road KENTHURST NSW 2156	Lot 1 DP 709237	Place of Public Worship	Approved	21/06/2018	Sydney Central City Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	95.7% - Maximum permissible Height of Building is 10m. Proposed maximum height is 19.57m.	The variation will not adversely impact on streetscape or amenity to adjoining properties.
798/2018/MD	17 Doris Hirst Place WEST PENNANT HILLS NSW 2125	Lot 1206 DP 1067110	A Three Storey Dwelling and Retaining Walls	Approved	14/06/2018	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	Variation to 9m LEP height limit. The building height measured from natural ground level is 9,158mm exceeding the maximum height by 158mm or 1.75%.	Variation required due to the site topography, setback constraints and the slope of site.
1251/2018/ZB	58A Nelson Road NELSON NSW 2765	Lot 1 DP 1198559	Subdivision creating two rural residential lots accompanied by a variation to a development standard (minimum lot size)	Approved	05/06/2018	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	7.5% - Minimum lot size is 2ha. Proposed minimum lot size is 1.85ha	Better environmental planning outcome achieved by preserving/managing the environmentally sensitive parts of the site in perpetuity to provide a long term connected ecology system where there is no existing obligation on the landowner to do so.

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1522/2018/LA	2 Willow Drive BAULKHAM HILLS NSW 2153	Lot 20 DP 228420	Alterations and Additions to an Existing Dwelling	Approved	01/05/2018	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	0.3% - Maximum permissible Height of Building is 9.0m. Proposed height is 9.03m.	Proposal is compatible with others in the locality regarding the built form and streetscape however due to slope of the existing a minor breach has occurred. No unreasonable overshadowing, privacy or visual impacts have occurred due to this breach.
944/2018/JP	3 Pellitt Lane DURAL NSW 2158	Lot 1 DP 534265	Seniors Living Development comprising of 72 bed residential aged care facility, 117 self-care dwellings consisting of 80 apartments and 37 independent living units, community facilities, construction of private roads, bulk earthworks and retaining walls in 5 stages	Refused	24/04/2018	Court	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Not Applicable	10.75% - Maximum permissible HOB is 10m. Proposed maximum HOB is 11.075m	The Court was not satisfied that exceedance of the 8m height limit was justified.
1026/2018/HA	Castle Towers 6-14 Castle Street CASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Upgrade of Mechanical Ventilation System within the Piazza	Approved	18/04/2018	Local Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Local Panel under assumed concurrence	52% - Maximum permissible Height of Building is 12m. The proposed maximum height is 18.2m.	The proposed variation is reasonable given the retail and Town Centre context.

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1582/2017/JP	26-30 Norbrik Drive BELLA VISTA NSW 2153	Lot 1 DP 1217654	Construction of Building B within Stage 1 of the Approved Circa Seniors Housing Development (DA 992/2016/JP) under the provisions of SEPP Housing for Seniors or People with a Disability 2004	Approved	11/04/2018	Sydney West Central Planning Panel	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Regional Panel under assumed concurrence	8% - Maximum floor space ratio is 1:1. Proposed floor space ratio is 1.08:1	Better planning outcome as the two additional levels of Building B result in a height that is 5.15 metres below the maximum height development standard under LEP 2012, is consistent with Building A and provides continuity in architectural expression, meet
736/2017/JP	104 Fairway Drive NORWEST NSW 2153	Lot 4 DP 271187	Concept Masterplan encompassing 10 buildings with a total of 1,300 dwellings, associated car parking, neighbourhood shops, fitness centre, civil works, internal roads and landscaping over five stages	Approved	11/04/2018	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	FSR - 8%. Maximum FSR is 1.5:1. Additional built form on the central northern part of site has FSR of 1.58:1.	*TEST* FSR - not exceeded when the site is considered in totality. Concentration of built form allows retention of more landscaping including CPW.
							The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Regional Panel under assumed concurrence	Height - 141.1%. Maximum permissible HOB is 18m. Proposed maximum HOB is 25.4m.	Height - improved amenity of adjoining land, increased floor to ceiling heights, site topography and lift overruns.

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489/2018/LD	32 Pioneer Place CASTLE HILL NSW 2154	Lot 101 DP 1152286	A Three Storey Dwelling and Retaining Walls	Approved	26/03/2018	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.88% - Maximum permissible Height of Building is 9.0m. Proposed maximum height is 9.62m.	Proposal is compatible with others in the locality regarding built form and streetscape. No unreasonable overshadowing, privacy or visual impact to adjoining properties.
677/2018/LA	66 Woodhill Street CASTLE HILL NSW 2154	Lot 18 DP 238114	Alterations and Additions to an Existing Dwelling	Approved	01/03/2018	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.3% - Maximum permissible Height of Building is 9.0m. Proposed maximum height is 9.3m	Variation relates to balcony ridgeline and does not result in unreasonable impacts on adjoining developments in terms of solar access, privacy or bulk and scale.
620/2016/HB	37-43 Old Northern Road BAULKHAM HILLS NSW 2153	Lot 23 DP 739791	Retention of a Heritage Listed Building and Construction of a Shop Top Housing Development	Approved	13/02/2018	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	a) Building height - 9.5% (1.9m) b) Floor space ratio - 3% (91m ²)	a) Building height - no undue impacts on the amenity of adjoining/surrounding properties.b) FSR - maintains the high density nature of R1 zone and compatibility with the character of the area.
							The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	a) Building height - 9.5% (1.9m) b) Floor space ratio - 3% (91m ²)	a) Building height - no undue impacts on the amenity of adjoining/surrounding properties.b) FSR - maintains the high density nature of R1 zone and compatibility with the character of the area.

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320/2018/LD	34 Cranstons Road MIDDLE DURAL NSW 2158	Lot 2 DP 212903	Demolition of the Existing Dwelling and Swimming Pool, and Construction of a Two Storey Dwelling, Inground Swimming Pool with Spa, Retaining Walls and Deck	Approved	10/01/2018	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.76% - Maximum permissible Height of Building is 10.0m. Proposed height is 10.276m.	Does not result in adverse impact to amenity or streetscape. Bulk and scale is appropriate, design is comparable with surrounding development and responds to site topography.
1492/2017/HC	The Mean Fiddler Tavern 2 Commercial Road ROUSE HILL NSW 2155	Lot 101 DP 1058862	Hotel Accommodation & Additions to a Pub	Approved	28/11/2017	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	12.5% - LEP Maximum Height of Building is 12m. Proposed maximum building height is 13.5m.	Proposed building height is compatible with the streetscape, adjoining properties/structures and does not result in any adverse amenity impacts.
388/2018/HA	1 McLeod Road MIDDLE DURAL NSW 2158	Lot 301 DP 1126873	Two Storey Dwelling with Attached Secondary Dwelling, Inground Swimming Pool, Tennis Court and Cabana	Approved	13/11/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	1.15% - LEP 2012 requires a 10 metre height	The non-compliance does not result in an adverse impact to amenity or streetscape.
72/2018/JP	Marian College & St Madeleine's Primary School 24-28 Annangrove Road KENTHURST NSW 2156	Lot 2 DP 709237	Alterations and Additions to Marian College	Approved	19/10/2017	Sydney West Central Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	LEP 2012 has a 10m height limit. The proposal has 13.06m height.	The school building is centrally located and will not unreasonably impact on adjoining property.

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738/2017/ZD	23 Halcrows Road GLENORIE NSW 2157	Lot 2 DP 880471	Subdivision creating seven rural residential lots and one community association lot (rural cluster) including a variation to a development standard (lot yield)	Approved	10/10/2017	Ordinary Council	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	16.7% - Maximum permissible yield based on parent lot size is 6 lots. Proposed yield is 7 lots	Shortfall in area is 0.04 hectares. The lots are contained to disturbed parts of the site and 64.7% of the site is preserved and managed in perpetuity. Additional lot does not impact balance between development and ecological values.
1335/2017/MD	24 Womurrung Avenue CASTLE HILL NSW 2154	Lot 102 DP 1161125	A Two Storey Dwelling and Retaining Walls	Approved	23/08/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	The maximum height will now be 8.24m, 240mm exceeding the THLEP 8m Height Limit. This will be 3% over the LEP Height variation	The proposed height does not adversely impact on streetscape or adjoining properties and is sensitive to the existing character of the locality
1342/2017/HA	6 Raym Road KENTHURST NSW 2156	Lot 6 DP 617051	Two storey dwelling, swimming pool and retention of existing dwelling as a secondary dwelling	Approved	23/08/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	The site is limited to 10m and the dwelling has a maximum building height of 10.698m which is a 6.98% variation	No unreasonable impacts to privacy or open space areas of neighbouring properties will result from the proposed development

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1071/2016/ZD	13-19 Neich Road GLENORIE NSW 2157	Lot 419 DP 752047	Subdivision creating three community title rural residential lots and one community association lot (rural cluster) including an application to vary a development standard (parent lot size)	Approved	20/07/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.1AA(3A) 10ha minimum parent lot size	Council under assumed concurrence	0.77% - Minimum required site area is 10ha. Proposed site area is 9.92ha	Variation is minor in extent (0.77%). Proposal meets objectives of rural cluster subdivisions relating to vegetation management and orderly development.
780/2017/LD	17B Highs Road WEST PENNANT HILLS NSW 2125	Lot 406 DP 1135334	Two Storey Dwelling, Retaining Walls and Swimming Pool	Approved	17/07/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.535m Building height proposed - 5.9% departure from the 9m LEP Height control	The area of non-compliance is minor and does not adversely impact adjoining properties. The bulk and scale of the development is appropriate.
797/2017/LD	7 Highs Road WEST PENNANT HILLS NSW 2125	Lot 11 DP 1014321	A Two/Three Storey Dwelling and Swimming Pool	Approved	26/06/2017	Delegated Authority	The Hills LEP 2012		Council under assumed concurrence	Max. 560mm or 6.2%	Variation to 9m building height standard is a direct design response to the natural topography of the site.
397/2016/HB	COMMON PROPERTY 11 Boundary Road CARLINGFORD NSW 2118	CP SP 64797	Construction of a 9-storey Residential Flat Building Containing 21 Dwellings Comprising 6 x 1 Bedroom, 12 x 2 Bedroom and 3 x 3 Bedroom Units	Approved	04/05/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	Building height - 2m (7%).	Building height - not visible from the street and do not add to the bulk and scale of the built form.

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1946/2016/JP	COMMON PROPERTY9 Gay StreetCASTLE HILL NSW 2154	CP SP 103272	Demolition of Existing Structures and Construction of Five Residential Flat Buildings	Approved	20/04/2017	Sydney West Central Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	LEP 2012 limits height to 54 metres. The proposed maximum height is 76.8 metres which is a variation of 42.2%.	The proposed height results in an improved built form outcome.
1560/2015/JP/A	COMMON PROPERTY2 Natura RiseNORWEST NSW 2153	CP SP 97750	Section 96(2) Modification to an Approved Residential Flat Building	Approved	31/03/2017	Sydney West Central Planning Panel	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	1.7% - Maximum permissible building height limit is RL 116. Proposed building height is RL 118.	Encroaching elements relate to lift overrun and plant on the roof. This will not exacerbate the bulk and scale of the building.
563/2017/LD	8 Gum Tree PlaceCASTLE HILL NSW 2154	Lot 8 DP 1050087	A Three Storey Dwelling, Indoor Swimming Pool and Retaining Walls	Approved	31/03/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	5.6% - Maximum permissible Height of Building is 9.0m. Proposed height is 9.5m	Proposal is compatible with others in the locality regarding built form and streetscape (it is serviced by a private access road). No unreasonable overshadowing, privacy or visual impact and responds to site topography.
1954/2016/MA	101 Porters RoadKENTHURST NSW 2156	Lot 6 DP 30738	Alterations and Additions	Approved	07/03/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	5.3% - Maximum permissible Height of Building is 10.0m. Proposed building height is 10.53m.	Proposal is compatible with others in the locality regarding built form and streetscape. Does not result in unreasonable overshadowing, privacy or visual impact to adjoining properties.

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1757/2016/LD	15 Ferncliffe Road GLENHAVEN NSW 2156	Lot 93 DP 1015138	A Two Storey Dwelling with Basement Garage, Inground Swimming Pool and Retaining Walls	Approved	06/03/2017	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.6% - Maximum permissible Height of Building is 9.0m. Proposed height is 9.6m.	Proposed dwelling is located on a steep lot. Point height encroachment responds to topography and does not cause unreasonable impact.
30/2008/HA/D	Norwest Private Hospital 11 Norbrik Drive BELLA VISTA NSW 2153	Lot 200 DP 1222375	Section 96(1A) Modification to Norwest Private Hospital to Enclose a Balcony	Approved	14/02/2017	Ordinary Council	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	18.6% - Maximum permissible FSR is 1:1. Proposed FSR is 1.186:1	The approved FSR (approved under a State Significant DA) is 1.184:1. The proposed works are minor and the increase in FSR will not intensify the use of the site or result in streetscape impact
1146/2016/JP	105 Bella Vista Drive BELLA VISTA NSW 2153	Lot 11 DP 1026150	Demolition of existing structures, earthworks and construction of a mixed use development	Approved	17/11/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	105.6% - Maximum permissible Height of Building is 9.0m. Proposed Height is 18.5m	The Panel considers that the variation responds to the site topography, will not be inconsistent with the locality and is consistent with the underlying intent of the standard and the objectives of the zone.
964/2016/ZB	117 Old Pitt Town Road GABLES NSW 2765	Lot 2 DP 253552	Subdivision creating 159 residential lots, 15 residue lots and one open space lot including new road over two stages accompanied by an application to vary a development standard (minimum lot size)	Approved	08/11/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	15.4% - Minimum permissible lot size is 700m ² . Proposed minimum lot size is 592m ²	This is a technical non-compliance noting that two lot sizes apply. The lot responds to the underlying planning intent and refinements to the road alignment.

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993/2016/ZA	121 Old Pitt Town Road GABLES NSW 2765	Lot 2339 DP 1217663	Subdivision creating 75 residential lots, one residue lot and two open space lots including new road over three stages accompanied by an application to vary a development standard (minimum lot size)	Approved	08/11/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	63.5% - Minimum permissible lot size is 2,000m ² . Proposed minimum lot size is 730.7m ²	This is a technical non-compliance noting that two lot sizes apply. The lot responds to the underlying planning intent and refinements to the road alignment.
							The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	35.6% - Minimum permissible lot size is 700m ² . Proposed minimum lot size is 450.9m ²	This is a technical non-compliance noting that two lot sizes apply. The lot responds to the underlying planning intent and refinements to the road alignment.
14/2017/LD	34 Pioneer Place CASTLE HILL NSW 2154	Lot 100 DP 1152286	A Three Storey Dwelling, Retaining Walls and Entry Gates	Approved	04/11/2016	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	7.0% - Maximum permissible Height of Building is 9.0m. Proposed height is 9.629m	Does not result in adverse impact to amenity or streetscape. Bulk and scale is appropriate, design is comparable with surrounding development and responds to site topography.
1607/2016/HA	17-19 Glenhaven Road GLENHAVEN NSW 2156	Lot 111 DP 1095270	Alterations and Additions to the Existing Dwelling and Construction of a New Dwelling to create an Attached Dual Occupancy	Approved	25/10/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for Dual Occupancy	Council under assumed concurrence	61.4% - Minimum permissible size area is 2ha (20,000m ²). Proposed site area is 7,717m ²	Site area is sufficient to accommodate an attached dual occupancy development without unreasonable impact on adjoining property owners or the streetscape.

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1395/2016/JP	Common Property11 Solent CircuitNORWEST NSW 2153	CP SP 99882	The Development Application is for the Demolition of Existing Structures and the Construction of Two Mixed Use Buildings.	Approved	20/10/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	4.8% - Maximum Floor Space Ratio is 2.42:1. Proposed Floor Space Ratio is 2.53:1.	The non-compliance will not exacerbate the bulk and scale of the building and will not adversely impact upon adjoining properties.
913/2016/JP	2B Hector CourtKELLYVILLE NSW 2155	Lot 101 DP 1195876	Residential Flat Building Development	Refused	20/10/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.5% - Maximum permissible Height of Building is 16.0m. Proposed maximum height is 16.4m.	N/A - DA refused. The application did not include a request to vary the development standard using clause 4.6. The building height was considered inappropriate in regard to compatibility with adjoining development.
864/2015/JP	Castle Towers6-14 Castle StreetCASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Expansion of Castle Towers Shopping Centre	Approved	27/09/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	69% - Maximum permissible FSR is 1:1. Proposed FSR is 1.69:1.	Works are consistent with a regional shopping centre.
							The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	196% - Maximum permissible Height of Building is 12m. Proposed maximum height is 35.47m.	Works are consistent with a regional shopping centre.

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1225/2016/ZD	46 Idlewild Road GLENORIE NSW 2157	Lot 11 DP 749608	Subdivision creating eight community title rural residential lots and one community association lot including demolition and a variation to a development standard (rural cluster)	Approved	23/08/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	14.29% - Maximum permissible yield based on parent lot size is 7 lots - Proposed yield is 8 lots	Shortfall in area is 0.33 hectares. The lots are contained to disturbed parts of the site and 70% of the site is preserved and managed in perpetuity. Additional lot does not impact balance between development and ecological values.
992/2016/JP	26-30 Norbrik Drive BELLA VISTA NSW 2153	Lot 1 DP 1217654	The Development Application is for a Masterplan which encompasses a Stage 1 built form component for a Seniors Living Development pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.	Approved	18/08/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	5% - Maximum permissible FSR is 1:1. Proposed FSR is 1.05:1.	The bulk and scale of the development is compatible with development envisaged for the Circa Precinct and responds sympathetically to adjoining properties.
							The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2% - Height Limit is RL 108. Proposed building height is RL 109.87.	The bulk and scale of the development is compatible with development envisaged for the Circa Precinct and responds sympathetically to adjoining properties.
1021/2016/HA	Wirreanda Retirement Village 33 Highs Road WEST PENNANT HILLS NSW 2125	Lot 1 DP 530744, Lot 12 DP 814612, Lot 982 DP 822238	Alterations and Additions to an Approved Seniors Housing Development (Wirreanda Village)	Approved	09/08/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	13.7% - Maximum permissible Height of Building is 9m. Proposed height is 10.24m.	Compatible with existing buildings. Not visible from street.

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960/2016/MD	6 Clarke Way KENTHURST NSW 2156	Lot 4 DP 286534	A Three Storey Dwelling with Basement Garage and Attic, Detached Outbuilding, Swimming Pool and Spa, Illuminated Tennis Court, Horse Stable, Front Fencing, Retaining Walls and Associated Landscaping	Approved	09/08/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	29.4% - Maximum permissible Height of Building is 10m. Proposed height is 12.94m.	Design responds to topography as the site has an overall fall of 8.75m. Design is comparable with surrounding development and the spatial separation and setbacks from boundaries will not cause undue impacts on the amenity of adjoining properties.
717/2016/JP	COMMON PROPERTY 780-786 Pennant Hills Road CARLINGFORD NSW 2118	CP SP 55055	Demolition of existing structures and the construction of a nine storey residential flat building development containing 90 units comprising 46x1 bedroom units, 33x2 bedroom units and 6x3 bedroom units	Approved	20/07/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	14.9% - Minimum parent site area for RFB is 4,000m ² . Proposed site area is 3,404m ² .	Consistent with the desired future character of the area.
							The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.7% - Maximum permissible Height of Building is 27m. Proposed height is 28m.	No amenity impacts on adjoining properties in terms of overshadowing, visual impact, privacy or on existing future character and streetscape

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1039/2016/JP	2 Kelvin Court OATLANDS NSW 2117	Lot 62 DP 622975	Demolition of existing structures and construction of a two storey residential care facility lodged pursuant to the provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.	Approved	29/06/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	28.9% - Maximum permissible height of building is 9m. Proposed height is 11.6m.	Roof pitch raised to provide a non-stepped floorplate for better access and consistency with the pitched roof character of the area.
							SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	Portion of the building exceeds 2 storey adjacent to the corner of Prindle Street and Kelvin Court and 1 storey to the rear 25% area of the site.	No adverse impacts on adjoining properties and is consistent with the objectives of the standard.
608/2016/JP	1 Post Office Street CARLINGFORD NSW 2118	Lot 1 DP 135802	Demolition of existing structures and the construction of a nine storey residential flat building containing 53 units with ground floor retail	Approved	29/06/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	Site area: 46.8% - Min. standard: 4,000m ² ; Proposed: 1,872m ² FSR: 9.4% - Max. allowed: 1.99:1; Proposed: 2.17:1	Site area: Satisfies the relevant criteria outlined under clause 4.1A(3) of LEP 2012.FSR: Will not be out of character with the surrounding development.

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608/2016/JP	1 Post Office Street CARLINGFORD NSW 2118	Lot 1 DP 135802	Demolition of existing structures and the construction of a nine storey residential flat building containing 53 units with ground floor retail	Approved	29/06/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	Site area: 46.8% - Min. standard: 4,000m ² ; Proposed: 1,872m ² FSR: 9.4% - Max. allowed: 1.99:1; Proposed: 2.17:1	Site area: Satisfies the relevant criteria outlined under clause 4.1A(3) of LEP 2012.FSR: Will not be out of character with the surrounding development.
140/2016/ZD	1 Vesperman Road GLENORIE NSW 2157	Lot 1 DP 790489	Subdivision creating 12 community title rural residential lots and one community association lot (rural cluster) accompanied by an application to vary a development standard	Approved	17/05/2016	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	9.09% - Maximum permissible lot yield based on site area of 23.87ha is 11 lots. Proposed lot yield is 12 lots.	Variation results in development consistent with the objectives of rural cluster subdivision. It does not represent over development of the site.
1410/2015/JP	Common Property 192 Caroline Chisholm Drive WINSTON HILLS NSW 2153	CP SP 99624	Erection of a Residential Flat Building at the Winston Hills Shopping Mall	Approved	16/05/2016	Court	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Not Applicable	118.3% - Maximum permissible Height of Building is 12m. Proposed height is 26.2m (measured from Basement Level 2)	Building height detrimentally impacts streetscape and surrounding development as it is inconsistent and incompatible with surrounding homes.

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737/2016/LD	7 Jindall Court GLENHAVEN NSW 2156	Lot 601 DP 1196201	Three Storey Dwelling, Retaining Walls and Swimming Pool	Approved	29/04/2016	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	4.3% - Maximum permissible height of building is 9m. Proposed height is 9.4m.	The proposed variation is minor and will not adversely impact on amenity or privacy.
1112/2016/HA	5A-5B Blue Wren Way NORTH KELLYVILLE NSW 2155	Lot 7 DP 1171547	Attached Dual Occupancy	Approved	26/04/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for Dual Occupancy	Council under assumed concurrence	61% - Minimum permissible lot size is 1800m ² . Lot size is 701.9m ² .	The standard is to prevent fragmentation of R4 zoned land. Despite the zoning of this site, it is part of a new low density subdivision and the lot size is sufficient to accommodate a dual occupancy development.
1608/2015/HC	454 Old Northern Road DURAL NSW 2158	Lot 23 DP 135403	Alterations and Additions to the Lady of Grace Nursing Home	Approved	12/04/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	22.5% - Maximum permissible height of building is 10m. Proposed height is 12.25m.	The height is primarily due to the topography of the site. Majority of the building complies with the 10m height requirement and there are no adverse impacts to adjoining properties
20/2016/JP	19 Post Office Street CARLINGFORD NSW 2118	Lot 23 DP 555502	Demolition of Existing Dwelling Houses and Construction of Three (3) Residential Flat Buildings Comprising 120 Dwellings (7x1 bedroom, 100 x 2 bedroom and 13 x 3 bedroom units) with Two (2) Levels of Basement Car Parking Containing 239 Parking Spaces.	Approved	17/03/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.6% - Maximum permissible Height of Building is 16m. Proposed height is 17.54m	Miminal environmental impact on the streetscape, visual privacy and solar access of neighbouring properties.

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17/2016/LD	23 Kambah Place WEST PENNANT HILLS NSW 2125	Lot 8 DP 847812	A Two Storey Dwelling, In-ground Swimming Pool and Retaining Walls	Approved	09/03/2016	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.6% - Maximum permissible Height of Building is 9m. Proposed height is 9.32m.	Surrounding homes were constructed prior to the introduction of the LEP height restriction and consequently set a streetscape of large scale dwellings exceeding 10.0m in height. Proposal is compatible with this with no other adverse impacts arise.
851/2016/LD	24 Appian Circuit BAULKHAM HILLS NSW 2153	Lot 618 DP 1154477	A Split Level Two Storey Dwelling, Inground Swimming Pool, Outbuilding and Retaining Walls	Approved	08/03/2016	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.88% - Maximum permissible Height of Building is 9m. Proposed height is 9.89m.	Design responds to topography as the site has an overall fall of 4.52m. Design is comparable in height with surrounding development.
120/2016/ZD	20-20A Mulberry Lane GLENORIE NSW 2157	Lot B DP 373331	Subdivision creating eight community title rural residential lots and one community association lot (rural cluster) accompanied by application to vary development standard	Approved	23/02/2016	Ordinary Council	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	14.3% - Maximum permissible lot yield based on site area is 7 lots. Proposed lot yield is 8.	Additional lot yield does not impact balance between development and ecological values. Proposal is consistent with objectives of rural cluster subdivision.
1587/2014/HB	RMB 57 Windsor Road NORWEST NSW 2153	Lot 46 DP 650442	Multi Unit Housing development containing 28 Units and demolition of existing structures	Approved	23/02/2016	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.3% - LEP 2012 requires a 10 metre height limit. The proposal has a maximum height of 10.93 metres.	The non-compliance does not result in an adverse impact to amenity or streetscape. The bulk and scale of the development is appropriate.

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983/2015/JP	2 Bellcast Road ROUSE HILL NSW 2155	Lot 3 DP 280009	Residential Flat Building Development containing 47 Units	Approved	18/02/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	38.3% - Minimum site area for an RFB is 4,000m ² . Proposed site area is 2,463m ² .	Land is in proximity to a Town Centre location and is appropriate for the use.
320/2016/ZD	16 River Road SACKVILLE NORTH NSW 2756	Lot 3 DP 526616	Subdivision creating seven community title residential lots and one community association lot	Approved	09/02/2016	Delegated Authority Meeting	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	16.66% - Maximum permissible lot yield based on site area is 6 lots. Proposed yield is 7 lots.	Additional lot yield does not impact balance between development and ecological values. Proposal is consistent with objectives of rural cluster subdivision.
886/2015/HA	572 Pennant Hills Road WEST PENNANT HILLS NSW 2125	Lot 9 DP 1191647	Construction of Thirteen (13) Self-Contained Dwellings pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Approved	09/02/2016	Delegated Authority	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	6.87% - rear 25% area of the site must not exceed 1 storey. Proposal includes a second storey component in 6.87% (43m ²) of this area	No adverse impact on adjoining property in terms of overlooking and overshadowing.
965/2015/JP	COMMON PROPERTY 106 Caddies Boulevard ROUSE HILL NSW 2155	CP SP 104492	Residential Flat Building containing 94 Apartments	Approved	09/02/2016	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	38.05% - Minimum site area for an RFB is 4,000m ² . Proposed site area is 2,478m ² .	Land adjoins a Town Centre location and is appropriate for the use.

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1273/2014/HB	RMB 93 Windsor Road NORWEST NSW 2153	Lot 1 DP 90455	The Development Application is for the demolition of existing structures and construction of forty (40) multi dwelling houses (7 x 2 bedroom and 33 x 3 bedroom units) with ground level and basement parking.	Approved	22/12/2015	Delegated Authority Meeting	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.6% - Maximum Height of Building is 10m. Proposed height is 10.96m	The non-compliance is minor and does not result in an adverse impact to amenity or streetscape.
906/2015/JP	98 Caddies Boulevard ROUSE HILL NSW 2155	Lot 14 DP 280013	Residential Flat Building containing 58 Apartments	Approved	16/12/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	52.8% - Minimum site area for RFB is 4,000m ² . Subject site is 1,888m ² .	Land adjoins a Town Centre location and is appropriate for the use.
387/2015/HB	COMMON PROPERTY 10-18 Meryll Avenue BAULKHAM HILLS NSW 2153	CP SP 98628	Demolition of Existing Structures and Construction of a Four Storey Residential Flat Building in two blocks containing 37 units	Approved	08/12/2015	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	7.9% - Minimum site area for RFB is 4,000m ² . Subject site area is 3,683m ² .	The site is bounded to the south by a Council reserve and to the west by land zoned R2 Low Density Residential. The applicant has attempted to acquire the property to the north and was not successful.
1347/2015/JP	38 Solent Circuit NORWEST NSW 2153	Lot 2104 DP 1201899	The Development Application is for a Masterplan of the Norwest Town Centre Eastern Residential Precinct and seeks to replace the Stage 1 Masterplan approved under DA910/2013/JP.	Approved	26/11/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.1B(3)(a) Min lot size - 240m ²	Council under assumed concurrence	22.9% - Minimum lot size is 240m ² . Proposed minimum lot size is 185m ²	The variations to minimum lot size and buiding height were previously sought and supported under a preceding Masterplan (DA 910/2013/JP).
							The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	138% - Maximum Height of Building is 16.0m. Proposed height is 38m	The variations to minimum lot size and buiding height were previously sought and supported under a preceding Masterplan (DA 910/2013/JP). Building Height development standard is subject to an LEP amendment

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1560/2015/JP	38 Solent Circuit NORWEST NSW 2153	Lot 2103 DP 1176614	The Development Application is for the Construction of a 12 Storey Residential Flat Building comprising 77 apartments (8 x 1 bedroom, 42 x 2 bedroom and 27 x 3 bedroom), ground floor neighbourhood shops and three levels of basement car park containing 178 car spaces.	Approved	26/11/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	138% - Maximum Height of Building is 16.0m. Proposed height is 38m	Height is consistent with draft planning instrument at time of DA lodgement and is consistent with the height limit envisaged for the Norwest Residential Precinct.
57/2016/LA	10 Porters Road KENTHURST NSW 2156	Lot 1 DP 599777	Alterations and Additions	Approved	29/10/2015	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	0.5% - Maximum Height of Building is 10.0m. Proposed height is 10.05m	The variation is minor in extent. Design responds to topography. There are nearby similar surrounding developments of similar height.
1024/2015/HB	25 North Rocks Road NORTH ROCKS NSW 2151	Lot 100 DP 1128357	Additional 16 x 2 Bedroom Units within an Additional Level of an Approved Residential Flat Development	Approved	27/10/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.4% (part of roof) & 9.4% (lift overrun) - Maximum Height of Building is 36.0m.	Proposed height conforms with the height limit in DCP.
1639/2015/HB	71-81 Caddies Boulevard ROUSE HILL NSW 2155	Lot 80 DP 280036	An Integrated Housing Development comprising Seven Attached Dwellings, Three Secondary Dwelling and Associated Community Title Subdivision	Approved	27/10/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1B(3)(a) Min lot size - 240m ²	Council under assumed concurrence	40.4% - Minimum lot size is 240m ² . Proposed minimum lot size is 143m ²	The proposed lot sizes are consistent with the area and the built form is in keeping with the character of the locality.

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1506/2015/LD	4 Woongarra Way GLENHAVEN NSW 2156	Lot 2 DP 1023721	A Three Storey Dwelling, Inground Swimming Pool, Cabana and Retaining Walls	Approved	24/09/2015	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.2% - Maximum permissible Height of Building is 9m. Proposed height is 9.2m	Proposed dwelling is consistent with the streetscape and character of the area.
71/2016/HA	41A-41B Applegum Crescent NORTH KELLYVILLE NSW 2155	Lot 36 DP 1171548	Two Storey Attached Dual Occupancy	Approved	22/09/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for Dual Occupancy	Council under assumed concurrence	56% - Minimum site area for dual occupancy on R4 zoned land is 1800m ² . Site has an area of 800.2m ²	The precinct is being developed for low density residential development and the proposal is consistent with this emerging character.
835/2015/HB	2 Marie Street CASTLE HILL NSW 2154	Lot 4 DP 501479	Demolition of Existing Structures and Construction of a Multi Dwelling Housing Development Comprising 5 Dwellings and Basement Parking	Approved	22/09/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size - Multi Dwelling Housing	Council under assumed concurrence	14.3% - Minimum site area for multi dwelling housing is 1,800m ² . Proposed site area is 1,543m ² .	The site is capable of accommodating the proposal and amalgamation is not necessary
1537/2015/MA	7 Camelot Court CARLINGFORD NSW 2118	Lot 4 DP 237177	Alterations and Additions	Approved	15/09/2015	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.38% - Maximum permissible Height of Building is 9.0m. Proposed height is 9.845m.	Proposal is consistent with surrounding dwellings. Proposed height, bulk, scale and character of the alterations and additions do not have any significant impact on the surrounding development, streetscape or character.

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1103/2011/JP/B	253 Pennant Hills Road CARLINGFORD NSW 2118	Lot 7 DP 30115	Section 96(1A) to an approved apartment development to include revised basement parking layout and design amendments to block D	Approved	01/09/2015	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	26% - Maximum permissible height of building is 27m. Proposed maximum height is 33m (Building D)	Proposal responds to site topography and appropriately addresses privacy, amenity and solar access to surrounding properties.
1308/2015/JP	Glenhaven Estate Retirement Village 15 Old Glenhaven Road GLENHAVEN NSW 2156	Lot 312 DP 1215810	A Residential Care Facility containing one hundred and twenty (120) beds and a basement carpark under the provisions of the State Environmental Planning Policy (Housing for Senior or People with a Disability) 2004.	Approved	28/08/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	15.8% - Maximum permissible height of building is 10m. Proposed height is 11.58m	Variation relates to a built form that defines the street corner and has no detrimental impact on streetscape or adjoining residential properties.
824/2013/JP/B	COMMON PROPERTY 1-2 Lucinda Avenue NORWEST NSW 2153	CP SP 93227	The proposed Section 96(2) modification includes the construction of a fifth level on 'Building 5' comprising of an additional 10 units, and internal reconfigurations of some units including changes to mix and sizes.	Approved	28/08/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	7.5% - Maximum Height of Building is 16m. Proposed maximum height is 17.2m	No unreasonable loss of privacy or amenity as a result of the variation. The proposed 5 storey building will provide a transition to denser and higher future development to the south as identified in the Corridor Strategy.

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1342/2015/HB	35 Jenkins Road CARLINGFORD NSW 2118	Lot 7 DP 7281	The Development Application is for the demolition of existing structures and construction of a five (5) storey residential flat building comprising a total of 41 units with two levels of basement parking for 92 cars.	Withdrawn	27/08/2015	Delegated Authority	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Not Applicable	Minimum Site Area - 36.5% (1,461m ²) Height of Building - 2.5% (400mm)	Adjoining owner consultation is occurring to include adjoining properties. This will address minimum site area and associated issues.
							The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Not Applicable	Minimum Site Area - 36.5% (1,461m ²) Height of Building - 2.5% (400mm)	Adjoining owner consultation is occurring to include adjoining properties. This will address minimum site area and associated issues.
943/2010/JP/C	1 Thallon Street CARLINGFORD NSW 2118	Lot 2 DP 503904	Section 96 (1A) Modification to an Approved Mixed Use Development	Approved	03/08/2015	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.68% - Maximum permissible height of building is 57m. Proposed height is 58.53m	No adverse visual impact or overshadowing. Height variation is required to enable fire sprinkler piping and services to be concealed with the suspended ceilings.
799/2015/JP	133-149 Samantha Riley Drive NORTH KELLYVILLE NSW 2155	Lot 22 DP 1071637	Subdivision (38 Lots) and a Mixed Use Development including Shop Top Housing, Retail space, parking and landscaping. The application includes 209 residential units and parking for 493 vehicles.	Approved	30/07/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	56.3% - Maximum permissible Height of Building is 16m. Proposed Height of Building is 25m	Height variation does not result in detrimental impacts on adjoining developments in terms of solar access or bulk and scale.

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1286/2015/HA	Castle Towers6-14 Castle StreetCASTLE HILL NSW 2154	Lot 600 DP 1025421, Lot 500 DP 1006106, Lot 600 DP 1240592	Proposed Castle Towers Enabling Works	Approved	28/07/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	FSR - 24% - Maximum permissible is 1:1. Proposal is 1.24:1.Height of Building - 107.5% - Maximum permissible is 12m. Proposal is 24.9m.	Proposed FSR and building height is consistent with the Castle Hill Town Centre location.
							The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	FSR - 24% - Maximum permissible is 1:1. Proposal is 1.24:1.Height of Building - 107.5% - Maximum permissible is 12m. Proposal is 24.9m.	Proposed FSR and building height is consistent with the Castle Hill Town Centre location.
1239/2015/HC	The Kings School87-129 Pennant Hills RoadNORTH PARRAMATTA NSW 2151	Lot 1 DP 59169, Lot A DP 329288, Lot B DP 329288, Lot A DP 321595, Lot 2 DP 235857, Lot 1 DP 64765, Lot 1 DP 57491, Lot 1 DP 581960, Lot 10 DP 812772	Alterations and Additions to Existing Boarding House within The Kings School.	Approved	14/07/2015	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	13% - maximum permissible height of building is 9m. Proposed height is 10.2m.	The proposal compliments the architectural style used elsewhere in The Kings School. The building is not visible from any adjoining properties.

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846/2014/HB/A	24 Norbrik Drive BELLA VISTA NSW 2153	Lot 3 DP 1195652	Section 96 (1A) Modification to the construction of a 5-8 storey building accommodating serviced apartments, two ancillary retail tenancies and car parking for 94 vehicles. The modifications relate to external and internal changes to the design.	Approved	14/07/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	13% - Maximum FSR is 1:1. Proposed FSR 1.13:1	Variation is acceptable as the additional Gross Floor Area (GFA) is contained within the approved building envelope.
1175/2015/ZB	1 Heather Close BAULKHAM HILLS NSW 2153	Lot 16 DP 238475	Subdivision creating two residential lots including partial demolition/ alterations to an existing dwelling	Approved	30/06/2015	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	5.65% - Minimum lot size is 700m ² - Proposed lot size is 660.4m ²	Proposed variation is minor in extent (5.65%), will not be discernable from the street and is generally consistent with the established subdivision pattern in the area.
437/2015/JP	50-52 Withers Road NORTH KELLYVILLE NSW 2155	Lot 71 DP 1203360	Demolition of structures and construction of a residential flat building in four stages consisting of a total of 140 units and associated landscaping and parking.	Approved	29/06/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	4.8% - Maximum permissible height of building is 16m. Proposed height is 16.761m.	Variation relates to clerestory windows which have been provided to improve solar access to units. The variation does not cause undue impact on adjoining properties with respect to view loss, privacy or overshadowing.
888/2015/HA	3 Columbia Court NORWEST NSW 2153	Lot 1016 DP 1063033	A Change of Use for the Purposes of a Childcare Centre (105 places)	Approved	16/06/2015	Development Assessment Unit	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	2.9% - Maximum FSR is 1:1. Proposed FSR is 1.029:1	Variation is acceptable as it does not contribute to additional bulk and scale.

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340/2015/ZD	118 Cattai Ridge Road GLENORIE NSW 2157	Lot 1 DP 774629	Subdivision creating four community title rural residential lots and one community association lot accompanied by an application to vary a development standard (rural cluster)	Approved	09/06/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1AA(3A) 10ha minimum parent lot size	Council under assumed concurrence	12.83% - Minimum 10ha area requirement - 8.717ha provided.	The proposal does not create orderly development issues and ensures the protected vegetation communities are managed in perpetuity within the association property.
941/2013/HB/A	Common Property 11 Garthowen Crescent CASTLE HILL NSW 2154	CP SP 93810	Section 96(1A) Modification to Approved Residential Flat Building Development containing 39 units- Internal modifications and additional architectural roof feature on Old Northern Road frontage	Approved	05/06/2015	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.14% - Maximum height of building is 16m. Proposed height is 16.983m	Variation is for a decorative architectural roof feature, does not increase floor space and results in minimal overshadowing.
1217/2014/HC	5552 Old Northern Road WISEMANS FERRY NSW 2775	Lot 2 DP 21249	Seniors living development comprising 23 self care units	Approved	26/05/2015	Ordinary Council	SEPP-Housing for Seniors/People with a Disability	Cl 26(2)(b)(iii) Location & Access to Facilities	Council under assumed concurrence	Bus service not available during specified times	Provision of private transport has been conditioned
							SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	31.25% - Maximum height of building under the SEPP is 8.0m. Proposed height is 10.5m.	Height responds to topography. Design of the building has adequate bulk and scale.

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1217/2014/HC	5552 Old Northern Road WISEMANS FERRY NSW 2775	Lot 2 DP 21249	Seniors living development comprising 23 self care units	Approved	26/05/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	16.66% - Maximum height of building under the LEP is 9.0m. Proposed height is 10.5m.	Height responds to topography. Design of the building has adequate bulk and scale.
564/2015/HB	14 Murray Street NORTHMEAD NSW 2152	Lot 24 Sec 2 DP 6436	Demolition of Existing Structures and Construction of a Four Storey Residential Flat Building containing 20 units (comprising 5x1 bedroom, 13x2 bedroom and 2x3 bedroom units)	Approved	26/05/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	54.6% - Minimum site area for an RFB is 4,000m ² . Proposed site area is 1,858.07m ²	The site is surrounded by high density developments and it is not possible to include any additional properties in the development site.
1119/2015/LD	68 Mapleton Avenue NORTH KELLYVILLE NSW 2155	Lot 3 DP 270825	A Two Storey Dwelling, Inground Swimming Pool and Retaining Walls	Approved	08/05/2015	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	4.38% - Maximum height of building is 9m. Proposed height is 9.395m	Responds to topography and maintains architectural design continuity
428/2007/HA/B	8-10 Bellcast Road ROUSE HILL NSW 2155	Lot 151 DP 280009	Section 96(1A) Modification to Allow Subdivision of the Previous Sales and Information Centre	Refused	28/04/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	31% - Minimum lot size is 450m ² . Proposed lot size is 310.3m ²	Not applicable. Development application refused as proposal is prohibited under LEP 2012
712/2015/ZD	110 Wisemans Ferry Road CATTAI NSW 2756	Lot 102 DP 807427	Subdivision creating five community title rural residential lots and one community association lot	Approved	28/04/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1AA(3A) 10ha minimum parent lot size	Council under assumed concurrence	4.4% - Minimum required site area is 10ha. Proposed site area is 9.55ha	Variation is minor in extent (4.4%). Proposal meets objectives of rural cluster subdivisions relating to vegetation management and orderly development.

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712/2015/ZD	110 Wisemans Ferry Road CATTAI NSW 2756	Lot 102 DP 807427	Subdivision creating five community title rural residential lots and one community association lot	Approved	28/04/2015	Ordinary Council	The Hills LEP 2012	Cl 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	25% - Maximum permissible lot yield based on site area is 4 lots. Proposed lot yield is 5 lots.	Variation results in development consistent with the objectives of rural cluster subdivision. It does not represent an overdevelopment of the site.
1195/2014/ZD	635 Sackville Ferry Road SACKVILLE NORTH NSW 2756	Lot 12 DP 853031	Subdivision creating 14 community title rural residential lots and one community association lot (rural cluster) accompanied by an application to vary a development standard	Approved	03/03/2015	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1AA(3A)(c) Maximum lot yield	Council under assumed concurrence	3.51% - Maximum possible lot yield based on site area is 13.53 lots. 14 lots proposed.	Additional lot does not impact balance between development and the ecological values of the site.
1031/2014/HC	2-4 Aberdour Avenue ROUSE HILL NSW 2155	Lot 10 DP 1234927	Demolition of Existing Structures and Construction of a Shop Top Housing Development	Approved	24/02/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	35% - Maximum Height of Building is 12.0m. Proposed Height of Building is 16.2m.	The exceedance is limited to the Windsor Road and Aberdour Avenue frontages, away from the R2 Low Density Residential zone. The development does not exceed FSR limit.
928/2014/HB	17-19 Jenkins Road CARLINGFORD NSW 2118	Lot 12 DP 1222759	Demolition of existing structures and construction of a eight storey residential flat building	Approved	10/02/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	22% variation - Minimum lot size for RFB is 4,000m ² . Proposed lot size is 3,124m ²	Isolated site. Last remaining undeveloped lot in the vicinity with no potential for aggregation.

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636/2014/JP	Common Property 299-301 Old Northern Road CASTLE HILL NSW 2154	CP SP 97992	Demolition of existing buildings, erection of two mixed use buildings being 20 storeys (Block A) and 21 storeys (Block B) containing 378 apartments (95 x 1 bedroom, 275 x 2 bedroom and 8 x 3 bedroom units), 1,612m ² of retail at ground level, new through site link between Old Northern Road and Terminus Street and five (5) levels of basement car parking for 550 vehicles.	Approved	05/02/2015	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.5%	Clause 4.3 of the LEP prescribes a maximum height limit of 68 metres for the subject site. The proposal will comprise a maximum height of 69.7 metres which represents a variation of 2.5%. The variation is considered to be acceptable.
1091/2014/HB	12 James Street CARLINGFORD NSW 2118	Lot 1 DP 120826	Alterations and Additions to an Approved Mixed Use Development (Approved via DA 561/2010/HB)	Approved	03/02/2015	Court	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	13.8% - Maximum permissible FSR is 5:1. Proposed FSR is 5.69:1.	The proposed addition of 2 floors results in the FSR exceedance. The development is within the building height limit, is consistent with the built form envisaged and does not contribute to the building bulk when viewed from ground level.
620/2015/HC	Tara Anglican School for Girls 18 Masons Drive NORTH PARRAMATTA NSW 2151	Lot 1 DP 1191023	Construction of a Chapel Building within Tara Anglican School.	Approved	03/02/2015	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.1% - Maximum permissible Height of Building is 9m. Proposed Height of Building is 9.89m	The proposed building is centrally located within the site and does not result in any overshadowing or privacy impacts on surrounding properties.

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396/2015/ZA	502 Old Northern Road DURAL NSW 2158	Lot 10 DP 1205647	Subdivision creating two commercial lots accompanied by an application to vary a development standard (boundary adjustment)	Approved	22/01/2015	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	62% - Minimum lot size is 600m ² . Proposed minimum lot size is 228m ²	Regularises the shape of the lots without creating any additional lots. Facilitates development approved under separate DA's.
245/2015/HB	40 Merindah Road BAULKHAM HILLS NSW 2153	Lot 370 DP 238858	Demolition of the existing petrol station and associated structures and construction of a three storey shop top housing development with associated car parking.	Refused	22/12/2014	Delegated Authority Meeting	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Not Applicable	17.7% - Maximum permissible height of building is 9.0m. Proposed height is 10.6m	Not Applicable - Application refused
1506/2014/LD	16 Lomandra Circuit CASTLE HILL NSW 2154	Lot 102 DP 1002677	A Three Storey Dwelling and Retaining Walls	Approved	02/12/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	1% - Maximum permissible height of building is 9.0m. Proposed height is 9.087m	Variation does not cause undue impact on the amenity of adjoining properties with respect to overshadowing, privacy or view loss
1252/2014/LD	64 Baker Street CARLINGFORD NSW 2118	Lot 6 DP 203211	Demolition of the Existing Dwelling and Construction of a Three Storey Dwelling, Retaining Walls and Front Fence	Approved	25/11/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	5.2% - Maximum permissible height of building is 9.0m. Proposed height is 9.47m.	Variation does not cause undue impact on the amenity of adjoining properties with respect to overshadowing, privacy or view loss

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1539/2014/HB	7A Boundary Road CARLINGFORD NSW 2118	Lot Y DP 413036	Demolition of existing structures and the construction of a seven storey residential flat building containing 36 units.	Approved	25/11/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	47% - Minimum lot size for RFB is 4,000m ² . Proposed lot size is 2,115m ²	Reasonable attempts have been made with adjoining property owners to secure additional land without success. Proposal is compatible with intended future character.
169/2015/HA	219 North Rocks Road NORTH ROCKS NSW 2151	Lot 1 DP 1143379	Construction of an Industrial Building within existing Unilever Facility	Approved	11/11/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	53% - Maximum permissible height of building is 16.0m. Proposed height is 24.5m.	The proposed height is required due to the process involved in the production of laundry powder products.
209/2015/ZA	COMMON PROPERTY 10 Murray Street NORTHMEAD NSW 2152	CP SP 90887	Subdivision creating one residential lot and one road widening lot	Approved	11/11/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	Variation - 45.45% Lot size proposed - 381.8m ² Minimum lot size - 700m ²	Undersized lot proposed to match the SP2 zoned land to be acquired by RMS in the future.
24/2015/LD	48-50 Glenhope Road WEST PENNANT HILLS NSW 2125	Lot 211 DP 774073	Two Storey Dwelling and Demolition of Existing Dwelling	Approved	28/10/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	8.8% - Maximum permissible height of building is 9m. Proposed height is 9.8m.	The design responds to the topography of the site and is consistent with the objectives of the LEP.
1390/2014/LD	90 Alana Drive WEST PENNANT HILLS NSW 2125	Lot 701 DP 1185521	Construction of a Dwelling with Basement, Retaining Walls and Swimming Pool	Approved	07/10/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	9.4% - Maximum permissible height of building is 9.0m. Proposed height is 9.85m	Variation will not cause undue impacts on the amenity of adjoining properties with respect to overshadowing, privacy, view loss and perceived bulk and scale.

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1288/2014/ZA	Lot 2 DP 1201591 Lewis Jones DriveKELLYVILLE NSW 2155	Lot 2 DP 1201591	Subdivision creating four residue lots accompanied by an application to vary a development standard	Approved	23/09/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	21% - B7 Zone (Lot 2) and 3.9% - R2 Zone (Lot 1)	Facilitating subdivision excising residential zoned portion for incorporation into adjacent holding to enable residential subdivision.
1396/2014/ZA	Lot 9 DP 1184376 Lewis Jones DriveKELLYVILLE NSW 2155	Lot 9 DP 1184376	Subdivision creating two residue lots accompanied by an application to vary a development standard	Approved	23/09/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	92.7% - R2 Zone (Lot 12) and 5% - B7 Zone (Lot 11)	Facilitating subdivision excising residential zoned portion for incorporation into adjacent holding to enable residential subdivision.
1483/2014/LD	652 Old Northern RoadDURAL NSW 2158	Lot 3 DP 259843	Alterations and additions to existing dwelling structure for the construction of a multi level dwelling with associated gymnasium and swimming pool.	Approved	23/09/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	10% - Maximum Height of Building is 10m. Proposed height is 11m.	Complements existing and future streetscape. Existing fencing and landscaping being retained. Satisfies LEP clause objectives.
827/2014/LD	10 Kirrily WayCASTLE HILL NSW 2154	Lot 317 DP 883985	A Three Storey Dwelling	Approved	09/09/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	7.6% - Maximum Height of Building is 9m. Proposed height is 9.68m.	The design responds to the topography of the site and is consistent with the objectives of the LEP.
54/2015/MD	18 Trish PlaceCASTLE HILL NSW 2154	Lot 54 DP 1166429	A Two Storey Dwelling, Inground Swimming Pool and Retaining Walls	Approved	08/09/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	4.1% - Maximum Height of Building is 9.0m. Proposed height is 9.37m.	Design responds to topography and is compatible with surrounding dwellings

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1487/2014/LD	77 Castle Hill Road WEST PENNANT HILLS NSW 2125	Lot D DP 355586	Demolition of an Existing Dwelling and Construction a Two Storey Dwelling and Swimming Pool	Approved	28/08/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.67% - Maximum Height of Building is 9.0m. Proposed height is 9.6m	Point encroachment of an architectural feature. Responds to topography and preserves existing views and sight lines. Dwelling is compatible with surrounding development.
1371/2014/ZB	CP 12Balmoral Road KELLYVILLE NSW 2155	Lot DP XXXX	Subdivision creating four residential lots, one residue lot and one open space lot including new road and demolition accompanied by an application to vary a development standard	Approved	26/08/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	82.9% - Minimum lot size is 700m2 - proposed lot size 120m2	Creates an undersized Public Recreation lot that will be amalgamated with adjoining land with same zoning to form ultimate recreation corridor
1374/2011/JP/B	RMB 49A Windsor Road BAULKHAM HILLS NSW 2153	Lot 1 DP 554972	Section 96 (2) Modification to an Approved Integrated Housing Development	Approved	26/08/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	12.8% - Minimum lot size for R3 land is 240m2. Proposed lot size is 209.3m2	Allows the orderly use of land and improves amenity of development by incorporating redundant road reservation width.
936/2014/JP	38 Solent Circuit NORWEST NSW 2153	Lot 2103 DP 1176614	Construction of Two Residential Flat Buildings	Approved	07/08/2014	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	109% - Maximum Height of Building is 16.0m. Proposed height is 33.5m	The proposed building heights are consistent with the LEP Housekeeping Amendment which sought to modify the height to RL 116 for the subject site.

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1067/2014/ZB	Arnold Avenue Sports Complex Reserve No. 22066Z-68Z Arnold Avenue KELLYVILLE NSW 2155	Lot 42 DP 224917, Lot 9 DP 1196721, Lot 44 DP 224917, Lot 43 DP 224917	Subdivision creating 54 residential lots and one stormwater management lot including new road and demolition accompanied by an application to vary a development standard	Approved	22/07/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	68.3% - Minimum lot size is 700m ² . Proposed lot size is 222.2m ²	Creates an undersized Stormwater Management lot that will be amalgamated with adjoining land with same zoning to form ultimate drainage corridor
1338/2011/ZA/B	Lot 2 DP 1176743 Spurway Drive NORWEST NSW 2153	Lot 2 DP 1176743	Section 96(1A) modification to a subdivision creating three residue lots and one road widening lot including new road over two stages to reduce the width of Stone Mason Drive, modify the subdivision layout and add a variation to a development standard	Approved	22/07/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	97.8% - Minimum lot size is 10ha - Proposed lot size is 0.219ha	The undersized residue lot incorporates redundant road reservation to add to the amenity of development under DA 1374/2011/JP/B
1422/2014/LD	3 Alanas Avenue OATLANDS NSW 2117	Lot 113 DP 36040	Demolition of existing structures and construction of a two storey dwelling and swimming pool	Approved	22/07/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.8% - Maximum Height of Building is 9.0m. Proposed height is 9.342m	Point encroachment of height limit by ridge of roof. Design is in keeping with neighbouring properties. Overshadowing and amenity will not be worsened.

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450/2014/ZD	69-71 Cattai Ridge Road GLENORIE NSW 2157	Lot D DP 373420	Subdivision creating four community title rural residential lots and one community association lot accompanied by an application to vary a development standard (rural cluster subdivision)	Approved	15/07/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.1AA(3A) 10ha minimum parent lot size	Council under assumed concurrence	9.3% - Minimum parent lot size is 10ha - Proposed parent lot size is 9.077ha	No scope to consolidate with neighbouring properties to increase parent lot size
886/2011/LD/B	5 Glen Road CASTLE HILL NSW 2154	Lot 2 DP 1123280	Section 96(1A) Modification to an Approved Three Storey Dwelling, Swimming Pool and Spa	Approved	15/07/2014	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	7.7%. Maximum permissible height is 9.0m Proposed height is 9.7m	Only a portion of the dwelling breaches 9m. Steep site (24% crossfall).
933/2013/LD	29 Doris Hirst Place WEST PENNANT HILLS NSW 2125	Lot 203 DP 1089379	A Three Storey Dwelling, Illuminated Tennis Court, Swimming Pool and Retaining Walls	Approved	15/07/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.88% - Maximum Height of Building is 9.0m. Proposed height is 9.62m.	Proposal is consistent with surrounding dwelling heights in street.
1321/2014/LD	12 Kentwell Street BAULKHAM HILLS NSW 2153	Lot 15 DP 21235	A Two Storey Dwelling and Retaining Walls	Approved	09/07/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	5.2% - Maximum Height of Building is 9.0m. Proposed height is 9.479m	Surrounding dwellings have similar heights. Design responds to site topography
384/2014/HB	102 Caddies Boulevard ROUSE HILL NSW 2155	Lot 12 DP 280013	Proposed Residential Flat Building	Approved	08/07/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	66.4%. Minimum permissible lot size is 4,000m ² . Site area is 1,343m ² .	The proposal is consistent with the Masterplanning for the site and will not create an adverse impact on development of the town centre.

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846/2014/HB	24 Norbrik Drive BELLA VISTA NSW 2153	Lot 3 DP 1195652	Construction of a 5-8 storey building accommodating serviced apartments, two ancillary retail tenancies and car parking for 94 vehicles.	Approved	24/06/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	12% - Maximum permissible FSR is 1:1. Proposed FSR is 1.12:1	Variation will not create a building of excessive height, bulk/scale or cause adverse amenity impact. Proposal is consistent with the objectives of Clause 4.4 'Floor Space Ratio' and the B7 Business Park Zone.
1287/2014/LD	14 Appian Circuit BAULKHAM HILLS NSW 2153	Lot 705 DP 1190519	A Two Storey Dwelling	Approved	17/06/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	5.5% - Maximum permissible height is 9.0m. Proposed height of dwelling is 9.50m.	The height of the proposed dwelling is consistent with surrounding dwellings.
707/2014/HA	2/16 Lexington Drive BELLA VISTA NSW 2153	Lot 2 SP 80508	Occupation and Fitout for a High Technology Industry	Approved	10/06/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	10.2% - Maximum permissible FSR is 1:1. Proposed FSR is 1.102:1	Proposed FSR is a 0.3% increase to existing approved FSR and is reasonable as works do not increase the bulk and scale of the overall building or unreasonably increase the amount of floor space of the unit
385/2014/HB	93 Caddies Boulevard ROUSE HILL NSW 2155	Lot 8 DP 280013	A Residential Flat Building Containing 39 Apartments.	Approved	27/05/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size - Multi Dwelling Housing	Council under assumed concurrence	21% - Minimum permissible lot size is 4,000m ² . Proposed lot size is 3,131m ² .	Consistent with the Masterplanning for the site and will not create an adverse impact on development of the town centre.

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1008/2014/ZA	308 North Rocks Road NORTH ROCKS NSW 2151	Lot 3 DP 223285	Subdivision creating two residential lots including demolition accompanied by an application to vary a development standard	Approved	23/05/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	1% - Minimum permissible lot size is 700m ² . Proposed minimum lot size is 693m ² .	Variation is minor in extent, will not create any adverse amenity of environmental impact.
562/2014/LD	32 Yandiah Place CASTLE HILL NSW 2154	Lot 19 DP 1087299	A Two Storey Dwelling, Inground Swimming Pool and Retaining Walls	Approved	13/05/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	20.8% - maximum height permissible is 9.0m. Proposed dwelling is 10.8m	Proposal is consistent with surrounding dwelling heights in street.
714/2014/LA	19 Warooga Avenue BAULKHAM HILLS NSW 2153	Lot 74 DP 882896	Alterations and first floor additions	Approved	13/05/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	15% - Maximum permissible FSR is 0.6:1. Proposed FSR is 0.69:1	Proposed additions to the dwelling will not have an adverse impact on the amenity of adjoining properties and will not impact upon the streetscape with respect to bulk and scale.
863/2014/HA	12 Swift Parrot Close NORTH KELLYVILLE NSW 2155	Lot 13 DP 1171547	Attached dual occupancy	Approved	29/04/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for Dual Occupancy	Council under assumed concurrence	58% - minimum permissible site area for dual occupancy is 1800m ² . Proposed site area is 758.6m ²	The standard is to prevent fragmentation of R4 zoned land. Despite the zoning of this site, it is part of a new low density subdivision and the lot size is sufficient to accommodate a dual occupancy development.

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1005/2014/ZA	Arnold Avenue Sports Complex Reserve No. 22066Z-68Z Arnold Avenue KELLYVILLE NSW 2155	Lot 42 DP 224917, Lot 9 DP 1196721, Lot 44 DP 224917, Lot 43 DP 224917	Subdivision creating one residue lot, one open space lot and one stormwater management lot including demolition of existing structures	Approved	28/04/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	38%. Minimum permissible lot size is 700m ² . Proposed minimum lot size is 412m ²	Undersized lot is a fragment of the development site zoned SP2 Infrastructure to be acquired by Sydney Water and amalgamated with adjoining SP2 land.
1022/2014/MA	22 Karen Court BAULKHAM HILLS NSW 2153	Lot 15 DP 236428	Alterations and a Second Storey Addition	Approved	17/04/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.7%. Maximum permissible height is 9.0m. Proposed height is 9.25m.	Proposed height is consistent with surrounding dwellings
186/2014/HB	Common Property 52 -54 Old Northern Road BAULKHAM HILLS NSW 2153	CP SP 93007	Construction of a 4-5 storey residential flat building containing 24 units (comprising 8 x 1 bedroom, and 16 x 2 bedroom units) with associated one and a half levels of basement car parking containing 50 parking spaces	Approved	18/03/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size for RFB	Council under assumed concurrence	47% - Minimum lot size is 4,000m ² . Proposed lot size is 2,117m ²	Last remaining lot on western side of Old Northern Road yet to be developed with no opportunity for consolidation with surrounding lots.
1315/2013/HB	Precinct Assn Property 11-15 Carmargue Street BEAUMONT HILLS NSW 2155	Lot 1 DP 280025	Integrated Housing Development of Thirty-five Detached Dwellings and Associated Subdivision	Approved	25/02/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1B(3)(a) Min lot size - 240m ²	Council under assumed concurrence	The reduced lot size will not adversely impact upon streetscape or functionality of the development.	19.5% Minimum permissible lot size is 240m ² . Proposed minimum lot size is 193.1m ² .

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232/2013/ZB	2A Wirrabara Road DURAL NSW 2158	Lot 1 DP 1116487	Subdivision creating two lots accompanied by an application to vary a development standard.	Approved	24/02/2014	Delegated Authority	The Hills LEP 2012	Clause 18 Subd. of Land (Zone1 (c) - 2 Hectares)	Council under assumed concurrence	2.5% Minimum lot size is 2ha. Proposed lot size is 1.955ha	Application lodged under LEP 2005. Majority of site not required for intended purpose (5(a) zoning. Rural lot consistent with adjacent 1(c) zone.
633/2014/HC	The Kings School 87-129 Pennant Hills Road NORTH PARRAMATTA NSW 2151	Lot 1 DP 59169, Lot A DP 329288, Lot B DP 329288, Lot A DP 321595, Lot 2 DP 235857, Lot 1 DP 64765, Lot 1 DP 57491, Lot 1 DP 581960, Lot 10 DP 812772	Alterations and Additions to Boarding Houses within The Kings School	Approved	21/02/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	2.2% maximum permissible height is 9m. Proposed height is 9.2m.	Increased height is due to greater roof pitch to match that elsewhere in the school. Consistent with architecture of the school and the established school masterplan.
870/2012/JP/A	40-52 Barina Downs Road NORWEST NSW 2153	Lot 6 DP 1085297	Section 96(1A) to Stage a Residential Development into Three(3) Stages and Torrens Title into Two (2) Lots	Approved	11/02/2014	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size - Multi Dwelling Housing	Council under assumed concurrence	560m2 or 31%	The proposed development is considered to be consistent with the objectives of the R4 High Density Residential zone as it provides a variety of housing types within a high density residential development.
649/2014/LD	30 Yandiah Place CASTLE HILL NSW 2154	Lot 20 DP 1087299	A Two Storey Dwelling, Swimming Pool and Retaining Walls	Approved	07/02/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.89% maximum permissible height is 9m. Proposed height is 9.35m.	Design responds to topography and is compatible with surrounding dwellings (constructed prior to LEP 2012). Articulated roof line provides relief

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644/2014/LD	11 Melanie Place BELLA VISTA NSW 2153	Lot 305 DP 1181378	Two Storey Dwelling	Approved	29/01/2014	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.2% variation – Maximum height permitter is 9m. Approved height is 9.294m.	Minor in nature as only the blade wall exceeds the 9m max. Will not contribute to bulk and scale of the dwelling.
1061/2013/HA	46 Withers Road NORTH KELLYVILLE NSW 2155	Lot 1 DP 1229989	Retail development incorporating a supermarket and specialty shops	Approved	03/12/2013	Development Assessment Unit	The Hills LEP 2012	Clause 4.6 Exceptions to Development Standards	Council under assumed concurrence	3.2% or 481sq m maximum 15,000sq m GFA required for the purposes of business, office and retail on all land zoned B2 Local Centre. Combined area of subject proposal and approved development at No 2-4 Barry Road results in a total 15,481sq m GFA.	Variation provides an activated main street consistent with the North Kellyville DCP and is consistent with the future character envisioned for the release area.
1107/2013/HA	2-4 Burbank Place NORWEST NSW 2153	Lot 4054 DP 1070487	Alterations and Additions to an Existing Commercial Office Development	Approved	26/11/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	16% - Maximum FSR is 1:1. Proposed FSR is 1.16:1	Compatible with surrounding buildings, additional floor space is within existing building footprint, building height is below permissible height.

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381/2014/HD	7-9 Irvine Place BELLA VISTA NSW 2153	Lot 7034 DP 1089408	Administration Office and fitout for Amway Australia	Approved	29/10/2013	Delegated Authority	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	5.2% maximum FSR is 1:1. Proposed FSR is 1.052:1	Proposal does not create additional floor space to the existing building and only seeks conversion of a portion of the existing carpark for creation of a secondary portion for tenancy.
537/2013/HB	27 Caddies Boulevard ROUSE HILL NSW 2155	Lot 56 DP 280036	Integrated Housing Development of Fifteen x Two-storey Dwellings and Associated Subdivision	Approved	22/10/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.1B(3)(a) Min lot size - 240m2	Council under assumed concurrence	25.8% minimum permissible lot size is 240m2. Proposed minimum lot size is 178.1m2.	Consistent with housing diversity in the immediate area and provides opportunity for a mix of dwellings types within close proximity to amenities.
131/2014/HB	41B Belmore Street East OATLANDS NSW 2117	Lot 3 DP 522673	Shop top housing consisting of 2 x 1 bedroom units	Approved	21/10/2013	Delegated Authority	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	6% maximum permissible FSR is 1:1. Proposed FSR is 1.06:1.	No change to bulk, scale and character of existing shopping strip, compatible with existing top shop in locality.
1363/2012/JP	Common Property 1 Meryll Avenue BAULKHAM HILLS NSW 2153	CP SP 94168	Construction of 4 residential flat buildings comprising 147 units (29 x 1 bedroom, 108 x 2 bedroom, 10 x 3 bedroom) and associated basement car parking containing 366 car parking spaces	Approved	25/09/2013	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	Between 800mm and 2.5m to Block B and part of Block C 4.5m to part of the rear of Block B	Variation to building height requirements of 16m (Block C) and 19m (Block B) due to irregular shape of the site, slope, ownership pattern and necessary response of built forms to produce efficient footprint and functional built forms.
595/2013/ZA	45 Poole Road KELLYVILLE NSW 2155	Lot 302 DP 1141231	Subdivision creating four residential lots (boundary adjustment)	Withdrawn	25/09/2013	Delegated Authority	The Hills LEP 2012	Cl. 4.1B(3)(a) Min lot size - 240m2	Council under assumed concurrence	Variation to LEP development standard which exceeds 10%	Cl. 4.1B(3)(a) Min lot size - 240m2

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70/2014/HD	40/7 Salisbury Road CASTLE HILL NSW 2154	Lot 40 SP 36193	Occupation and Fitout of Unit 40 and 41 for Spray Painting (Kitchens and Cabinets)	Approved	11/09/2013	Delegated Authority	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	0.2% - Maximum permissible FSR is 1:1. Proposed FSR is 1.002:1	Additional floor area is added to mezzanine level for ancillary office use resulting in minimal impact. Variation is minor in extent
677/2013/HB	Common Property 21 Hezlett Road NORTH KELLYVILLE NSW 2155	CP SP 93305	Construction of a mixed use development comprising ground level mixed use space, 40 residential units and parking for 126 vehicles	Approved	10/09/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	The proposal has a maximum height of 18.2m a variation of 2.2m or 13.75%	The applicant has reviewed this matter and has concluded that: * the proposed contravention is at its greatest in relation to rooftop structures that will not be perceptible from surrounding roads and will have no discernible environmental impact. • the
215/2013/JP	Lot 101 DP 1129876 Fairway Drive KELLYVILLE NSW 2155	Lot 101 DP 1129876	Seniors Living Development consisting of a 160 bed residential care facility 39 self care housing units parking for 136 vehicles and the reconstruction of a dam in conjunction with Castle Hill Country Club.	Approved	28/08/2013	Joint Regional Planning Panel (Sydney West Region)	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	50% - 2 storey built form encroaches into rear 25% of the site which must not exceed 1 storey	Variation does not result in adverse privacy, amenity, solar access or visual impact.
							The Hills LEP 2012	Clause 25 Protection of Riparian Land near Creek	Council under assumed concurrence	37.5% required setback from centreline of creek is 20m. Proposed setback is 12.5m	Landscape works within the riparian zone provides sufficient protection of creek and environment.
							The Hills LEP 2012	Cl. 40 Minimum Sizes & Building Height	Council under assumed concurrence	37.5% required setback from centreline of creek is 20m. Proposed setback is 12.5m	Landscape works within the riparian zone provides sufficient protection of creek and environment.

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1010/2013/ZC	22 Brookhollow Avenue NORWEST NSW 2153	Lot 204 DP 816343	Subdivision creating two stratum commercial lots and 177 strata title commercial lots with a variation to the minimum lot size control under clause 4.6 of the LEP 2012	Approved	27/08/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.1(3) Min lot size	Council under assumed concurrence	57% minimum permissible lot size is 8,000m ² . Proposed minimum lot size is 3,442m ² .	2 Lot stratum subdivision facilitates the further strata subdivision of the residential and commercial components of the building under 2 separate strata schemes
681/2013/HB	17 Shirley Street CARLINGFORD NSW 2118	Lot 7 DP 24777	Demolition of Existing Structures and Construction of Two Residential Flat Buildings containing 68 Residential Units with Basement Parking	Approved	27/08/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size - Multi Dwelling Housing	Council under assumed concurrence	21% - Minimum lot size is 4,000m ² . Proposed lot size is 3,141m ²	Variation does not prevent an outcome that is consistent streetscape and architectural style of surrounding developments
480/2013/LD/A	17A Highs Road WEST PENNANT HILLS NSW 2125	Lot 405 DP 1135334	S96 Modification - Construction of Two Storey Dwelling with Basement Garage and In-ground Swimming Pool	Approved	06/08/2013	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	The building height proposed is 9.88m which represents a 9.9% variation.	The height of the dwelling is consistent with other dwellings in the locality. Given the fall of the site from high road, the dwelling will not be visible from the public domain. there will be no additional overshadowing or privacy impacts.
986/2013/HB	Gilroy College High School & St Gabriels School 29-37 Marie Street CASTLE HILL NSW 2154	Lot 1 DP 1073292	Additions and alterations to Gilroy Catholic College	Approved	23/07/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	44% - Maximum permissible height is 9m. Proposed has maximum height of 13m (library building)	Proposal responds to topography and does not result in any adverse impacts

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679/2013/HB	Common Property50 Felton RoadCARLINGFORD NSW 2118	CP SP 92036	Demolition of Existing Structures and the Construction of a Multi-Dwelling Housing (Townhouse) Development comprising 3x3 and 3x2 Bedroom Units	Approved	09/07/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.1A(2) Min lot size - Multi Dwelling Housing	Council under assumed concurrence	14.6% - minimum permissible site area is 1800m ² . Proposed site area is 1537m ²	Proposal maintains residential amenity through setbacks, height and architectural style. Sufficient open space provided for future residents
1097/2013/LA	43A Blackett DriveCASTLE HILL NSW 2154	Lot 8 DP 242090	Alterations and Additions to an Existing Dwelling	Approved	11/06/2013	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	5.8% - Maximum permissible height is 9.0m. Proposed height is 9.52m	No overshadowing or privacy impacts on neighbours. Consistent with streetscape and character of neighbourhood
491/2013/HB	41 Caddies BoulevardROUSE HILL NSW 2155	Lot 49 DP 280036	Seven x two-storey detached dwellings and associated subdivision.	Approved	14/05/2013	Ordinary Council	The Hills LEP 2012	Cl. 4.1B(3)(a) Min lot size - 240m ²	Council under assumed concurrence	Consistent with housing diversity in the immediate area and provides opportunity for a mix of dwelling types within close proximity to amenities.	8.8% minimum permissible lot size is 240m ² . Proposed minimum lot size is 218.8m ² .
948/2013/JP	3 Columbia CourtNORWEST NSW 2153	Lot 1016 DP 1063033	Fitout of an existing commerical building for Council Chambers and Administration Centre	Approved	08/04/2013	Joint Regional Planning Panel (Sydney West Region)	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	3.2% - Maximum permissible height is RL 116.0. Proposed height is RL 119.72	Encroachment relates to additional minor plant within a screening enclosure on existing building. Minimal if any adverse visual, acoustic or privacy impacts & will not result in the loss of views/vistas to/from Bella Vista Farm Park.

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480/2013/LD	17A Highs Road WEST PENNANT HILLS NSW 2125	Lot 405 DP 1135334	Construction of Two Storey Dwelling with Basement Garage and In-ground Swimming Pool	Approved	19/03/2013	Development Assessment Unit	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	4.9% - Maximum permissible height is 9.0m. Proposed height is 9.443m.	Building responds to site topography with only the central section of the main roof exceeding the maximum allowable 9m. No overshadowing or privacy impacts to neighbouring properties.
1085/2012/ZB	CP 12Balmoral Road KELLYVILLE NSW 2155	Lot DP XXXX	A subdivision creating 12 residential lots	Approved	26/02/2013	Ordinary Council	Local Environmental Plan 2005	Clause 25 - Protection of Riparian Land near Creek	Council under assumed concurrence	20% - Required setback from centreline of creek is 20m. Proposed setback is 16m	Compliance with the development standard would inhibit the construction of Gormon Avenue required to service the proposed development and would be contrary to the DCP road layout.
698/2013/MA	2 Lind Avenue OATLANDS NSW 2117	Lot 13 DP 23885	Alterations and Additions and an Inground Swimming Pool	Approved	21/02/2013	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	6.7% - Maximum permissible height is 9.0m. Proposed height is 9.6m	Building design is consistent with streetscape and other dwellings within the street that exceed 9 maximum building height.
661/2013/MD	13 Wills Avenue CASTLE HILL NSW 2154	Lot 5 DP 1166780	A Two Storey Dwelling and Retaining Walls	Approved	25/01/2013	Delegated Authority	The Hills LEP 2012	Cl. 4.3(2) Maximum Height of Building	Council under assumed concurrence	1.4% - Maximum permissible height is 9.0m. Proposed height is 9.123m	Proposed building height is consistent with existing dwellings in the neighbourhood and is minor in extent
425/2013/HA	Building C 69/24-32 Lexington Drive BELLA VISTA NSW 2153	Lot 13 SP 81347	Occupation of Suite C69 for an Office	Approved	07/01/2013	Delegated Authority	The Hills LEP 2012	Cl. 4.4(2) Maximum FSR	Council under assumed concurrence	3.2% - Maximum permissible FSR is 1:1. Proposed FSR is 1.032:1	The approved floor space ratio was 1.031:1. LEP 2012 requires an FSR of 1:1. The proposal increased the variation by 0.1% to 1.032:1 to a total FSR variation of 3.2%. The increase in floor space is minor and is an increase to an existing approved variatio

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1336/2012/JP	12-14 Barry Road NORTH KELLYVILLE NSW 2155	Lot 2 DP 1187577	Mixed use development comprising retail, commercial and residential units.	Approved	20/12/2012	Joint Regional Planning Panel (Sydney West Region)	SEPP-Sydney Region Growth Centres 2006	Clause 4.1 - Minimum allotment size	Council under assumed concurrence	Variation up to 6m which is a 37.5% variation	Variation to height over 16m limit.
326/2012/ZB	639 River Road LOWER PORTLAND NSW 2756	Lot 1 DP 1199445	A boundary adjustment between five lots accompanied by an application to vary a development standard.	Approved	27/11/2012	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(b) - 10 Hectares	Council under assumed concurrence	97%	Boundary adjustment with no additional lots or building entitlements. Existing lots are below minimum lot size. Proposal provides a better distribution of land more suited for future rural-residential development
641/2012/ZB	102 Smallwood Road GLENORIE NSW 2157	Lot 10 DP 630938, Lot 100 DP 1186331, Lot 101 DP 1186331, Lot 11 DP 630938, Lot 20 DP 1002464, Lot 1 DP 1223929, Lot 2 DP 1223929, Lot 4 DP 41187, Per Occ 1988/3, Per Occ 1962/28, Lot 23 DP 1002468, Lot 22 DP 1002468, LC 321034	A boundary adjustment between two lots accompanied by an application to vary a development standard.	Approved	13/11/2012	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(b) - 10 Hectares	Council under assumed concurrence	67%	Boundary adjustment to locate existing extractive industry on one lot (lot 101) with the existing residence. The other lot (lot 100) will be developed for rural residential purposes. Underlying objectives of the zone achieved

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706/2012/ZB	10 Butler Avenue KELLYVILLE NSW 2155	Lot 1 DP 1180524	Subdivision creating 31 residential lots and two residue lots including new road accompanied by an application to vary a development standard.	Approved	28/08/2012	Ordinary Council	Local Environmental Plan 2005	Clause 18(A) - Subd of Land - Zone2(b1) - 700sq m	Council under assumed concurrence	42.5% and 70%	Two lots do not meet minimum lot size exclusive of buffer. NOW have approved a lesser buffer. Sufficient area for a building platform and amenity is provided. Proposed Bruhn Circuit construction extent encroaches 20m riparian buffer by approx 14m, however
							Local Environmental Plan 2005	Clause 25 - Protection of Riparian Land near Creek	Council under assumed concurrence	42.5% and 70%	Two lots do not meet minimum lot size exclusive of buffer. NOW have approved a lesser buffer. Sufficient area for a building platform and amenity is provided. Proposed Bruhn Circuit construction extent encroaches 20m riparian buffer by approx 14m, however
529/2012/ZB	51-55 Samantha Riley Drive NORTH KELLYVILLE NSW 2155	Lot 14 DP 1207309	A subdivision creating 11 lots including new road and demolition.	Approved	20/08/2012	Delegated Authority	SEPP-Sydney Region Growth Centres 2006	Clause 4.1 - Minimum allotment size	Council under assumed concurrence	52.5%	The reduced lot size is imposed by the pre-determined road pattern of the DCP and the northern boundary of the site. Future development of this under-sized lot will be prevented until such time as it forms part of a residential development with the adjoin
295/2012/ZB/A	33 Hartigan Avenue KELLYVILLE NSW 2155	Lot 1 DP 1171087	Section 96(2) modification to an approved subdivision creating 22 residential lots to amend lot boundaries	Approved	22/05/2012	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(a) - 40 Hectares	Council under assumed concurrence	39%	Compliance would prohibit development for intended use (exhibition village). Preceding stage approval acknowledged that undersized lots were necessary to sustain the exhibition village. Proposal maintains character and achieves overall density targets.

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780/2012/ZE	65A Gormon Avenue KELLYVILLE NSW 2155	Lot 2741 DP 1176369	Subdivision creating three residential lots and three dwelling houses accompanied by an application to vary a development standard.	Approved	22/05/2012	Ordinary Council	Local Environmental Plan 2005	Clause 18(A) - Subd of Land - Zone2(b1) - 700sq m	Council under assumed concurrence	50.9%	Compliance would prohibit development for intended use (exhibition village). Preceding approval acknowledged that undersized lots were necessary to sustain the exhibition village. Proposal maintains character and achieves overall density targets.
1103/2011/JP	253 Pennant Hills Road CARLINGFORD NSW 2118	Lot 7 DP 30115	Demolition of existing dwellings and associated structures and construction of 5 apartment buildings 9-11 storeys containing 450 units and basement parking containing 662 car parking spaces.	Approved	29/03/2012	Joint Regional Planning Panel (Sydney West Region)	Local Environmental Plan 2005	Clause 63(1)(b) Development within Carlingford	Council under assumed concurrence	22% (exceeds 27m height limit by 6m (Building D))	Proposal responds to site topography and appropriately addresses privacy, amenity and solar access to surrounding properties.
1421/2011/JP	5 Bass Drive BAULKHAM HILLS NSW 2153	Lot 18 DP 235678	Residential Care Facility pursuant to SEPP (Housing for Seniors or People with a Disability) 2004	Approved	29/03/2012	Joint Regional Planning Panel (Sydney West Region)	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	Building in the rear 25% of the site is 2 to 3 storeys (notional rear being the Seven Hills Road frontage)	Site has road frontage both Bass Drive and Seven Hills Rd and no adjoining residential development to the rear. The building presents as a 2 storey development to the street which is compatible with development in the zone.
1264/2011/HB	COMMON PROPERTY 234 Old Northern Road CASTLE HILL NSW 2154	CP SP 91082	Demolition of Existing Structures and Construction of Four (4) x Three (3) Storey Town Houses under the Provisions of SEPP (Affordable Rental Housing) 2009	Approved	28/02/2012	Ordinary Council	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	46% (1.625m instead of 3m landscape width)	No impact on neighbouring trees and provides a balanced deep root zone at the either side of the basement

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1902/2008/HB/A	35 Goodison Street NORTH KELLYVILLE NSW 2155	Lot 4 DP 1231258	Section 96AA modification to a Land & Environment Court approved 150 bed residential care facility to a 156 bed residential care facility	Approved	28/02/2012	Development Assessment Unit	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	19% (proposed height of 9.5 metres, development standard is 8m)	The development will generally appear to be 2 storey with appropriate setbacks in relation to the height of the buildings. Building design reduces impacts of bulk and scale, privacy and solar access impacts
1286/2010/JP	5 Donald Street CARLINGFORD NSW 2118	Lot 3 DP 18828	Construction of 6-Storey Apartment Building Consisting of 78 Residential Units and 157 Parking Spaces within 2 Levels of Basement Car Parking	Approved	10/11/2011	Joint Regional Planning Panel (Sydney West Region)	Local Environmental Plan 2005	Clause 63(1)(a) Amendment No.20	Council under assumed concurrence	1.2% - exceeds the max. permissible floor area by 86 sq.m.	The proposal will not give rise to any significant adverse impacts on surrounding properties and streetscape as a result of the proposed variation.
1510/2011/ZB	5 Fairway Drive KELLYVILLE NSW 2155	Lot 2 DP 1094066	A Subdivision Creating 19 lots including New Road and Demolition Involving a SEPP 1 Objection.	Approved	08/11/2011	Ordinary Council	Local Environmental Plan 2005	Clause 18(A) - Subd of Land - Zone2(b1) - 700sq m	Council under assumed concurrence	30% (491m2 lot area for Lot 19 excluding land within 20m of creek centreline)	Land is within a residue lot only, which is to be incorporated with the adjoining site. It has been demonstrated on plan that a complying lot and building platforms can be achieved at a such time as this lot is developed.
295/2012/ZB	33 Hartigan Avenue KELLYVILLE NSW 2155	Lot 1 DP 1171087	22 lot residential subdivision to be incorporated into an exhibition village (Homeworld V) accompanied by a SEPP 1 objection.	Approved	08/11/2011	Ordinary Council	Local Environmental Plan 2005	Clause 18(A) - Subd of Land - Zone2(b1) - 700sq m	Council under assumed concurrence	36% (residential), 87% (residue)	Compliance would prohibit development for intended use (exhibition village). Preceding stage approval acknowledged that undersized lots were necessary to sustain the exhibition village. Proposal maintains character and achieves overall density targets.

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976/2011/ZB	312 Pitt Town Road KENTHURST NSW 2156	Lot 1 DP 538582, Lot 1 DP 653836	A proposed boundary adjustment of two existing lots involving a SEPP 1 objection.	Approved	23/08/2011	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(b) - 10 Hectares	Director General - Department of Planning	Lot 1- 76% (2.394ha) Lot 2- 71% (2.921ha)	Compliance with the standard cannot be achieved in either its current form or any configuration of the two lots. The proposal delivers an improved environmental outcome as it allows for more effective management of environmentally constrained land.
895/2010/JP	7 Jenkins Road CARLINGFORD NSW 2118	Lot 33 DP 8001	Construction of 18-storey mixed use development.	Approved	11/08/2011	Joint Regional Planning Panel (Sydney West Region)	Local Environmental Plan 2005	Clause 63(1)(a) Amendment No.20	Council under assumed concurrence	0.2% (proposed overall height for Building East exceeds only by 0.16m)	The variation is due to the additional 1m required in floor to ceiling height for the retail/commercial floor and due to the slope of the land down to the north along Thallon Street.
863/2011/ZB	18 Seath Street KELLYVILLE NSW 2155	Lot 13 DP 1168875	3 stage subdivision (Stage 1 creates 2 facilitating lots, Stage 2 creates 10 residential lots & 1 residue lot demolition of existing dwelling and the creation of public road. Stage 3 creates 2 residential lots)	Approved	09/08/2011	Ordinary Council	Local Environmental Plan 2005	Clause 25 - Protection of Riparian Land near Creek	Council under assumed concurrence	27%	Road location proposed as per BHLEP and BHDCP requirements (forced variation)

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220/2011/JP	4 The Cottell Way BAULKHAM HILLS NSW 2153	Lot 2 DP 136093	Proposed 144 bed residential care facility and parking for 37 vehicles including SEPP 1 Objections	Approved	08/06/2011	Joint Regional Planning Panel (Sydney West Region)	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	(a) the height of all buildings in the proposed development must be 8 metres or less Extent of Variation – The proposal exceeds 8 metres with a maximum height of 10.25 metres, a maximum non-compliance of 2.25m) a building that is adjacent to a boundar	(a) the height of all buildings in the proposed development must be 8 metres or less. Justification – The non-compliance with the 8 metre maximum building height does not contribute to any adverse impacts such as overshadowing, overlooking or privacy.
1563/2010/LA	21 Telfer Road CASTLE HILL NSW 2154	Lot 2 DP 25804	Alterations and Additions to an Existing Dwelling	Approved	22/02/2011	Ordinary Council	Local Environmental Plan 2005	Clause 33 - Development within Zone 2(e)	Council under assumed concurrence	81% (additional GFA of 106%, development standard permits a maximum of 25%)	Complies with objectives of the Res 2(e) zone as the proposal has due regard to the special development constraints (geotechnical) of the land without detrimental impact on the subject land or adjacent properties.
638/2010/ZB	1 Lawrence Road KENTHURST NSW 2156	Lot 1 DP 134911	A proposed two (2) Lot Subdivision creating proposed lot numbers 101 and 102.	Refused	14/12/2010	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(c) - 2 Hectares	Not Applicable	N/A - Application Refused (proposed Lot 101 - 72% and Lot 102 - 45%)	Not Applicable - Application Refused

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1902/2008/HB	35 Goodison Street NORTH KELLYVILLE NSW 2155	Lot 4 DP 1231258	A aged care facility for 150 beds	Approved	22/10/2010	Court	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	Proposed maximum height of 9.5 metres	The precinct or locality will include a mix of medium and low density housing. The subject site will ultimately be surrounded by one sub-arterial road and two local roads containing access points. The height of the development varies across the site due
740/2010/ZA	CP 12 Balmoral Road KELLYVILLE NSW 2155	Lot DP XXXX	STAGE 4 - A proposed ninety-two (92) Lot subdivision, creating proposed Lots numbered 201 to 292.	Approved	04/05/2010	Development Assessment Unit	Local Environmental Plan 2005	Clause 18(A) - Subd of Land - Zone2(b1) - 700sq m	Council under assumed concurrence	54.9%	Compliance would prohibit the development for the intended purpose of an exhibition village. The variation was foreshadowed, considered and approved by Council & DoP in conjunction with the DA assessment of the exhibition village
1158/2009/HC	20 Fairway Drive NORWEST NSW 2153	Lot 7 DP 1198944	Seniors Living Development consisting of 119 units.	Approved	13/04/2010	Ordinary Council	SEPP-Housing for Seniors/People with a Disability	Clause 40-Dev Standards-Min size & Building Height	Council under assumed concurrence	There is a two storey encroachment into the "rear 25% area of the site". The encroachment has been calculated as 1.5% of the area within the rear 25% of the site.	The development standard has been formulated to accommodate development compatible with other developments or land use of a lower scale that would be vulnerable to impact. The proposed development does not set an undesirable precedent for development as the
889/2009/ZB	Neighbourhood Assn Property/Private Road Sandy Place KENTHURST NSW 2156	Lot 1 DP 286507	A proposed subdivision creating 2 lots, using proposed lot numbers 160 and 161.	Refused	09/02/2010	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(b) - 10 Hectares	Not Applicable	Not Applicable - Application refused (proposed 95% variation)	Not Applicable - Application refused

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549/2009/HC	10 Fairway Drive NORWEST NSW 2153	Lot 2 DP 1107811	A Seniors Living Development comprising 148 Dwellings	Approved	03/11/2009	Ordinary Council	Local Environmental Plan 2005	Clause 25 - Protection of Riparian Land near Creek	Council under assumed concurrence	3% (The extent of building work proposed within the riparian corridor is 405m2.)	The clause relates to the provision of adequate setback to creek areas, protection of the natural environment & environmental compatibility with the locality. The proposal is consistent with underlying objectives of the development standard.
1323/2009/ZB	90 Kenthurst Road KENTHURST NSW 2156	Lot 1 DP 1148678	A proposed boundary adjustment within two allotments to create proposed lot numbers 1 and 2.	Approved	14/07/2009	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(c) - 2 Hectares	Director General - Department of Planning	55%	Boundary adjustment creating no additional lots or building entitlements. Provides road frontage to a land-locked lot and will result in less land use conflict with surrounding rural uses. Underlying objectives of the zone achieved
1856/2008/ZB/B	96 River Road LOWER PORTLAND NSW 2756	Lot 51 DP 1150346	S96 amendment to an approved subdivision (boundary adjustment) of 2 existing lots to create 2 new lots	Approved	23/06/2009	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(b) - 10 Hectares	Director General - Department of Planning	29.4%	Boundary adjustment creating no additional lots or building entitlements. Reallocates land to improve usability and amenity for existing dwelling. Underlying objectives of the zone achieved
723/2009/ZB	6A St Johns Road MARAYLYA NSW 2765	Lot 11 DP 1194262	A proposed subdivision creating 2 lots using proposed lots numbers 11 and 12.	Refused	12/05/2009	Ordinary Council	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(a) - 40 Hectares	Not Applicable	Not Applicable - Application refused (proposed 80.4% variation)	Not Applicable - Application refused
977/2008/ZB	56 Annangrove Road KENTHURST NSW 2156	Lot 9 DP 708081	Subdivision of 1 existing rural lot into 2 new rural lots	Approved	13/01/2009	Delegated Authority	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(c) - 2 Hectares	Director General - Department of Planning	12%	Boundary located to ensure existing structures are wholly contained within lot 20. Average area of the 2 lots exceed the minimum and would not set an undesirable precedent. Complies with underlying objectives of the zone

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475/2008/ZB	'Keienda'114 Manning Road SACKVILLE NORTH NSW 2756	Lot 1104 DP 868634	Subdivision (boundary adjustment) of 2 existing lots to create 2 new lots (proposed lots 1 and 2)	Approved	29/04/2008	Delegated Authority	Local Environmental Plan 2005	Clause 18 - Subd of Land - Zone1(b) - 10 Hectares	Director General - Department of Planning	43%	Boundary adjustment creating no additional lots or building entitlements. 2 lots created with same area as pre-development. Lot 1 gains improved amenity to Hawkesbury River & Lot 2 gains additional grazing land
Total No. of DAs Determined											274