

SEPP 1 Returns
Quarter for 1 April 2014 to 30 June 2014

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA Determined dd/mm/yyyy
DA/1046/2012	5	232364		146A and 148	Arcadia Road	Arcadia	2159	Subdivision	Hornsby Shire Local Environmental Plan 1994	Rural BA (Small Holdings—Agricultural Landscapes) Special Uses B (Transport Corridor)	Clause 14 - Density	Clause 14 of the HSLEP 1994 prescribes a minimum lot size of 2 hectares within the Rural BA (Small Holdings—Agricultural Landscapes) zone and the proposal would result in two lots of 1.030 hectares and 0.961 hectares. The proposal would not create a new lot but instead realign the boundaries of the existing two allotments. The proposal would not create any adverse impacts on the adjoining properties and is in keeping with similar subdivision patterns in the area.	>10%	Seek the concurrence of the Secretary of Department of Planning and Environment	16/04/2014
DA/1408/2013	100	848501		11 to 37	Alexandria Parade	Waitara	2077	Alterations and Additions to existing Registered Club	Hornsby Local Environmental Plan 2013	B2 - Local Centre	Clause 4.4	Clause 4.4 of the HLEP 2013 states that the maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio (FSR) Map. The proposal would have a FSR of 0.78:1. The existing FSR is 0.74:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments.	>10%	Assume the concurrence of the Secretary of Department of Planning and Environment	14/05/2014
DA/1370/2013	Various	Lot 87 DP 660202, Lot A DP 950827, Lot 3 DP 129713, Lot B DP 322006, Lot A DP 322006, Lot 2 DP 129713, Lot B DP 170871, Lot 1 DP 129713, CP SP 42931, Lot 100 DP 667424, Lot 1 DP 945629, Lot 2 DP 211638, Lot 1 DP 211638, Lot 2 DP 303913, Lot 1 DP 303913		21-39 and 20-30	Waitara Avenue and Orara Street	Waitara	2077	Residential flat building	Hornsby Local Environmental Plan 2013	R4 High Density Residential	Clause 4.3	Clause 4.3 of the <i>Hornsby Local Environmental Plan 2013</i> prescribes that the maximum height of buildings in the R4 High Density Residential zone is 26.5 metres and the proposed building height is 30.4 metres. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments.	>10%	JRPP Assume the concurrence of the Secretary of Department of Planning and Environment	29/05/2014
DA/892/2013	5	235034		8	Thorn Street	Pennant Hills	2120	Multi-unit housing	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - FSR	Clause 15 of the HSLEP 1994 prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have a FSR of 0.45:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments.	>10%	Assume the concurrence of the Secretary of Department of Planning and Environment	11/06/2014
DA/189/2014	17A	25756		7	Waterloo Road	North Epping		Dwelling-house	Hornsby Local Environmental Plan 2013	R2 - Low Density Residential	Clause 4.3	Clause 4.3 of the <i>Hornsby Local Environmental Plan 2013</i> prescribes that the maximum height of buildings in the R2- Low Density Residential zone is 8.5 metres and the proposed building height is 8.8 metres. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments.	>10%	Assume the concurrence of the Secretary of Department of Planning and Environment	11/06/2014