

SEPP 1 Returns
Quarter for 1 July 2016 to 30 September 2016

| 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/1470/2015 | Lot 2005 Lot 72 Lot 74 | DP 1088072 DP 1067989 DP 1067989 | | 284 146-200 | Castle Hill Road David Road | Castle Hill Castle Hill | 2154 | 1 | State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 | R2 - Low Density Residential | Clause 40 (4) | Up to 0.4m exceedance of the 8m height control. The minor non-compliance with the height limit does not result in non-compliance with the required floor space ratio. The additional height is mainly contained within the roof form and ceiling of the units on the second floor level. The building would be consistent with the scale, bulk and form of surrounding seniors living developments within the Anglican Retirement Village Castle Hill estate. | <10% | Assume the concurrence of the Secretary of Department of Planning and Environment | 27/07/2016 |
| DA/333/2016 | Lot 2 Lot 3 Lot 4 Lot 5 | DP 322996 DP 322966 DP 9872 DP 9872 | | 3 & 7 | Hillmont Avenue | Thornleigh | | 1 | State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 | R2 - Low Density Residential | Clause 40 (4) | The proposed development would result in a building height of 7m - 9.45m which does not comply with the maximum permissible height of 8m. The non-compliance with the height limit does not result in any additional floor level or non-compliance with the required floor space ratio for the site. The building would comprise two levels of development over a basement car park which is the desired form of development as outlined in the SEPP HS&PD. The proposed development will not result in any inconsistency with the underlying purpose of the development standard which is to ensure that the height of the development is consistent with the desired scale and character of the street and locality in which the buildings are located and there are no adverse impacts to the adjoining neighbours. | 18% | Assume the concurrence of the Secretary of Department of Planning and Environment | 10/08/2016 |
| DA/266/2016 | 1 13 | 1049242 1049242 | | 246-250 | New Line Road | Dural | | | Hornsby Local Environmental Plan 2013 | IN2 Light Industrial | Clause 4.3 | The proposed development would result in a building height of 12.4m which does not comply with the maximum permissible height of 10.5m. The non-compliance is a result of the existing ground level which was established when the land was filled when the original building was constructed. The non-compliance with the height limit does not result in any additional floor level or non-compliance with the required floor space ratio for the site. The proposed development will not result in any inconsistency with the underlying purpose of the development standard which is to ensure that the height of the development is consistent with the desired scale and character of the street and locality in which the buildings are located and there are no adverse impacts to the adjoining properties. | 18% | Assume the concurrence of the Secretary of Department of Planning and Environment | 14/09/2016 |
| DA/1485/2015 | 55, 56, 58, 59 and 60 | DP 1212724 | | 585 - 587 and 3 - 5 | Pennant Hills Road and Copeland Road | West Pennant Hills and Beecroft | 2125 and 2119 | 1 | State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 | R2 - Low Density Residential | Clause 40 (4) | A portion of the basement car park under the two storey residential flat building extends more than 1 metre above the existing ground level on the eastern side (primarily at the north-eastern corner). This part of the basement would be included as an additional storey pursuant to Clause 3(2) of SEPP HSPD and therefore, the proposal would not comply with Clause 40(4)(b). The proposed development will not result in any inconsistency with the underlying purpose of the development standard which is to ensure that the height of the development is consistent with the desired scale and character of the street and locality in which the buildings are located and there are no adverse impacts to the adjoining neighbours. | 10% | Assume the concurrence of the Secretary of Department of Planning and Environment | 14/09/2016 |