

SEPP 1 Returns
Quarter for 1 January 2014 to 31 March 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/797/2013	121	1189558		158A	Copeland Road	Beecroft	2119	New - Dwelling-house	Honsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.49:1. 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. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	>10%	Assume concurrence of the DG of Department of Planning and Infrastructure	12/02/2014
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 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 DG of Department of Planning and Infrastructure	12/02/2014
DA/1181/2013	16	14489		60	Baldwin Avenue	Asquith	2077	Subdivision	Hornsby Local Environmental Plan 2013	R2 Low Density Residential	Clause 4.1 - Minimum subdivision lot size	Clause 4.1 of the HLEP prescribes a minimum lot size of 500m ² with R2 Low Density Residential zone and the proposal will result in one lot of 492m ² . Given that the proposal was for subdivision of an existing multi-unit housing development and no alterations were proposed to the approved built form, it was considered that 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 concurrence of the DG of Department of Planning and Infrastructure	13/02/2014
DA/931/2013	3	1072181		57B	Hewitt Avenue	Wahroonga	2076	Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.43:1. 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. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	13/02/2014
DA/1427/2013	75	216607		5	Magnolia Avenue	Epping	2121	Dwelling-house	Hornsby Local Environmental Plan 2013	R2 Low Density Residential	Clause 4.3 - Height of Buildings	Clause 4.3 of the HLEP prescribes that the maximum building height within the R2 Low Density Residential zone is 8.5m. The applicant has submitted an objection against Council's adherence to the maximum building height of 8.5m development standard under Clause 4.3 of the HLEP. The proposed development has a maximum building height of 9m. 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 concurrence of the DG of NSW Planning and Infrastructure	27/02/2014
DA/1083/2013	18	8921		31	Hammond Avenue	Normanhurst		Subdivision	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	Clause 14 of the HSLEP prescribes a minimum lot size of 500m ² within the Residential A (Low Density) zone and the proposal would result in two lots of 450.40m ² and 478.50m ² . The allotments accommodate reasonably sized dwelling houses and are as such within the environmental capacity of the respective sites. The proposal would not alter the established character of the streetscape which generally includes two dwellings per allotment. The proposal would provide for a dwelling house compatible with a low density environment.	<10%	Assume concurrence of the DG of NSW Planning and Infrastructure	6/03/2014

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DA/514/2013	8	237968		3	Gum Blossom Drive	Westleigh	2120	Dwelling house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 Floor Sapce Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.49:1. 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. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	>10%	Assume concurrence of the DG of NSW Planning and Infrastructure	12/03/2014