

**SEPP 1 Returns**  
**Quarter for 1 April 2015 to 30 June 2015**

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/1089/2014	2 and 3	3150		117-119	Pacific Highway	Hornsby	2077	1	HLEP 2013	R4 (High Density)	Height	The non-compliance arises as a result of the site's sloping topography. The additional height will not be visible from the Pacific Highway frontage. There will be no undue environmental impacts to adjoining properties or other impacts that arise from the proposed non-compliance.	1.5m - 3.89m	JRPP assume the concurrence of the Secretary of Department of Planning and Environment	15/04/2015
DA/1444/2014	10	611714		88-90	Chapman Avenue	Beecroft	2119	1	HLEP 2013	R2 (Low Density Residential)	Lot size	3.5% variation (22sqm) due to the shared driveway on Lot 2. The shared driveway is required to protect significant trees resulting in a better environmental outcome.	3.50%	Assume the concurrence of the Secretary of Department of Planning and Environment	6/05/2015
DA/1447/2014	30, 31, 32, 33, 34, 35, 36, 37	12051		11 - 27)	Cliff Road	Epping	2121		HLEP 2013	R4 (High Density)	Height	Up to 0.460m exceedence over 17.5m height control. The minor non-compliance is a result of the buildings being lifted up to provide better amenity for ground floor units which were previously up to 3 metres below natural ground level. As a result of the site's sloping topography, the additional height would not be perceptible when viewed from the Cliff Road frontage.	Up to 460mm	JRPP assume the concurrence of the Secretary of Department of Planning and Environment	3/06/2015
DA/69/2014	B	388023		60	Hinemoa Avenue	Normanhurst	2076		HLEP 2013	R2 (Low Density Residential)	Lot size	13.2% variation (66sqm) due to the shared driveway on Lot 1. The shared driveway is required to protect significant trees resulting in a better environmental outcome.	13.20%	Assume the concurrence of the Secretary of Department of Planning and Environment	10/06/2015
DA/560/2015	52	8965		51	Goodlands Avenue	Thornleigh	2120		HLEP 2013	R2 (Low Density Residential)	Height	Up to 0.65m exceedence over 8.5m height control. The minor non-compliance is a result of the higher than usual sub floor area on the southern side of the allotment due to the site topography.	Up to 650mm	Assume the concurrence of the Secretary of Department of Planning and Environment	30/06/2015