

SEPP 1 Returns  
Quarter for 1 January 2010 to 31 March 2010

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/1080/2009	Lot 3	8239		134	Brooklyn Road	Brooklyn	2083	Residential - Other	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 - Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	>10%	DG of Department of Planning	15/01/2010
DA/1386/2009	3086	262435		47	Wisteria Avenue	Cherrybrook	2126	Residential - Other	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 - Floor Space Ratio	The variation to the minimum allotment size for the proposed lots represents a minor variation of less than 10 percent to the allotment size standard. The proposed subdivision is within the environmental capacity of the land and is not inconsistent with the surrounding subdivision pattern. The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	<10%	DG of Department of Planning	1/02/2010
DA/914/2009	3	551290		30	Pebbles Road	Fiddletown	2159	Other	Hornsby Shire Local Environmental Plan 1994	Rural AA (Large Holdings - Agricultural Landscapes)	Clause 14 - Density	The proposed two lots conform to the site's existing land areas each side of Pebbles Road. The variation to the standard lot size is consistent with the pattern of rural subdivision in the locality.	>10%	DG of Department of Planning	12/02/2010
DA/1561/2009	Lot 11	844600		25A	Waterloo Road	North Epping	2121	Residential - Other	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 - Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	>10%	DG of Department of Planning	15/02/2010
DA/1017/2009	148 & 149	752014		2753 & 2785 - 2801	Old Northern Road	Glenorie	2157		Hornsby Shire Local Environmental Plan 1994	Rural AR (Large Holdings - Rural Landscapes) zone and Environmental Protection B (River Catchment) zone	Clause 14 - Density	Both existing lots are undersized and the proposal is for a boundary adjustment to locate existing structure wholly within one lot.	>10%	DG of Department of Planning	18/03/2010