

SEPP 1 Returns  
Quarter for 1 October 2010 to 31 December 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/253/2010	4	10221		22	Oxford Street	Epping	2121	Mixed	Honsby Shire Local Environmental Plan 1994	Business A (General)	Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 1:1. The proposal exceeds the floor space ratio development standard by 62.7sqm. The proposed minor increase to the FSR control would not have detrimental impacts on adjoining properties or streetscape of Oxford Street and achieves a height, scale and bulk anticipated for the Epping commercial area.	18%	Assume concurrence of the DG of Department of Planning	6/10/2010
DA/603/2010	26 & 25	8797		1 & 3	Haldane Street	Asquith	2077	Mixed	Honsby Shire Local Environmental Plan 1994	Business C (Neighbourhood)	Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.5:1. The proposal exceeds the floor space ratio development standard by 243.15sqm. The proposed minor increase to the FSR control would not have detrimental impacts on adjoining properties or the streetscape of Haldane Street and Sherbrook Road and achieves a height, scale and bulk anticipated for this neighbourhood commercial centre.	>10%	Assume concurrence of the DG of Department of Planning	6/10/2010
DA/327/2009 Section 82A Review	11A	409358			Dusthole Point	Berowra Creek	2082	Residential alterations and additions	Honsby Shire Local Environmental Plan 1994	Environmental Protection E (River Settlements) Zone	Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio (FSR) of 0.3:1. The proposal exceeds the floor space ratio development standard by 61 sqm. The application was lodged at the time when the permissible FSR for the zone was 0.4:1 and the proposal complied with this requirement. During the assessment of the application HSLEP was amended by reducing the FSR in the zone to be 0.3:1. No savings provisions were included in the amendment resulting in refusal of the original application. The Section 82A review included a SEPP 1. The development will not detract from the scale and variety of dwelling-houses in the surrounding zone and will have acceptable amenity and environmental impacts.	>10%	Assume concurrence of the DG of Department of Planning	3/11/2010
DA/1044/2010	2	339905		75	Copeland Road	Beecroft	2119	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	The proposal exceeds the development standard of 0.4:1. 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%	Assume concurrence of the DG of Department of Planning	10/11/2010
DA/741/2010	9	758074		5	Welham Street	Beecroft	2119	Residential alterations and additions	Hornsby Shire Local Environmental Plan 1994	Residential AS (Low Density - Sensitive Lands)	Clause 14 - Density	The proposal exceeds the development standard of 0.4:1. 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%	Assume concurrence of the DG of Department of Planning	16/12/2010