

SEPP 1 Returns
Quarter for 1 October 2016 to 31 December 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/976/2016	Lot 1	DP 234802		70	Excelsior road	Mount Colah	2079	Subdivision	HLEP 2013	R2 - Low Density Residential	Minimum lot size	The two lot subdivision would result in one lot with an area of 498.4m ² which does not comply with the minimum 500m ² lot size requirement. The 1.6m ² variation to the minimum allotment size would not set an unacceptable precedent for the surrounding area, taking into account that the non-compliance is a result of 4.6m ² of land being previously acquired for road widening. Furthermore, the site experiences unique environmental characteristics to other properties within the locality in that it is a corner allotment with two road frontages and is capable of achieving two compliant dwellings.	Variation of less than <10% or 1.6m ²	Assume the concurrence of the Secretary of Department of Planning and Environment	9/11/2016
DA/519/2016	Lot 2	DP 733994		4	Gundah Road	Mount Kuring-gai	2080	Industrial	HLEP 2013	IN1 General Industrial	Maximum building height	The proposed development would exceed the HLEP 2013 development standard for a maximum building height of 14.5m having a maximum height of 18.5m. The variation of the development standard is justified with regard to the site's steep topography, consistency with neighbouring built form and functional design.	27%	Assume the concurrence of the Secretary of Department of Planning and Environment	14/12/2016
DA/938/2016	Lot 1	DP 590251		23	Sefton Road	Thornleigh	2120	Industrial	HLEP 2013	IN1 General Industrial	Maximum building height	The 22.4m height of the proposed silos for the existing concrete batching plant would exceed the maximum 10.5m building height standard under HLEP. The non-compliance is justified as the height of the silos cannot be reduced due to design requirements for storage capacity and truck clearance, is the same height as existing silos and would not detract from visual amenity.	113%	Assume the concurrence of the Secretary of Department of Planning and Environment	14/12/2016
DA/1362/2015	Lot 12	DP 27827		25	Sydney Road	Hornsby Heights	2077	Subdivision	HLEP 2013	R2 - Low Density Residential	Minimum lot size	Proposed Lot 122 at the rear complies with the 500m ² Lot size requirement, however proposed Lot 121 (front allotment) would be 450.9m ² . The overall combined lot area is 1415m ² which would allow for two compliant lot sizes. However, due to bushfire requirements restricting a building being built within the majority of Lot 122, the front lot was reduced in size to provide a 200m ² developed area to the rear lot. The variation to the minimum allotment size would not set an unacceptable precedent for the surrounding area, taking into account that the non-compliance is a result of a bushfire restriction on the rear lot and a compliant lot size could be achieved given the 1415m ² combined area.	Variation of less than <10%	Assume the concurrence of the Secretary of Department of Planning and Environment	23/12/2016