

SEPP 1 Returns  
Quarter for 1 October 2011 to 31 December 2011

| 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/397/2011                 | 13         | 7788      |                       | 21            | Chapman Avenue | Beecroft     | 2119     | Demolition/Erection of a dwelling house   | Hornsby Shire Local Environmental Plan 1994 | Residential AS (Low Density - Sensitive Lands) | Clause 15 - Floorspace Ratio           | 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 and Infrastructure | 31/10/2011                    |
| DA/576/2011/A               | 10         | 11912     |                       | 120           | Norfolk Road   | North Epping | 2121     | Section 96(1A) - Amendment of approved plans  | Hornsby Shire Local Environmental Plan 1994 | Residential A (Low Density)                    | Clause 15 - Floorspace Ratio           | The proposal exceeds the development standard of 0.4:1. The development would not detract from the scale and variety of dwelling-houses in the surrounding low density zone.   | 9.25%               | Assume concurrence of the DG of Department of Planning and Infrastructure | 29/11/2011                    |
| DA/605/2011                 | 1 to 5     | 2073      |                       | 115           | Beecroft Road  | Beecroft     | 2119     | Subdivision of five allotments into four and construction of three dwelling houses in four stages | Hornsby Shire Local Environmental Plan 1994 | Residential AS (Low Density - Sensitive Lands) | Clause 14 - Density                    | The proposal includes the resubdivision of existing undersized lots. The lots created would be larger than the existing allotments and the proposal would reduce the number of non-conforming allotments from five to four. The proposal would not create a precedent for the creation of undersized lots. | >10%                | Assume concurrence of the DG of Department of Planning and Infrastructure | 7/12/2011                     |
| D/1056/2011                 | 35         | 270489    |                       | 6             | Talbot Way     | Berowra      | 2081     | Erection of a dwelling house  | Hornsby Shire Local Environmental Plan 1994 | Residential AS (Low Density - Sensitive Lands) | Clause 15 - Density - Floorspace Ratio | The proposal exceeds the 0.4:1 floor space ratio development standard. The 0.67:1 FSR is consistent with other development in the "Illoura Estate" which ranges between 0.3:1 and 0.68:1.  | >10%                | Assume concurrence of the DG of Department of Planning and Infrastructure | 7/12/2011                     |
| DA/1260/2011                | 17         | 201195    |                       | 4             | Namoi Street   | North Epping | 2121     | Erection of a dwelling house  | Hornsby Shire Local Environmental Plan 1994 | Residential A (Low Density)                    | Clause 15 - Density - Floorspace Ratio | 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 and Infrastructure | 16/12/2011                    |