

SEPP 1 Returns
Quarter for 1 January 2012 to 31 March 2012

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/1026/2011	24	858122		6	Blamey Way	Cherrybrook	2126	Alterations and additions to multi-unit housing development	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The proposal exceeds the 0.4:1 FSR development standard and would generally be consistent with the scale of dwellings within the existing cluster housing development.	37.5%	Assume concurrence of the DG of Department of Planning and Infrastructure	1/02/2012
DA/1428/2011	101	1149208		146	Galston Road	Hornsby Heights	2077	Demolition of a dwelling-house and erection of a two attached multi-unit dwellings.	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The 0.43:1 floor space ratio of the proposed development exceeds the development standard of 0.40:1. The development would not detract from the scale and variety of dwelling-houses in the surrounding low density zone and would not create any adverse solar access, privacy or amenity impacts.	5%	Assume concurrence of the DG of Department of Planning and Infrastructure	13/02/2012
DA/1400/2011	105	1014761		9	Kingscott Place	Castle Hill	2154	Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The 0.43:1 floor space ratio of the proposed development exceeds the development standard of 0.40:1. The development would not detract from the scale and variety of dwelling-houses in the surrounding low density zone and would not create any adverse solar access, privacy or amenity impacts.	>10%	Assume concurrence of the DG of Department of Planning and Infrastructure	14/02/2012
DA/971/2011	A and B	305378 & 317488		30 & 32	Hall Road	Hornsby	2077	Subdivision of one lot into two lots	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	The proposal exceeds the 0.4:1 floor space ratio development standard for both the existing dwelling and multi-unit housing development under construction has been approved by Council. The subject application is for the subdivision of the multi-unit housing development and would not alter the approved built form of the development.	17.54%	Assume concurrence of the DG of Department of Planning and Infrastructure	7/03/2012
DA/779/2011	1 and 3	505250		9A and 11	Maida Road	Epping	2121	Subdivision of two lots into three lots	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Density	The 0.42:1 floor space ratio of the existing two storey dwelling on proposed lot 3 exceeds the development standard of 0.4:1. The lot area (664.9sqm) is satisfactory in accommodating the dwelling. There are no adverse impacts on residential amenity.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	19/03/2012
DA/204/2012	1131	819527		10	Roslyn Place	Cherrybrook	2126	Alterations and additions to a dwelling house.	Hornsby Shire Local Environmental Plan 1995	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The 0.43:1 floor space ratio of the proposed development exceeds the development standard of 0.40:1. The development would not detract from the scale and variety of dwelling-houses in the surrounding low density zone and would not create any adverse solar access, privacy or amenity impacts.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	26/03/2012