

Clause 4.6 Returns – Quarter 1 October 2012 – 31 December 2012

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| Street number | 20 | 24 | 146 |
| Street name | Duffy Avenue | Jubilee Street | Galston Road |
| Suburb/Town | Thornleigh | Wahroonga | Hornsby Heights |
| Postcode | 2120 | 2076 | 2077 |
| Category of development | Demolition of existing dwelling, construction of a multi-unit housing development of two attached dwellings and Torrens title subdivision of one allotment into two. | Torrens title subdivision | Subdivision |
| Environmental planning instrument | Hornsby Shire Local Environmental Plan 1994 | Hornsby Shire Local Environmental Plan 1994 | Hornsby Shire Local Environmental Plan 1994 |
| Zoning of land | Residential A (Low Density) | Residential A (Low Density) | Residential A (Low Density) |
| Development standard to be varied | Clause 14- Density | Clause 14 - Density | |
| Justification of variation | The application seeks Torrens title subdivision of the multi-unit housing development of two attached dwellings. The variation to the minimum allotment size for the proposed lots would not alter the density of the development and would have a negligible impact on the streetscape and character of the dwelling-houses in the surrounding low density residential area. The development is consistent with the general subdivision pattern of the surrounding allotments. | The application seeks Torrens title subdivision of an existing strata title detached dual occupancy development approved under SREP 12. The variation to the minimum allotment size for the proposed lots would not alter the density of the development and would not detract from the scale and variety of dwelling-houses in the surrounding low density zone and would have acceptable amenity and environmental impacts. | The application seeks Torrens title subdivision of an approved multi-unit housing development. The approved development being in accordance with Clause 14 of HSLEP site density requirement for low density multi-unit housing. The variation to the minimum allotment size for the proposed lots would not alter the density of the development and would not detract from the residential character and amenity of the surrounding area. |
| Extent of variation | <10% | >10% | >10% |
| Concurring authority | Assume concurrence of the DG of Department of Planning and Infrastructure | Assume concurrence of the DG of Department of Planning and Infrastructure | Assume concurrence of the DG of Department of Planning and Infrastructure |
| Date DA Determined | 4/10/2012 | 17/10/2012 | 17/10/2012 |

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|-----------------------------------|--|---|--|
| Street number | 6 | 18 | 25 |
| Street name | Gum Blossom Drive | Duffy Avenue | Lyne Road |
| Suburb/Town | Westleigh | Thornleigh | Cheltenham |
| Postcode | 2120 | 2120 | 2119 |
| Category of development | Alterations and Additions | Demolition of existing dwelling, construction of a multi-unit housing development of two attached dwellings and Torrens title subdivision of one allotment into two. | Torrens title subdivision |
| Environmental planning instrument | Hornsby Shire Local Environmental Plan 1994 | Hornsby Shire Local Environmental Plan 1994 | Hornsby Shire Local Environmental Plan 1994 |
| Zoning of land | Residential A (Low Density) | Residential A (Low Density) | Residential AS (Low Density-Sensitive Lands) |
| Development standard to be varied | Clause 15 - Floor Space Ratio | Clause 14- Density | Clause 15 - Floor Space Ratio |
| Justification of variation | The application was approved for alterations and additions to a dwelling-house. The development would have a total gross floor area of 311m2 (floor space ratio of 0.44:1), which does not comply with the 0.4:1 development standard as contained within Clause 15 of the HSLEP. The proposed variation would not result in adverse visual, overshadowing or amenity impacts to the surrounding dwelling-houses and would not detract from the scale and variety of dwelling-houses in the surrounding low density area. On that basis, the SEPP 1 Objection submitted in support of the proposal was considered to be satisfactory in this instance. | The application seeks Torrens title subdivision of the multi-unit housing development of two attached dwellings. The variation to the minimum allotment size for the proposed lots would not alter the density of the development and would have a negligible impact on the streetscape and character of the dwelling-houses in the surrounding low density residential area. The development is consistent with the general subdivision pattern of the surrounding allotments. | The retention of the existing dwelling on proposed Lot 1 would not alter the intensity of the development on the lot. The scale of the dwelling-house on proposed Lot 1 in regards to height and visual impact does not adversely impact upon the development in the area. The site is not constrained by land sensitivity factors and is capable of both the land use and the proposed FSR. |
| Extent of variation | < 10% | <10% | >10% |
| Concurring authority | Assume concurrence of the DG of Department of Planning and Infrastructure | Assume concurrence of the DG of Department of Planning and Infrastructure | Assume concurrence of the DG of Department of Planning and Infrastructure |
| Date DA Determined | 2/11/2012 | 8/11/2012 | 21/11/2012 |

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|-----------------------------------|--|--|
| Street number | 45 | 134 |
| Street name | Victoria Road | Pennant Hills Road |
| Suburb/Town | Pennant Hills | Pennant Hills |
| Postcode | 2120 | 2120 |
| Category of development | Dwelling-house | Alterations and Additions |
| Environmental planning instrument | Hornsby Shire Local Environmental Plan 1994 | Hornsby Shire Local Environmental Plan 1994 |
| Zoning of land | Residential A (Low Density) | Residential A (Low Density) |
| Development standard to be varied | Clause 15 - Floor Space Ratio | Clause 15 - Floor Space Ratio |
| Justification of variation | <p>The application as approved is for the erection of a dwelling-house with a floor space ratio (FSR) of 0.42:1 which does not comply with the 0.4:1 development standard in Clause 15 of the HSLEP. The proposal would create negligible impacts to the streetscape and the privacy, solar access and amenity of adjoining properties. On that basis, the SEPP 1 Objection submitted with the application was supported in this instance.</p> | <p>The application was approved for alterations and additions to the existing church buildings with a resultant floor space ratio (FSR) of 0.51:1. which does not comply with the 0.4:1 development standard in Clause 15 of the HSLEP. The proposal would create negligible impacts on the streetscape and the privacy, solar access and amenity of adjoining properties. The development would not detract from the scale of development in the surrounding low density zone. On that basis, the SEPP 1 Objection submitted with the application was supported in this instance.</p> |
| Extent of variation | >10% | >10% |
| Concurring authority | Assume concurrence of the DG of Department of Planning and Infrastructure | Assume concurrence of the DG of Department of Planning and Infrastructure |
| Date DA Determined | 22/11/2012 | 19/12/2012 |