

SEPP 1 Returns
Quarter for 1 April 2012 to 30 June 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/364/2012	M	27760		25	Harefiled Close	North Epping	2121	Residential - Single new dwelling	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The application was approved for the erection of a two storey dwelling-house in a Residential A (Low density) zone with a floor space ratio of 0.415:1, which did not comply with the 0.4:1 development standard as contained within Clause 15 of the HSLEP. The bulk and design of the dwelling-house would be consistent with recent developments in the immediate area and the site coverage and height of the proposal are well within Council requirements. 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.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	28/05/2012
DA/1419/2011	58	10902		22	Grantham Crescent	Dangar Island	2083	Erection of a studio ancillary to a dwelling-house	Hornsby Shire Local Environmental Plan 1994	Environmental Protection E (River Settlements) zone.	Clause 15 - Floor Space Ratio	The application was approved for the erection of a studio with a floor area of 21.6 square metres. The existing FSR of the site was 0.32:1 and the studio resulted in a approved FSR of 0.346:1. The site is a relatively flat allotment that is not visible from the river. The studio is low scale single storey development and located within the rear of the site. The studio would not intensify the perceived bulk and scale of the development when viewed from the street or adjoining properties. The would not have an adverse impact on the privacy, amenity or solar access of the adjoining properties. The SEPP 1 submitted with the application is supported as it was demonstrated the objectives of the standard are achieved notwithstanding the non compliance with the FSR development standard.	15%	Assume concurrence of the DG of Department of Planning and Infrastructure	28/04/2012
DA/242/2012	8	27839		4	Benghazi Road	Carlingford	2118	Multi-unit housing development comprising two attached residential units	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The application was approved for the erection of a multi-unit housing development comprising two overlapped residential units (dual occupancy). Clause 15 of the Hornsby Shire Local Environmental Plan 1994 prescribes that the maximum floor space ratio (FSR) of development within Residential A Zones is 0.4:1. The proposed development has an FSR of 0.44:1, which is non compliance with the development standard. However, the variation is under 10%, the additional floor space does not result in a development being incompatible with the low density housing characteristic of the locality and the additional floor space arising from the construction of the new building comprising two dwellings has no significant consequences in terms of views available from surrounding public and private vantage points in proximity to the site. The submitted SEPP 1 Objection was therefore considered well founded in this instance.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	23/05/2012