

SEPP 1 Returns  
Quarter for 1 October 2014 to 31 December 2014

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/1394/2013	18	1067166		186	Beecroft Road	Cheltenham	2119	Seniors Living Development	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	R2 Low Density Residential	Clause 40(4)(b)	The 3 storey element is well setback from the neighbouring property to the east. The non-compliance with the height limit does not result in an additional level or floor space and the proposal complies with the required floor space ratio. The additional height is contained within the basement car park and the breach is minor, being 800mm. The 3 storey element occurs due to the building design following the natural slope of the site and the entry to the basement car park being located at the lowest point of the site. The third level would be appropriately setback from the street and is not visually intrusive to the streetscape or the neighbouring properties. The building would not result in unreasonable overshadowing or privacy impacts on neighbouring properties.	<10%	Assume the concurrence of the Secretary of Department of Planning and Environment	8/10/2014
DA/373/2014	102, 2, B	1018824, 502705, 320473		396-398, 5A and 15	Peats Ferry Road and Mildred Avenue	Hornsby	2077	Seniors Living Development	Hornsby Local Environmental Plan 2013	R3 Medium Density Residential	Clause 4.3 - Height of Building	Clause 4.3 of the HLEP prescribes that the maximum building height within the R3 Medium Density Residential zone is 10.5 metres and the proposal would result in a maximum building height of 11.38m for Building 1 and 11.7m for Building 2. The proposed exceedence in height would not detract from the desired future character, would not contribute to excessive bulk and scale or detract from residential amenity and would nor create an undesirable precedent.	<10%	Assume the concurrence of the Secretary of Department of Planning and Environment	8/10/2014
DA/519/2014	SP	44601		65	Balmoral Street	Waitara	2077	Subdivision	Hornsby Local Environmental Plan 2013	R2 Low Density Residential	Clause 4.1 - Minimum subdivision lot size	The minimum allotment area of development within Residential A zones is 500 square metres. The application does not comply with the development standard as proposed Lot No. 1 is 371.2 square metres. This lot reflects an existing Strata Plan. There will be no visually perceptible increase or change to the scale of development on the site.	>10%	Assume the concurrence of the Secretary of Department of Planning and Environment	8/10/2014
DA/972/2014	161	1133267		15	Fraser Road	Normanhurst	2076	Alterations and additions to a dwelling house	Hornsby Local Environmental Plan 2013	R2 Low Density Residential	Clause 4.3 - Height of Building	Clause 4.3 of the HLEP prescribes that the maximum building height within the R2 Low Density Residential zone is 8.5 metres and the proposal would result in a maximum building height of 8.95 metres. The overall bulk and scale of the dwelling would not dominant the streetscape and would be in keeping with the surrounding area. The proposal would not create any adverse impacts on the adjoining properties.	<10%	Assume the concurrence of the Secretary of Department of Planning and Environment	4/11/2014
DA/1069/2013	1	558601		895	Old Northern Road	Dural	2158	Subdivision	Hornsby Shire Local Environmental Plan 1994	Residential AR (Low Density - Rural Village) & Rural BA (Small holdings - Agricultural Landscape)	Clause 14 - Density	Clause 14 of the HSLEP 1994 prescribes a minimum lot size of 2 hectares within the Rural BA (Small Holdings — Agricultural Landscapes) zone and the proposal would result in one lot of 0.722 hectares. The proposal would maintain the existing subdivision pattern consistent with the zone boundaries in the locality. The proposal would not create any adverse impacts on the adjoining properties and is in keeping with similar subdivision patterns in the area.	>10%	Seek the concurrence of the Secretary of Department of Planning and Environment	12/11/2014
DA/1006/2014	11, B, 1, 1, B, 12, 1	601185, 177495, 1096815, 900898, 4367, 601185, 211441,		87-91, 16-24	Beecroft Road, Hannah Street	Beecroft	2119	Construction mixed use commercial & residential development.	Hornsby Local Environmental Plan 2013	B2 Local Centre	Clause 4.3 - Height of Building	Clause 4.3 of the HLEP prescribes a maximum building height of 17.5m for the subject site. The proposed 3.94m exceedence in height would not detract from the desired future character, would not contribute to excessive bulk and scale or detract from residential amenity and is particular to the topography of the subject site and would not create an undesirable precedent.	>10%	Assume the concurrence of the Secretary of Department of Planning and Environment	17/12/2014