

SEPP 1 Returns
Quarter for 1 July 2012 to 30 September 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/353/2012	2	1136434		33A	Pulbrook Parade	Hornsby	2077	Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)		The application is for the erection of a dwelling-house on a battle-axe allotment in the Residential A (Low Density) zone with an FSR of 0.4:1. The proposal would have an FSR of 0.44:1, which does not comply with this development standard. The variation is supported in this instance as the development would have acceptable environmental and amenity impacts and is in keeping with similar structures in the locality.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	23/07/2012
DA/643/2012	2	1135388		15	Robert Road	Cherrybrook	2126	Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The application is for the erection of a dwelling-house in the Residential A (Low Density) zone with an FSR of 0.4:1. The proposal would have an FSR of 0.42:1, which does not comply with this development standard. The variation is considered acceptable in this instance as the development would have minimal detrimental environmental and amenity impacts on the surrounding area.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	6/08/2012
DA/446/2012	6	965313		37A	Boronia Avenue	Cheltenham	2119	Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential AS (Low Density-Sensitive Lands)		The application is for the erection of a dwelling-house on a battle-axe allotment with a floor space ratio of 0.44:1 which does not comply with the 0.4:1 development standard. The proposal is supported in this instance as the design of the dwelling-house would have acceptable impacts on the character of the surrounding heritage conservation area.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	10/08/2012
DA/563/2012	7	221395		17	Ulolo Avenue	Hornsby Heights	2077	Alterations and additions	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The application was for the erection of alterations and additions to an existing dwelling-house in the Residential A (Low Density) zone with a FSR of 0.41:1, which does not comply with the 0.4:1 development standard as contained under Clause 15 of the <i>HSLEP 1994</i> . The 8.1m ² exceedance was only a minor variation and would not create an adverse impact on the bulk and scale of the property when viewed from the streetscape and the development created negligible privacy, solar access and amenity impacts to adjoining properties.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	13/08/2012
DA/453/2012	25, 26 and 27	1854		5 & 7	Thornleigh Street	Thornleigh	2120	Five storey mixed use development	Hornsby Shire Local Environmental Plan 1994	Business A (General) zone and Residential C (Medium/High Density) zone	Clause 15 - Floor Space Ratio	The application was for the erection of a mixed use development comprising one commercial unit on the ground floor and residential units on upper floors. The Residential C zone does not have a FSR requirement. The FSR requirement within the Business zone was 1:1. The proposal resulted in a FSR of 1.83:1 in the Business A zone. The development provided an appropriate transition between the zones and complies with the objectives of the FSR clause in the <i>HSLEP</i> . The proposed additional floor space would not be visible from the public domain and would not result in additional bulk or scale. Therefore the SEPP 1 was supported.	>10%	Assume concurrence of the DG of Department of Planning and Infrastructure	15/08/2012
DA/482/2012	24	207587		47	Lamona Avenue	Beecroft	2119	Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The application is for the erection of a dwelling-house on a battle-axe allotment in the Residential A (Low Density) zone with an FSR of 0.4:1. The proposal would have an FSR of 0.43:1, which does not comply with this development standard. The variation is supported in this instance as the development would have acceptable environmental and amenity impacts and is in keeping with similar structures in the locality.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	20/08/2012
DA/86/2012		406980		34	Peebles Road	Fiddletown	2159	Other - Subdivision	Hornsby Shire Local Environmental Plan 1994	Rural AA (Large Holdings - Agricultural Landscapes)	Clause 14 - Minimum Lot Size	Proposed subdivision consistent with pattern of development involving land divided by public road. Majority of lots in locality less than 10 ha minimum lot size.	>10%	DG Department of Planning and Infrastructure	6/09/2012

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DA/635/2012	9	285916		10	Springthorpe Way	Castle Hill	2154	Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	The application proposed the erection of a dwelling-house in the Special Uses A (Community Purposes) zone with a FSR of 0.44:1, which does not comply with the 0.4:1 development standard. The 10% variation is minor and the dwelling-house would be consistent with the established development within the zone.	>10%	Assume concurrence of the DG of Department of Planning and Infrastructure	10/09/2012
DA/1226/2011	2	541220		27A	Chester Street	Epping	2121	Dwelling-house	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 0.427:1, which did 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. The development would have acceptable environmental and amenity impacts and is would be in keeping with low density residential area.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	17/07/2012