

SEPP 1 Returns  
Quarter for 1 January 2013 to 31 March 2013

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
D/806/2012	1 and 2	538325		9	Crosslands Road	Galston	2159	Other - Subdivision	Hornsby Shire Local Environmental Plan 1994	Rural BA (Small Holdings - Agricultural Landscapes)	Clause 14 - Density	Clause 14 of the HSLEP prescribes that the minimum area per allotment within the Rural BA zone is 2 hectares. The existing allotments and the allotments that would result from the proposed boundary adjustment do not comply with the minimum lot area requirement. The proposal would not increase the density of development on the site and would not create any new allotments or alter demands on existing infrastructure. The proposal has minimal impact upon the river catchment and is within the environmental capacity of the site. The variation to Council's density control is unlikely to have a cumulative impact as no additional allotments are being created.	>10%	Concurrence of the DG of Department of Planning and Infrastructure obtained on 25/01/2013	30/01/2013
DA/1308/2012	6	1171055		6	Arcadia Road	Galston	2012	Dwelling-house	Honsby Shire Local Environmental Plan 1994	Residential AR (Low Density - Rural Village)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential AR (Low Density-Rural Village) zone and the proposal would have an FSR of 0.43:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	18/02/2013
DA/848/2012	2	8494		5	Queens Road	Asquith	2077	Other - Subdivision	Honsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone. The proposal would have a floor space ratio of 0.47:1 for Dwelling A and 0.57:1 for Dwelling B. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. The proposal would not have a detrimental impact on the streetscape of Queens Road.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	20/02/2013
DA/1157/2012	26 & 25	8797		1 & 3	Haldane Street	Asquith	2077	Mixed	Honsby Shire Local Environmental Plan 1994	Business C (Neighbourhood)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.5:1. The proposal exceeds the floor space ratio development standard by 191.81sqm. The proposed minor increase to the FSR control would not have detrimental impacts on adjoining properties or the streetscape of Haldane Street and Sherbrook Road and achieves a height, scale and bulk anticipated for this neighbourhood commercial centre.	>10%	Assume concurrence of the DG of Department of Planning and Infrastructure	20/02/2013
DA/69/2013	1	1155933		10	Trelawney Street	Thornleigh	2120	Dwelling-house	Honsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.43:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	19/03/2013

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DA/1300/2012	32	270489		13	Collingridge Way	Berowra	2081		Honsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.49:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments which varies between 0.38:1 and 0.67:1.	>10%	Assume concurrence of the DG of Department of Planning and Infrastructure	20/03/2013