

SEPP 1 Returns  
Quarter for 1 April 2013 to 30 June 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
DA/59/2013	7	244647		69	Wyanna	Berowra	2081	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 0.53:1. 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	17/04/2013
DA/28/2013	36	802262		18	Merriwa Place	Cherrybrook	2126	Subdivision	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 - Floor Space Ratio	Clause 14 of the HSLEP prescribes a minimum lot size of 500sqm within the Residential A (Low Density) zone and the proposal would result in 2 lots of 408.7sqm and 377.7sqm each. 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 result in the lots having an FSR of 0.58:1 and 0.53:1. Given that the proposal was for subdivision of an existing multi-unit housing development and no alterations were proposed to the approved built form, it was considered that 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	17/04/2013
DA/275/2013	625	243270		6	Garah Close	Westleigh	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 0.41:1. 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	30/04/2013
DA/127/2013	21	864579		18	Wycombe	Epping	2121	Dwelling-house	Hornsby 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 0.5:1. 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	15/05/2013
DA/1057/2011	3, 4 and 1	225911 and 1177693		63	Arcadia Road	Galston	2159	Subdivision	Hornsby Shire Local Environmental Plan 1994	Rural BR (Small Holdings - Rural Landscapes)	Clause 14 - Density	Clause 14(2) of the HSLEP prescribes a minimum lot area of 2 hectares within the Rural BR Zone. The proposal involves three existing undersized lots. The proposal maintains the pattern of rural development following clause of a road reservation and would not detract from the rural character of the area.	>10%	DG of Department of Planning and Infrastructure concurred 14 June 2013.	16/06/2013
DA/319/2013	3	1169467		10	Dalkeith Road	Cherrybrook	2126	Dwelling-house	Hornsby 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 0.41:1. 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	22/05/2013

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DA/356/2013	4	270704		36	Millstream Grove	Dural	2158	Dwelling-house	Hornsby 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 0.51:1. 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	19/06/2013