

SEPP 1 Returns
Quarter for 1 July 2013 to 30 September 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/403/2013	1	1171068		77	Hannah	Beecroft	2119	New - 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 0.48:1. 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	21/08/2013
DA/421/2013	B and 1	441669 and 246539		4-6	Sallaway Road	Galston	2159	Subdivision	Hornsby Shire Local Environmental Plan 1994	Rural BR (Small Holdings - Rural Landscapes)	Clause 14 - Density	Clause 14 of the HSLEP prescribes a minimum lot size of 2 hectares within the Rural BR (Small Holdings - Rural Landscapes) zone and the proposal would result in two lots of 3,259m ² and 18,842m ² . The proposal would not create a new lot but instead realign the boundaries of the existing two allotments. 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 DG of Department of Planning and Infrastructure	21/08/2013
DA/162/2013	3	25698		119	Hull Road	West Pennant Hills	2125	Subdivision	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 0.52:1. The proposal involving the retention of an existing dwelling-house 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	18/09/2013
DA/772/2013	1	1076888		17	Dent Street	Epping	2121	New - 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	18/09/2013
DA/555/2013	9	270704		38	Millstream Grove	Dural	2158	New - 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 0.50:1. 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	18/09/2013
DA/704/2013	2	1179155		32A	Balmoral Street	Waitara	2077	New - 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 0.43:1. 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	27/09/2013