

SEPP 1 Returns  
Quarter for 1 October 2015 to 31 December 2015

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/1290/2014	Lot 1 and Lot 1	DP 658957 and DP 656411	N/A		11 Bridge Road and 73 Jersey Street North	Hornsby	2077	Three storey mixed use development	HLEP 2013	B4 (Mixed Use)	FSR	The development would result in 21sqm of additional commercial floor space which is considered minor having regard to the scale of the development	Variation of 1% to maximum permissible FSR of 1:1	Assume the concurrence of the Secretary of Department of Planning and Environment	14/10/2015
DA/1165/2014	Lots 1, 2, 3 and 6 DP 15049 and Lot 7	DP 655534	N/A		2 – 4 Crandon Road and 35 – 39 Essex Street	Epping	2121	Five storey residential flat building	HLEP 2013	R4 (High Density)	Height	The additional height would not accommodate any habitable floor space and is not readily visible from the public domain. A height-compliant development would not result in an improved outcome in environmental planning terms, given that the breaches to the height standard are nominal in the context of the overall built form, being associated only with ancillary elements of the building. The design outcome is considered appropriate on environmental planning grounds.	10% variation to the maximum permissible height of 17.5m	Assume the concurrence of the Secretary of Department of Planning and Environment	21/10/2015
DA/1227/2015		SP 50700	N/A	43	Myson Drive	Cherrybrook	2126	Boundary adjustment to a two allotment Strata subdivision	HLEP 2013	R2 (Low Density)	Lot Size	The boundary adjustment relates to the correction on title of the existing area of the common property used for access purposes. It would not fragment land or create additional dwelling entitlements. The proposal will allow for the continuing long term use of the established dwelling houses on the site and provides a sound planning outcome in accordance with the existing approved strata plan	Variation of 24% to the required minimum lot size of 500sqm.	Assume the concurrence of the Secretary of Department of Planning and Environment	9/12/2015
DA/858/2015	Lot 1	DP 6573	N/A	19	Neutral Road	Hornsby	2077	Subdivision of one allotment into two	HLEP 2013	R2 (Low Density)	Lot Size	The proposed lot reflect the setting of the existing dwellings. There would be no visually perceptible increase or change to the scale of the development present on the site. The proposed variation would maintain the housing needs of the residents and would maintain the level of development currently existing on the site.	Average variation of 6.1% to the required minimum lot size of 500sqm.	Assume the concurrence of the Secretary of Department of Planning and Environment	22/12/2015