

SEPP 1 Returns
Quarter for 1 April 2010 to 30 June 2010

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/1539/2009	Lot 9	8921		15	Hammond Avenue	Normanhurst	2076	Subdivision	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	The two lots are consistent with the residential character of the locality and compliance with the lot area standard would not achieve the objectives of the zoning or the standard.	10% and 4%	DG of Department of Planning	15/03/2010
DA/228/2010	Lot 4	270639		4	Maroota Way	Beecroft	2119	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	1.7%	DG of Department of Planning	4/04/2010
DA/1590/2009	Lot 3 & 4	14024		11 & 15	Lodge Street	Hornsby	2077	Subdivision and Residential - New Multi-Unit <20 dwelling	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	Three of the five proposed lots are undersized. It would be both unreasonable and unnecessary for strict compliance with the minimum allotment standard given that the subdivision outcome would be consistent with the subdivision pattern in the locality	Lot 1 (7%) Lot 2 (22%) Lot 3 (18%)	DG of Department of Planning	7/4/1010
DA/872/2009	Lot 1	270639		67A	Wongala Crescent	Beecroft	2119	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	3%	DG of Department of Planning	4/05/2010
DA/319/2010	Lot 1	1131057		2A	Janet Avenue	Thornleigh	2120	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	2%	DG of Department of Planning	12/05/2010
DA/169/2010	Lot 2	615361		5	Rona Close	Berowra Heights	2082	Subdivision	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The existing dwelling and the subdivision results in a 0.41 FSR for the front lot. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	1%	DG of Department of Planning	7/06/2010
DA/242/2010	Lot 3	286254		124D	Castle Hill Road	West Pennant Hills	2125	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	4%	DG of Department of Planning	19/06/2010

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DA/530/2010	Lot 27	12343		28	Nepean Avenue	Normanhurst	2076	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density and Clause 15 Floor Space Ratio	The development is a minor exceedance of the 0.4:1 development standard. The development will not detract from the scale and variety of dwelling-houses in the surrounding low density zone and will have acceptable amenity and environmental impacts.	2%	DG of Department of Planning	21/06/2010