

**STATE ENVIRONMENTAL PLANNING POLICY NO. 1  
ADVICE OF ASSUMED CONCURRENCE - HORNSBY SHIRE COUNCIL**

1. **FILE NO.**

DA/1201/2008

2. **LAND DESCRIPTION AND PROPOSAL**

Lot 19 DP 30584 (No. 23) Hills Avenue Epping

Erection of a two storey multi-unit housing development comprising two semi-detached dwellings and subdivision of one lot into two lots.

3. **PLANNING INSTRUMENT AND CLAUSE VARIED**

Hornsby LEP - Clause 14 Density

4. **STANDARD VARIED AND DETAILS OF VARIATION**

The site has an area of 992.7m<sup>2</sup>. A minimum standard lot size of 500m<sup>2</sup> not including any access handle or right of carriageway, applies to the site within the Residential A (Low Density) Zone pursuant to Clause 14 of Hornsby Shire LEP.

Lot 19A has an area of 496.2m<sup>2</sup>.

Lot 19B has an area of 496.5m<sup>2</sup>.

5. **DATE OF DECISION**

17 December 2008

6. **BASIS OF DECISION**

6.1 **Objective of Standard:**

*To provide for the development of land that is in accordance with the land's environmental capacity and zone objectives.*

6.2 **Planning Objectives for Locality:**

The objectives of the Residential A (Low Density) Zone are:

- (a) *to provide for the housing needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a low density residential environment.*
- (c) *to provide for development that is within the environmental capacity of a low density residential environment.*

6.3 **Cumulative Effect of Similar Approvals:**

The site is irregular in shape which facilitated the proposed development. The approval is therefore relatively site specific and would not result in a cumulative impact.

The development complied with the maximum permitted floor space ratio of 0.4:1, pursuant to Clause 15 of Hornsby Shire LEP, thereby maintaining the low density residential character of the area.

6.4 **State or Regional Matters:**

Not applicable.

7. **DEPARTMENT'S COMMENTS**

**STATE ENVIRONMENTAL PLANNING POLICY NO. 1  
ADVICE OF ASSUMED CONCURRENCE - HORNSBY SHIRE COUNCIL**

1. **FILE NO.**

DA/1867/2007

2. **LAND DESCRIPTION AND PROPOSAL**

Lot 1 & Lot 2 DP 502773 (Nos 64 & 64A) Beecroft Road BEECROFT NSW 2119

The proposal is for the demolition of two existing dwellings and the erection of a Seniors Living development comprising a one and two storey building with basement car parking and comprising 11 self-contained dwellings. The dwellings include 9 x 2 bedroom dwellings and 2 x 3 bedroom dwellings. There are 17 car parking spaces. The proposal includes strata title subdivision.

3. **PLANNING INSTRUMENT AND CLAUSE VARIED**

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Clause 50(b) self-contained dwellings standard floor space ratio maximum 0.5:1.

4. **STANDARD VARIED AND DETAILS OF VARIATION**

The proposed floor space ratio is 0.59:1 in non-compliance with the 0.5:1 floor space ratio required pursuant to Clause 50(b) of the SEPP.

The proposed development complied with the seniors living SEPP development standards other than the floor space ratio standard. The proposed building includes a basement carpark which reduces the footprint of the building, than would otherwise be the case with garaging at ground level. The proposed built form with basement car parking enables a greater area for landscaping and private open space than that required by the SEPP. The proposal is satisfactory in respect to the SEPP design principles under Part 3 Division 2 of the Policy, particularly with regard to the heritage streetscape and the character of surrounding development.

Strict compliance with the floor space ratio standard would not achieve any greater benefit in respect to residential amenity or the character of the built form of the locality.

5. **DATE OF DECISION**

4 March 2009

6. **BASIS OF DECISION**

6.1 **Objective of Standard:**

The objective of the standard is noted in the site planning and design criteria of the Seniors Living Policy – Urban Design Guidelines For Infill Development, namely:

- *to minimise the impact of new development on neighbourhood character*
- *to retain existing natural features of the site that contribute to neighbourhood character*
- *to provide high levels of amenity for new dwellings*
- *to provide housing choice through a range of dwelling sizes*

## 6.2 **Planning Objectives for Locality:**

The site is within the Residential AS (Low Density – Sensitive Lands) Zone, under Hornsby Shire LEP. The objective of the zone is:

- (a) *to provide for the housing needs of the population of the Hornsby area.*
- (b) *to promote a variety of housing types and other land uses compatible with a low density residential environment and sensitive to the land capability and established character of this environment.*
- (c) *to provide for development that is within the environmental capacity of a sensitive low density residential environment.*

The Seniors Living Policy prevails to the extent of any inconsistency with the Hornsby Shire LEP, however the Policy includes design principles to adhere to the local planning controls.

## 6.3 **Cumulative Effect of Similar Approvals:**

The application of the Seniors Living Policy is random in respect to site selection and would not result in any significant cumulative effect on the locality.

## 6.4 **State or Regional Matters:**

Not applicable.

## 7. **DEPARTMENT'S COMMENTS**