

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

1. **FILE NO.**

DA/1936/2007

2. **LAND DESCRIPTION AND PROPOSAL**

Lot 6 DP 1046298 No. 59 Norfolk Road, NORTH EPPING NSW 2121

3. **PLANNING INSTRUMENT AND CLAUSE VARIED**

Hornsby LEP - Clause 15(1)

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

Floor Space Ratio varied from 0.4:1 to 0.41:1

5. **DATE OF DECISION**

16 July 2008

6. **BASIS OF DECISION**

6.1 **Objective of Standard:**

To control the intensity and scale of development of land so that development will be in accordance with the land's environmental and zone objectives.

6.2 **Planning Objectives for Locality:**

- (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:**

Variation to the floor space of the proposed dwelling-house will not have any adverse cumulative effect on the locality.

6.4 **State or Regional Matters:**

Not Applicable

7. **DEPARTMENT'S COMMENTS**

