

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

1. **FILE NO.**

DA/1033/2008

2. **LAND DESCRIPTION AND PROPOSAL**

Lot 7 SP 72497 (Unit 1, No. 5B) Hannah Street BEECROFT NSW 2119

Balcony enclosure to existing multi-unit dwelling

3. **PLANNING INSTRUMENT AND CLAUSE VARIED**

Hornsby LEP - Clause 15 Floor Space Ratio

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

Clause 15 of HSLEP prescribes that the maximum floor space ratio of development within the Business A zone is 1:1. The existing development slightly exceeds the floor space ratio being 1.029:1 and the proposed 6m² balcony enclosure further increases the ratio to 1.035:1, an increase in floor space of 0.005%.

5. **DATE OF DECISION**

19 November 2008

6. **BASIS OF DECISION**

6.1 **Objective of Standard:**

The objective of the standard is as follows:-

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

The proposed balcony enclosure results in a relatively minor increase in floor area within the existing building envelope and meets the objective of the standard.

6.2 **Planning Objectives for Locality:**

The proposal does not result in any inconsistency with the planning objectives for the locality which are:

(a) *to encourage economic growth and employment opportunities.*

(b) *to accommodate the retail, commercial and social needs of the community.*

(c) *to encourage development that improves the health, vitality, cultural environment and social environment within the area.*

6.3 **Cumulative Effect of Similar Approvals:**

The balcony subject to the enclosure is at the rear south west corner of the existing three storey mixed use retail and commercial building. The balcony enclosure would not detract from the appearance of the building or create a precedent detrimental to the streetscape.

6.4 **State or Regional Matters:**

Not applicable to the proposal.

7. **DEPARTMENT'S COMMENTS**

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

1. **FILE NO.**

DA/993/2008

2. **LAND DESCRIPTION AND PROPOSAL**

Lot 13 Sec 5 Dp 1854 18 Thornleigh Street, Thornleigh NSW 2120
Demolition of Existing Dwelling & Erection of New Dwelling and Retaining Walls.

3. **PLANNING INSTRUMENT AND CLAUSE VARIED**

Clause 15 of the Hornsby Shire Local Environmental Plan 1994.

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

Clause 15 of HSLEP prescribes that the maximum floor space ratio (FSR) of development within the Residential A low density zone is 0.4:1. The applicant seeks to erect a dwelling-house with an FSR of 0.47:1.

5. **DATE OF DECISION**

19 November 2008

6. **BASIS OF DECISION**

6.1 **Objective of Standard:**

The intentions of Clause 15 of HSLEP are to preclude development having an FSR above 0.4:1 and to facilitate a variety of housing types within the Shire which contributes towards housing to accommodate young families in accordance with objective (a) and (b) of the Residential A (Low Density) zone.

6.2 **Planning Objectives for Locality:**

The subject land is zoned Residential A (Low Density) under Hornsby Shire Local Environmental Plan, 1994 (HSLEP). The objectives of the 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 development is located on an undersized allotment and is not inconsistent with the typical gross floor area of other developments within the locality. As a consequence, the development will not set an undesirable precedent within the locality

The development is of a design that will not affect the amenity of the neighbouring properties and will not have a deleterious effect on the streetscape.

6.4 **State or Regional Matters:**

Nil

7. **DEPARTMENT'S COMMENTS**

<?>