

SEPP 1 Returns
Quarter for 1 October 2009 to 31 December 2009

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/751/2009	88	11135		34A	Ramsay Road	Pennant Hills	2120	13: Community facility	Hornsby Shire Local Environmental Plan 1994 - Clause 15: Floor Space Ratio	Residential A (Low Density)	Floor Space Ratio	The existing FSR is 0.92:1 the increase to 1.1:1 involved a minor increase in site coverage and maintained the appearance of the building in the streetscape. The non-compliance with the 0.4:1 is existing and the increase in FSR does not create a precedence with regard to residential development in the zone.	275%	DG of Department of Planning	7/10/2009
DA/749/2009	17	28247		6	Eyles Avenue	Epping	2121	7: Residential - Other	Hornsby Shire Local Environmental Plan 1994 - Clause 15: Floor Space Ratio	Residential A (Low Density)	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.	<10%		5/11/2009
DA/1010/2009	13	286094		2	Sunden Way	North Epping	2121	7: Residential - Other	Hornsby Shire Local Environmental Plan 1994 - Clause 15: Floor Space Ratio	Residential A (Low Density)	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.	<10%		6/11/2009
DA/532/2009	2b	365028		42	Denman Parade	Normanhurst	2076	10: Mixed	Hornsby Shire Local Environmental Plan 1994 - Clause 15: Floor Space Ratio	Business C (Neighbourhood) zone	Floor Space Ratio	The proposal involved the demolition of an existing structure on the site and construction of a new residential unit, which slightly intensified the existing non compliance with the FSR requirement. The FSR requirement of the zone is 0.5:1. The existing FSR is 0.67:1 and the approved development would increase the FSR to 0.76:1.	52%	Council under assumed concurrence or the Director General of the Department of Planning	26/11/2009
DA/886/2009	7	30299		14	Janet Avenue	Thornleigh	2120	4: Residential - New multi unit < 20 dwellings	Hornsby Shire Local Environmental Plan 1994 - Clause 15: Floor Space Ratio	Residential A (Low Density)	Lot Size & Floor Space Ratio	The dwelling design addressed the corner site and involved minor increase in floor space ratio. The non-compliance with the minimum lot size was acceptable with regard to the dwelling design and residential amenity.	3% Lot size 1% FSR	DG of Department of Planning	1/12/2009
DA/1302/2009	62	808406		5	Yeramba Crescent	Berowra	2081	7: Residential - Other	Hornsby Shire Local Environmental Plan 1994 - Clause 15: Floor Space Ratio	Residential A (Low Density)	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.	<10%		21/12/2009