

SEPP 1 Returns
Quarter for 1 July 2011 to 30 September 2011

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/346/2011	72	1152456		10A	Redgum Avenue	Pennant Hills	2120	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	The size of the proposed dwelling, with an area of 260m2 is commensurate with the floor area of dwellings throughout the locality which are compliant with Council's 0.4:1 development standard. Gross floor area complies with the gross floor area provisions of the NSW Housing Code	0.52:1 FSR representing a 30% variation to the 0.4:1 development standard.	Assume concurrence of the DG of Department of Planning	3/08/2011
DA/483/2011	207	1086502		22	Ashford Road	Cherrybrook	2126	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	The proposed scale of the development would not detract from the character of the locality. Gross floor area complies with the gross floor area provisions of the NSW Housing Code. Bulk and scale of the development is generally consistent with surrounding developments.	0.43:1 FSR representing a 7.5% variation to the 0.4:1 development standard.	Assume concurrence of the DG of Department of Planning	19/08/2011
DA/474/2011	B	342627		1	Lochville Street	Wahroonga	2076	Subdivision of one allotment into two allotments	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	The proposed development would be consistent with the subdivision pattern/character in the locality. The proposed development complies with all other DCP requirements in terms of site coverage, floor space ratio, landscape areas, private open spaces and setbacks.	1.52% variation of the required minimum area per allotment of 500 sqm, development standard stipulated for Residential A (Low Density) Zones.	Assume concurrence of the DG of Department of Planning	6/09/2011
DA/724/2011	50	788767		7	Webbs Terrace	Westleigh	2120	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	With the exception of the front setback, the development would be eligible for complying development under the NSW Housing Code. The scale of the development would be in keeping with the scale of similar developments in the surrounding locale, would not be inconsistent with established 'planning principles' of the NSW Land and Environment Court and would have minimal environmental and amenity impacts.	27.5% exceedence of maximum permitted Floor Space Ratio	Assume concurrence of the DG of Department of Planning	7/09/2011
DA/271/2011	2	1140957		12B	Glenview Road	Mount Ku-Ring-Gai	2080	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	Gross floor area complies with the gross floor area provisions of the NSW Housing Code. Bulk and scale of the development is generally consistent with surrounding developments.	0.44:1 FSR representing a 10% variation to the 0.4:1 development standard.	Assume concurrence of the DG of Department of Planning	8/09/2011
DA/1434/2010	2	506423		101A	Pretoria Parade	Hornsby	2077	Subdivision of one allotment into two allotments	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 14 - Density	The gross floor area of the existing house does not comply with the FSR requirement of the subdivided allotment. The numerical non-compliance is only 7 sq metres. Bulk and scale of the development is generally consistent with surrounding developments. Gross floor area complies with the gross floor area provisions of the NSW Housing Code.	0.41:1 FSR representing a 10% variation to the 0.4:1 development standard.	Assume concurrence of the DG of Department of Planning	13/09/2011
DA/222/2011	Lot 1 Sec A & Lot 1	DP 5527 & DP 115906		55	Brooklyn Road	Brooklyn	2083	Dwelling-House	Hornsby Shire Local Environmental Plan 1994	Residential AT (Low Density - Tourist Village) zone	Clause 14 - Density	Bulk and scale of the development is generally consistent with surrounding developments and would not detract from the character of the locality. Gross floor area complies with the gross floor area provisions of the NSW Housing Code.	0.41:1 FSR representing a 3% variation to the 0.4:1 development standard.	Assume concurrence of the DG of Department	26/09/2011