

Variations to Development Standards Register - Kempsey Shire Council - 1 July to 30 September 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 |
|-----------------------------|-------------------|----------------------|-----------------------|---------------|--------------------|---------------|----------|--|---|--|---|--|---------------------|------------------------------|--------------------------------|
| 2008/LD-00390 | LOT 4 | DP786511 | | 173 | Sherwood Road | Kempsey | 2440 | 14: Other | KLEP Clause 16(1)(a) Minimum lot size | Zoning 1(c) (Rural (Small Holdings "C" Zone) | KLEP Clause 16(1)(a) Minimum lot size | Concurrence was not granted in this instance for the following reasons: <ul style="list-style-type: none"> the application does not provide reasons that justify the proposed variation to the development standard; the number of proposed lots within the rural residential area is not consistent with the surrounding rural pattern (isolated dwellings on 1ha lots) and amounts to an urban style subdivision which is not consistent with the zoning; the proposal claim of minimum development is not consistent with such a large number of lots proposed in a small area; the proposed Community Title area is heavily vegetated and suggests that grazing potential of the land is very limited, leading to small 'residential' lots in a rural with no compatible rural uses. | 92 | DG of Department of Planning | Application refused 13/08/2009 |
| 2009/LD-00003 | LOT 2 | DP773658 | | 78-80 | Main Street | Williwarrin | 2440 | 2: Residential - Single new dwelling | KLEP Clause 17(3)(a) (1) Dwelling Houses - Minimum allotments sizes | Zoning 1(a1) (Rural "A1" Zone) and 2(v) (Village or Township Zone) | KLEP Clause 17(3)(a) (1) Dwelling Houses - Minimum allotments sizes | Concurrence was granted in this instance as it was considered that the application will not compromise the objectives of the zone by adversely impacting on agricultural land or its future potential, the rural character of the area or the amenity of the subject land. | 96 | DG of Department of Planning | 27/08/2009 |
| 2008/LD-00429 | LOTS 1 & 2, Lot 1 | DP391275 DP111150 | | | Old Aerodrome Road | Aldavilla | 2440 | 14: Other | KLEP Clause 16(1)(a) Minimum Lot Size | Zoning 1(a1) (Rural "A" Zone) | KLEP Clause 16(1)(a) Minimum Lot Size | Concurrence was granted in this instance for the following reasons: <ul style="list-style-type: none"> the new proposed lot will satisfy the objectives of its zone 1(a) Rural without interfering with the other function of the surrounding property (Kempsey Aerodrome) option of private ownership should assist in utilising the land for agricultural proposes; deletion of the building envelope means no additional dwelling entitlements are created. | 47.75 | DG of Department of Planning | 28/08/2009 |
| 2007/LD-00346 | LOT 1 | DP554776 | | 219 | Armidale Road | Yarravel | 2440 | 14: Other | KLEP Clause 16(1)(a) Minimum lot size | Zoning 1(a1)(Rural "A1" Zone) | KLEP Clause 16(1)(a) Minimum lot size | Concurrence was granted in this instance for the following reasons: <ul style="list-style-type: none"> Lot 18 will be the residing lot following subdivision of that part of the subject land located within the 1(c) Rural Small Holdings zone; The proposal is not inconsistent with the aims and objectives of the 1(a1) Rural zone. | 76 | DG of Department of Planning | 18/09/2009 |
| 2009/LD-00123 | LOT 19 | DP257413 | | 4 | Noongah Terrace | Crescent Head | 2440 | 1: Residential - Alterations & additions | KLEP Clause 24 (1) Height restrictions in zone 2a | Zoning 2(a) (Residential "A" Zone) | KLEP Clause 24 (1) Height restrictions in zone 2a | Council has granted approval in this instance for the following reasons: <ul style="list-style-type: none"> The existing dwelling had been designed to provide minimal impact on the streetscape and adjoining neighbourhood. The additional is proposed to be constructed under the existing ridge height and complies with Council's Building Height's Policy. | 50 | Council | 25/08/2009 |