

Variations to Development Standards Register - Kempsey Shire Council - 1 October to 31 December 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
T6-11-261	124	DP1097510		37	BELLE O'CONNOR	SOUTH WEST ROCKS	2431	14: Other	KLEP 1987	2(a) (Residential "A" Zone) and 7(d) (Scenic Protection Zone)	Clause 16(1)(a)	<ul style="list-style-type: none"> The majority of the lot is zoned 2(a) Residential and is clearly intended for residential purposes; and There is no effect to the environmental protection zone and therefore the proposal does not undermine the objectives of the zoning. 	85.25% - 7(d) portion is 5.9Ha, minimum is 40Ha	DG of Department of Planning	29-November-2011
T6-11-232	1	DP445196			PHILLIP DRIVE	SOUTH WEST ROCKS	2431	14: Other	KLEP 1987	2(a) (Residential "A" Zone)	Clause 16(1)(d)	<ul style="list-style-type: none"> The overall development will have a low-density character, consistent with the objectives of the zone. It is desirable to provide medium density lots up front in order to ensure the integrity of the overall concept is maintained throughout the development process. The concept plan layout and accompanying DCP controls provide sufficient controls to ensure suitable built form outcomes on the smaller lots. Smaller lots encourage affordable housing options. The concept subdivision layout accommodates the required bushfire Asset Protection Zones within larger lots to be provided around the perimeter of the site. The variation from the development standard does not raise any matter of significance for State or regional environmental planning. Requiring strict compliance with the development standard will have no public benefit. Strict compliance with the development standard is unreasonable and unnecessary as strict compliance with the minimum lot size requirement would not allow a variation to lot sizes to accommodate a variety of development types. A condition has been imposed on the Concept Approval requiring a SEPP 1 application at development application stage to include detailed plans for the development of lots less than 500m². 	Minimum lot size 60.8%	Council	22-December-2011