

Variations to Development Standards Register - Kempsey Shire Council - 1 January to 31 March 2014

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
T6-13-364	Lot 5 Sec 3	DP758505		30	STRAIGHT STREET	HAT HEAD	2440	14: Other	KLEP 1987	2(v)	12(1)(a), 12(1)(c), 16(1)(d)	<p>Clause 12(1)(a), Clause 12(1)(c) – Lot size</p> <ul style="list-style-type: none"> Proposed Lot 1 is 422sqm, which is 84% of the required area and proposed Lot 2 is 427sqm, which is 85% of the required area. A concept plan has been provided by the applicant, which demonstrates that a dwelling can be comfortably located on proposed Lot 2 in the future and that proposed Lot 1 accommodates the existing dwelling. The concept plan shows that the area and dimensions of the proposed lots allow the existing and any future dwellings to comply with all KLEP and DCP standards. The proposed variation is consistent with existing pattern of development in the area, with other lots in Hat Head having subdivided the rear lane frontage off for separate residential purposes. The proposed variations would not hinder the attainment of the aims and objectives of the KLEP nor the zone objectives, maintaining the quality and character of the village, and provide housing that is not near conflicting land uses. <p>Clause 16(1)(d) – Flood Policy</p> <ul style="list-style-type: none"> There are sufficient grounds for varying from relevant requirements of Council's Flood Risk Management Policy. The proposed variations will not set an undesirable precedent for the reasons given above and in the body of this report. The existing dwelling on the site and nearby existing dwellings are already below the 1 in 100 flood level for the site. This proposal for subdivision will not exacerbate the existing impact of flooding on existing dwellings. Future dwellings on the new proposed lot may be built on piers, rather than on a filled pad, in order to mitigate any impacts of flooding on neighbouring dwellings. An advice 	Lot 1 - 16%, Lot 2 - 15%	Council	28-March-2014