

Variations to Development Standards Register - 1 January to 31 March 2015

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
T6-13-362	11	DP708538			LINK ROAD	KUNDABUNG	2441	14: Other	KLEP 1987	RU4	Clause 16	Will aid in providing land to meet the demand for hobby farms and rural-residential development in this area of the Shire, will not detrimentally affect the agricultural or environmental values of the area, is not likely to result in any conflict with adjoining properties and/or other uses in the locality; and this land (and surrounding land) has been included in the Kempsey Rural-Residential Land Release Strategy for its potential to be subdivided into 4 hectare lots.	Proposed 8 ha lot and 4.2 ha lot	DG of Department of Planning	25/02/2015
T6-14-356	2	DP1078114		9	RIPPON PLACE	SOUTH WEST ROCKS	2431	14: Other	KLEP 2013	R1	Clause 4.1	The dual occupancy development was approved under KLEP 1987 and it was always intended to subdivide the development into two lots at a later date. Pursuant to clause 16A(3) of KLEP 1987, an application for subdivision of a dual occupancy development into lots of any size could be approved only after the dual occupancy was constructed. In contrast, KLEP 2013 requires the dual occupancy development and subdivision to form part of the same development application if lots are to be below the minimum lot size but not less than 300 square metres (clause 4.1A). This has effectively changed the process for dealing with these types of development and the timing of when subdivision consent is sought. This development has been caught in the transition between these instruments.	Proposed 486.5 m ² and 384.9 m ² lot size	DG of Department of Planning	25/02/2015
T6-14-328	1	DP342430		2	MEMORIAL AVENUE	SOUTH WEST ROCKS	2431	4: Residential - New multi unit < 20 dwellings	KLEP 2013	R3	Clause 4.3	The bulk, scale, and height of the building are comparative to other neighbouring buildings, it will provide a transition from the immediately adjoining town centre (11 metre height limit) to the surrounding residential area (8.5 metre height limit), visual and acoustic privacy can be adequately protected and managed, and shadow diagrams demonstrate that there will be no unreasonable overshadowing of any adjoining property.	Proposed 10.05m building height	DG of Department of Planning	25/02/2015