

Variations to Development Standards Register - 1 January to 31 March 2016

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
T6-16-21	1	DP1175950			Dennis Road	Mungay Creek	2440	2: Residential - Single new dwelling	KLEP 2013	RU2	Clause 4.2A	<p>Whilst the development requirement of Clause 4.2A cannot be met, it is considered that in this instance the clause objectives are still achieved as:</p> <p>a) The variation is minor (less than 10%), any rural/agricultural pursuit intended to be undertaken by way of the 40 hectare standard may still be achieved on a site area of 37.2 hectares.</p> <p>b) The objectives of the RU2 Zone are achieved as the proposed development:</p>	7%	Council	29/03/2016
T6-14-285 Rev 2	54	DP1131221		16	Rudder Street	East Kempsey	2440	10: Mixed	KLEP 2013	R1 & E2	Clause 4.1	<p>The applicant's reason for the proposed modification is that Essential Energy will require a higher standard of works if the electrical connection to Lot 542 is via an easement over Lot 541. The applicant has advised that these works will cost approx. \$30,000 additional. However, if there is direct access to Lot 542, then the standard of construction is lower, and the additional cost can be avoided.</p> <p>Whilst the development requirement of Clause 4.1 hasn't been provided for Lot 1, it is considered that in this instance the clause objectives are still achieved as:</p> <p>a) The proposed modification includes only minor changes the lot layout, and retains the same access point and common boundary as that originally approved. The totality of the proposed modification is to change a right of carriageway to instead be a reciprocal right of carriageway, partly within an access handle.</p> <p>b) Lot 541 already contains building works and usable space (parking, open space, access, etc.) which are suitable and functional for their intended purposes. The proposed reduction of Lot 541 will not reduce the efficiency of the development from a planning perspective. As such, the proposal complies with the relevant Clause 4.1 objectives for residential areas (b) & (d), are for the "efficient use of residential land" and "practical and efficient layout to meet intended use".</p>	Proposed Lot 541 - 9.8%	Council	22/03/2016