

Variations to Development Standards Register - 1 April to 30 June 2019															
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
T6-18-248	Lot 245	DP754441		14	STEWART ST	CRESCENT HEAD	2440	10: Mixed	KLEP2013	R1 - General Residential	Clause 4.1 of KLEP 2013. The proposal is to subdivide the existing 758sqm lot into two lots measuring 379sqm each. This represents a variation from the development standard of ~24% for each lot.	The proposal will utilise available vacant land at the rear of an existing house block, creating a new vacant lot in the existing urban area. This form of infill development can be beneficial, as it allows controlled growth within the existing urban footprint. For the purposes of population growth, this reduces the reliance upon expanding the urban fringe while also locating the additional population closer to existing services. Permitting the proposal to proceed would be an efficient use of existing residential zoned land. The proposal will utilise available vacant land at the rear of an existing house block, creating a new vacant lot in the existing urban area. This form of infill development can be beneficial, as it allows controlled growth within the existing urban footprint. For the purposes of population growth, this reduces the reliance upon expanding the urban fringe while also locating the additional population closer to existing services. Permitting the proposal to proceed would be an efficient use of existing residential zoned land. To protect the amenity of adjoining residents into the future, the applicant has proposed a dwelling envelope be applied to the vacant site. The building envelope reduces the potential impacts of the future dwelling on neighbouring properties by ensuring that privacy can be adequately managed, solar access will be compliant, and no significant view sharing issues. These individual matters are discussed in detail later in this report.	24.00%	Council	16/04/2019