

Variations to Development Standards Register - 1 October to 31 December 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
T6-13-223	Lot 175 & Lot 176	DP754400		591 & 707	LOFTUS ROAD	CRESCENT HEAD	2440	2: Residential - Single new dwelling	KLEP 1987	RU2 Rural Landscape, E2 Environmental Conservation	Clause 17(3)(a)(i)	Concurrence was granted in this instance as there is no public benefit in maintaining the standard and the development will not result in inappropriate fragmentation of rural land.	Minimum lot size required for a dwelling is 40 ha. One lot has a dwelling entitlement whilst the second does not. The applicant therefore sought a variation of 9.5% for the second lot which has an area of only 36.2 hectares.	DG of Department of Planning	10-November-2014
T6-14-203	Lot 2	DP369302		1	KOROGORA STREET	CRESCENT HEAD	2440	2: Residential - Single new dwelling	KLEP 1987	R1 - General Residential	Clause 4.3	<ul style="list-style-type: none"> The site is narrow and sloping to a significant grade. While the proposed dwelling is only two (2) stories high it exceeds both the maximum excavation depth and the maximum height limit set by the LEP 2013 and DCP 2013. This helps demonstrate that the requested variations are primarily a product of the sloping site. The design and sitting of the proposal is such that it will not have any overshadowing issues, overlooking issues, and/or view loss issues, so the height of the proposal is not likely to have any significant effect on neighbours. Lowering the building would make driveway access non-compliant and unusable. The proposal is of sound architectural design that is not incompatible with the existing urban area and streetscape. Given the above, the proposal will not set an undesirable precedent. 	The proposal exceeds the building heights permitted by the Building Height Maps, with 8.5m permitted and the proposal being approximately 10.1m at its highest point.	Council	18-December-2014