

**State Environmental Planning Policy No. 1 - Development Standards Variation Register
2009/2010**

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
10.2009.19.1	333	755695		f10	St Helena Road	McLeods Shoot	2481	14: Other	Byron LEP	Zone No. 1(a) - General Rural Zone / PART 7(d) - Scenic Escarpment Zone	Clause 11 - Minimum lot size	1. The net outcome of the development will result in a benefit to an existing agricultural pursuit. 2. The variation in the standard in this instance will not result in general and unacceptable inconsistencies with the objectives of the 1(a) General Rural or 7(b) Coastal Habitat zones. 3. In this instance there is no public benefit in maintaining the standard.	>10%	DG of Department of Planning	13/08/2009
10.2009.261.1	101 / 1	806760 / 837112		2009	Byron Creek Road	Coopers Shoot	2481	14: Other	Byron LEP	Zone No. 1	Clause 11 - Minimum lot size	1. The smaller of the existing allotments is already less than 40 hectares; 2. There will be no reduction in viable agricultural land and no additional dwelling entitlements will be created. 3. The current larger lot is a working cattle farm whose viability will be maintained by the increase in land area especially in light of the fact that the future Pacific Highway (Tintenbar to Ewingsdale) upgrade will remove some productive land from that lot.	Allotment - Existing Area - Proposed Area Lot 101 - 34.08 hect - 20.00 hect Lot 1 - 45.56 hect - 61.64hect add 10/9/09 date determined on advice from dop	Council	10/09/2009
10.2009.277.1	2/2/3	820060 / 1134436 / 775802		962/972	Coolamon Scenic Drive	Coorabell	2480	14: Other	Byron LEP	7(d) Scenic Escarpment Zone	Clause 11 - Minimum lot size	While the new areas will be below the 40 hectare minimum, there will not be a significant change to the existing allotment configuration.	Subdivide 5 lots to create two new lots of 10.23 and 22.64ha	DG of Department of Planning	3/12/2009
10.2009.81.1	2	504817		150	Lighthouse Road	Byron Bay	2481	2: Residential - Single new dwelling	Byron LEP	Zone No. 2(a)(Residential Zone)	Clause 40 - Height of building	1. Variation in the development standard applies only to approximately 17m2 or 3.5% 2. Does not negatively impact on the amenity of the area	Height of the upper floor level from 4.5m to a maximum of 5.0m, covering an area of 17m2	Council	12/11/2009
10.2009.349.1	17	847099		27	Robinsons Road	Wilsons Creek	2482	2: Residential - Single new dwelling	Byron LEP	Zone No. 1(c1) - Small Holdings	Clause 40 - Height of building	Limited area of floor space. Bulk and scale of building is in keeping with rural character of the area.	22% (5.5 metres - requirement 4.5 metres)	Council	12/11/2009
10.2009.281.1	29	1038072			Citriadora Drive	Ewingsdale	2481	14: Other	Byron LEP	Zone No. 1(a) - General Rural Zone	Clause 11 - Minimum lot size	1. The number of dwellings that will be permitted and the number of lots on the land will not increase; and 2. The area of the two proposed lots (outside the Zone 1(c1)) will be larger than the existing lots making up the land parcel with proposed Lot 2 of about 42 hectares meeting the intent of the subdivision standard.	>10%	DG of Department of Planning	25/02/2010
10.2009.572.1	37	31166		1	Beach Avenue	South Golden Beach	2483	1: Residential - Alterations & additions	Byron LEP	Zone No. 2(a) - Residential Zone	Clause 14 - Floor Space	1. Upper level exists the proposed extension to the existing deck is minor therefore the bulk and scale of the development will not impact on the surround environment. 2. The proposed additions are consistent with surrounding dwellings in the street and locality. 3. Currently the space under the dwelling is used as storage as it is not suitable of out door living. The variation is minor 12m ² however it would improve the upper outdoor living area.	0.54:1 (162m ² /300m ²), which exceeds the requirement by 12m ² (8%)	Council	12/03/2010