

TWEED SHIRE COUNCIL

CLAUSE 4.6 VARIATIONS REGISTER 2018

DA Reference No.	Lot No.	DP No.	Street No.	Street Name	Suburb/Town	Postcode	Environmental Planning Instrument	Development Standard to be Varied	Justification of Variation	Extent of Variation	Concurring Authority	Date DA Determined
DA17/0824	7	233498	9	Terranora Parade	Bilambil Heights	2486	Tweed Environmental Plan 2000	Local Plan Clause Minimum Subdivision Size 4.1 Lot	1. The proposal does not further fragment rural land (including environmental protection zoned land); and 2. There is no public benefit in maintaining the development standard in this instance as to do so would prevent the rationalisation of the lot configuration and may affect the future development of the residential zoned land.	1. The proposal does not further fragment rural land (including environmental protection zoned land); and 2. There is no public benefit in maintaining the development standard in this instance as to do so would prevent the rationalisation of the lot configuration and may affect the future development of the residential zoned land.	Tweed Council assumed concurrence Shire under	28/06/2018
DA17/0799	1	11781	10	Ivory Crescent	Tweed Heads	2485	Tweed City Centre Local Environmental Plan 2012	Floor Space Ratio	It is proposed to increase the permitted FSR by 9.8%. The variation is requested to provide Units with generous living areas and bedrooms throughout the development. The development reflects the number of units capable of being accommodated on the site having regard to carparking, setbacks, height limits and landscaping. Using these parameters, the development marginally exceeds the nominated height limit, despite compliance with these numerical requirements.  The development is satisfactory in terms of carparking, setbacks and landscaping.  The development is compliant with the nominated height limit.  Overshadowing of adjoining properties or the amenity of adjoining dwellings will not be compromised by this FSR variation.  Having regard to the overall scale, size and bulk of the development, the variation is considered acceptable for the proposed development.	A variation to Clause 4.4 of TLEP 2012 with respect to Floor Space Ratio is considered acceptable as it will not result in an overdevelopment of the site, excessive overshadowing or unacceptable setbacks. The proposal will comply with the maximum building heights and will comply with carparking requirements for the residential accommodation.	Tweed Council assumed concurrence Shire under	19/06/2018
DA18/0199	15	105224	26	Lundberg Drive	South Murwillumbah	2484	Tweed Environmental Plan 2014	Local Plan Clause Minimum Subdivision Size 4.1 Lot	The site contains an existing approved light industrial development consisting of three units. Council has received a DA for a three lot strata subdivision of the existing units. The proposed strata sizes are: Unit 1 - 574m2, Unit 2 - 219m2, Unit 3 - 294m2. The lots size development standard for the site is 2000m2.	The minimum lot size development standard applicable to the site is 2000m2. The proposed strata sizes are: Unit 1 - 574m2, Unit 2 - 219m2, Unit 3 - 294m2. The proposed variations are: The proposed strata sizes are: Unit 1 - 71%, Unit 2 - 89.05%, Unit 3 - 85.3%.	Tweed Council assumed concurrence Shire under	30/05/2018
DA17/0854	57	263729	23	Royal Drive	Pottsville	2489	Tweed Environmental Plan 2014	Local Plan Clause Minimum Subdivision Size 4.1 Lot	Variation to minimum lot size for strata subdivision to facilitate the proposed strata boundary around existing dwellings.  TLEP2014 min. Lot size: 450sqm. Total land area: 1000sqm. Proposed Lot Size: 539sqm and 324sqm (147sqm CP)	28% variation to minimum lot size for strata subdivision for proposed Lot 2	Tweed Council assumed concurrence Shire under	07/05/2018
DA17/0669	31	258721	34	Industry Drive	Tweed Heads South	2486	Tweed Environmental Plan 2014	Local Plan Clause 4.3 Height of Buildings	A component of the extraction unit which is required to remedy any possible air quality impacts exceeds the maximum permitted building height by 0.500mm (proposed height is 10.5m).	Variation to Clause 4.3 of TLEP2014 represents an exceedance in building height resulting in a 0.5% variation (proposed height is 10.5m and max. permitted is 10m).	Tweed Council assumed concurrence Shire under	05/04/2018
DA17/0806	420	875841	3	Parkside Drive	Tweed Heads South	2486	Tweed Environmental Plan 2014	Local Plan Clause Minimum Subdivision Size 4.1 Lot	Minimum Lot size is 2000m2 Proposed strata Lot 1 = 711m2 Proposed strata lot 2 - 777.5m2	64.5% and 61% respectively	Tweed Council assumed concurrence Shire under	26/03/2018
DA17/0567	1	1208434	540	Urliup Road	Urliup	2484	Tweed Environmental Plan 2000	Local Plan Clause 20(2)(a) - Minimum lot size 40ha	Boundary adjustment between two rural allotments which are both part zoned RU2 and 7(L). Variation to clause 20 of LEP 2000 relating the development standard requiring 40ha minimum to land zoned 7(l) (the existing total amount over the two lots is 23.5ha).	The development standard is 40 ha with the area of 7(l) zoned land being 23.5ha - 42.25% variation.	Tweed Council assumed concurrence Shire under	25/01/2018