

**Details of Development Applications Approved/Determined with a
Variation to Development Standard
January - October 2023**

Council DA reference number	Lot number	DP number	Street number	Street name	Suburb/Town	Postcode	Category of development	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
010.2022.00000290.001	Lot: 392 DP: 755684	755684	57	Cherry ST	BALLINA	2478	Community Facility	R3 Medium Density Res - BLEP 2012	Clause 4.3 Height of Buildings BLEP 2012	Minor variation as a result of the building height allowance of 2.0m AHD. Building height variation will not be visible from neighbouring properties. The proposed development achieves the relevant objectives of the standard despite the non-compliance	1.50%	Council	20/03/2023
010.2022.00000203.001	Lot: 2 DP: 334268	334268	3	Pine AVE	EAST BALLINA	2478	Residential - Alterations & Additions	R3 Medium Density Res - BLEP 2012	Clause 4.3 Height of Buildings and Clause 4.4 Floor Space Ratio	The additional height protrusion does not significantly change the bulk, scale, or character of the existing built form and the increase to the FSR does not increase the bulk and scale of the building or impact on adjoining properties or the streetscape	Maximum height of 9.75m which exceeds the maximum allowance of 8.5m by 14.7% and Maximum FSR of 0.56:1 which exceeds the maximum allowance of 0.5:1 by 12%	COUNCIL	25/05/2023
010.2022.00000405.001	Lot: 9 Sec: 2 DP: 1705	1705	68	Norton ST	BALLINA	2478	Residential - Single new dwelling	R3 Medium Density Res - BLEP 2012	Clause 4.1 Minimum Subdivision Lot Size	The land is already significantly undersized and the development results in a larger lot size that is in closer compliance with the development standard	Proposed lot size of 539.94sqm or 32.51% variation to minimum lot size of 800sqm	COUNCIL	25/05/2023
010.2022.00000218.001	Lot: 1 DP: 611789	611789	42	Commercial RD	ALSTONVILLE	2477	Other	R2 Low Density Res - BLEP 2012	Clause 4.3 Height of Buildings BLEP 2012	The proposed development will not have an adverse impact on the amenity of the adjoining properties. The encroachment will not have an impact on views or amenity from the streetscape and adjoining properties due to the slope of the land and building design.	5.28%	NRPP	5/07/2023