

**Details of Development Applications Approved with a
Variation to a Development Standard
January – March 2020**

Development Application No:	2019/133
Applicant's Name & Address:	Ardill Payne & Partners
	PO Box 20
	BALLINA NSW 2478
Determined by:	Delegated Authority
Subject Land:	Lot 1 DP 1165957, 44-52 Blue Seas Parade LENNOX HEAD
Description of Proposed Development:	Torrens Title Subdivision to create eight x residential lots (Proposed Lots 1 to 8 – with areas of 690m ² to 1200m ²) and one x residual lot (Proposed Lot 9 – with an area of 2.72 hectares) and associated civil and infrastructure works
Category of Development	Subdivision Only
Environmental Planning Instrument	Ballina Local Environmental Plan 1987
Zoning of Land	7(d) – Environmental Protection (Scenic/Escarpment) and 1(d) – Rural (Urban Investigation)
Development Standard to be Varied	Clause 11 – BLEP 1987 - 40ha minimum lot size
Justification of Variation	Existing lot is substantially below 40ha (3.476ha) will remain substantially below 40ha. It is not possible to create a compliant residual lot that is located within the 1(d) and 7(d) zones. All the 1(d) and 7(d) land will remain within the one allotment.
Extent of Variation	Proposed Lot 9 has an area of 2.72ha, which is 93% below the standard.
Concurring Authority	Director General of the Department of Planning, Industry and Environment (DPIE)
Date DA determined	28 February 2020

Development Application No:	2019/819
Applicant's Name & Address:	Newton Denny Chapelle
	PO Box 1138
	LISMORE NSW 2480
Determined by:	Delegated Authority
Subject Land:	Lot: 473 DP: 729088, 3 Park Lane LENNOX HEAD
Description of Proposed Development:	Alterations to the roof and external cladding of the Lennox Head Community and Cultural Centre. The works exceed the height standard of 8.5m under Clause 4.3 of the Ballina Local Environmental Plan 2012
Category of Development	Community Facility
Environmental Planning Instrument	Ballina Local Environmental Plan 2012
Zoning of Land	RE1 Public Recreation
Development Standard to be Varied	<p>CI 4.3 BLEP Height of Building control – 8.5 metres</p> <p>The proposed parapet to the roof will be set at 9.2m being lower than the existing turrets to the hall which are at a height of 9.65m</p>
Justification of Variation	The works are required to improve the water proofing and durability of the community facility. The overall height of the existing building will not increase as part of the proposal. The non-compliant portion of the roof will not have unreasonable impacts in terms of overshadowing properties, will not add excessive bulk and will not impact upon views from any public places.
Extent of Variation	7.6%
Concurring Authority	Council under assumed concurrence
Date DA determined	10 February 2020