

VARIATIONS TO DEVELOPMENT STANDARDS: Instructions and Definitions

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1. GENERAL INSTRUCTIONS

ALL data should be emailed to: developmentstandards@planning.nsw.gov.au

Please follow these instructions carefully. This will avoid / minimise errors in your report and extra work in addressing any errors. If you are unsure about any aspect of these instructions, please contact the Department.

2. FILE STRUCTURE AND WORKSHEET NAMES

Your data must be submitted in **ONE excel file**.

Your single excel file must contain the following **two worksheets**:

- General Council Data
- Variation Data

The **column order in the Variation Data worksheet** must be the same as the Department's template, even if some columns are left blank and even if you are exporting data from your database.

General Council Information

Council Information

Field	Explanation	Data Format (field type, maximum size)
Council name	Name of the council - see dropdown list.	Character - maximum 40 letters

Variation Data

Field	Explanation	Data Format (field type, maximum size)
Category of development (see table below)	See Table "Categories of development" below for guidance on classifications.	Characters - maximum 255 letters OR number and words (ie. "1: Residential - Alterations & additions" OR just a number - "1" will be taken as Residential - Alterations & additions)
Environmental planning instrument	Identify the LEP or SEPP by correct name	
Zoning of land	Identify zone exactly as it appears in planning instrument	
Development standard to be varied	Identify the correct development standard in the appropriate environmental planning instrument (eg floor space ratio, height, minimum lot size)	
Justification of variation	Briefly identify reason for variation (eg slope of land means it would be difficult to meet standard and there will be no impact on amenity of neighbours)	
Extent of variation	Set out the exact percentage of variation from the standard (eg 10%). If the development standard is not numerical, briefly describe the nature of the variation in words	
Concurring authority	Identify who the concurring authority is (eg council under assumed concurrence or the Director General of the	
Date determined	Date must be between first date of quarter and last date of quarter	Date format ie. DD/MM/YYYY

Categories of development

- Classification is for principal purpose of the development. Do not classify the same application under more than one development type.
- Use the definitions below. For any detailed information on these development types, refer to Standard Instrument land use terms (see LEP Practice Note: Definitions).

Development category	Definition	Answers to frequently asked questions
1: Residential - Alterations & additions	Alteration or addition to existing residential development. Includes additional ancillary development to dwelling houses eg. swimming pools, garages etc. Also include alterations and additions to other types of housing (multi unit etc) that does not involve the creation of additional dwellings.	<p>Q: Council's development categories do not match the Department's - what should council do?</p> <p>A: Council can provide the Department with a key showing how your categories match the Department's if that is possible eg. council's category "a" and "b" are the same as the Department's category "c".</p>
2: Residential - Single new dwelling	A new single detached house on a single lot.	
3: Residential - New second occupancy	Granny flats, dual occupancies (attached or detached).	
4: Residential - New multi unit < 20 dwellings	Includes residential flat buildings, multi dwelling housing (but not seniors housing), townhouses and villa developments involving up to 19 dwellings.	
5: Residential - New multi unit 20+ dwellings	Includes residential flat buildings, multi dwelling housing (but not seniors housing), townhouses and villa developments of 20+ dwellings.	
6: Residential - Seniors Living	Any development approved under the Seniors Living SEPP or previous versions of this SEPP.	
7: Residential - Other	Includes boarding houses, group homes, caravan parks and manufactured home estates if accommodation is of a permanent nature.	
8: Tourist	Includes tourist and visitor accommodation, and other development primarily related to tourism.	
9: Commercial / retail / office	Office, business or retail premises.	

10: Mixed	Any mix or all of residential, commercial, tourism, retail.
11: Infrastructure	Includes transport, utilities, telecommunications proposals.
12: Industrial	Includes rural industry, warehouse and storage facilities, extractive industry.
13: Community facility	Includes educational establishments, libraries, public recreation facilities etc.
14: Other	Development not covered by categories above. Includes applications for subdivision (ie. not involving the construction of new residential, commercial development etc).

General Council Data

COUNCIL INFORMATION

Council name:	Shoalhaven City Council
Contact name:	Cathy McCallum
Phone:	02 4429 3493
E-mail:	mccallum@shoalhaven.nsw.gov.au
Start Date:	01/10/2020
End date:	31/12/2020

Please enter NIL for no SEPP1 variations:

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Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
31.80%	Council	29/10/2020
4.30%	Council	19/11/2020

