

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
SUB2022/0024	2	558366		19	Through Street	South Grafton	2460	13: Subdivision only	Clarence Valley Local Environmental Plan 2011	B5 Business Development	Clause 4.1 Minimum Subdivision Lot Size being 1,000m ²	The buildings are existing. - There are suitable road access and public utilities service each site independently. - The development will not result in an unreasonable demand for public services or facilities. - The subdivision lot size enables a practical and efficient layout to facilitate the existing uses of the site. - Given how the site has been developed, strict compliance with the standard would prohibit the subdivision as compliance with the Building Code of Australia could not be achieved as the boundary would pass through the building. - The development is not inconsistent with the objectives of the B5 zone, Clause 4.1 or 4.6 of the LEP, the Business Zones DCP or the objects of the Environmental Planning and Assessment Act 1979.	20.9% or 210m ²	Council	28/07/2022
DA2022/0367	24	1173395		634	Lower Kangaroo Creek Road	Coutts Crossing	2460	3: Residential - New second occupancy	Clarence Valley Local Environmental Plan 2011	R5 Large Lot Residential	Clause 4.2D(2)(b) each dwelling will use the same vehicular access to and from a public road,	To allow primary driveway to access the large property due to the slope of the land would require some major earth works and would impede on the existing septic system which would reduce the viability of this option. Any additional parking is behind the existing dwelling and 10m setback. Access location is clear of any site constraints being in R5 zone area. Second access is more than 150m from an intersection.	100% or 2 driveways	Council	31/08/2022