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
DA-39/2020	2, 3, 164	1261930 , 1261930 , 753287		- - 394	Yetman Road Bolands Lane Yetman Road	Inverell Inverell	2360	13: Subdivision only	Inverell Local Environmental Plan 2012	R5 Large Lot Residentia I	4.1 Minimum Lot Size	This section of Brosnans lane (from Yetman Road to Bolands Lane) is also zoned R5 Large Lot Residential with a 4ha minimum lot size yet the existing residential lots (some 15 lots) range in size from 1.885ha to 3.8ha. Lot 103's lot size of 3.641ha is at the upper end of the existing lot size range in this section of Brosnans Lane therefore Lot 103 will maintain the amenity of this area. The reduced lot size of Lot 103 places no additional burden on available services. Modern onsite waste water treatment systems mean ample area is available for onsite for wastewater treatment and effluent disposal. All necessary buffer zone distances are available.	9% (4 hectares to 3.641 hectares)	Council	20/05/2020