

Variations to Development Standards under Clause 4.6 of the Standard Instrument – Lithgow Local Environmental Plan 2014

DA reference	Lot DP	Address	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
DA219/21	Lot 4 DP 2527	39 Pipers Flat Road, Wallerawang	Residential - Other	Lithgow Local Environmental Plan 2014	R2 Low Density Residential	4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat units	<p>Consistent with the objectives of the R2 zone, as it will provide for a variety of housing needs in an area that contains existing services that meet the day to day needs of residents. The development is compatible with current and desired future character of locality, no direct impacts on neighbourhood amenity.</p> <p>There are several sites within the vicinity developed for higher density development, including 19 units less than 100m away.</p> <p>The allotment has minimal site constraints and lends itself to additional development being an increase in development.</p> <p>The proposal provides adequate private open space, parking, access and utilities to allow for additional development of the site.</p> <p>The dual occupancy is to be part of a strata subdivision which would create two allotments, each retaining one dwelling.</p> <p>The development could set a precedent in the area, however there is only one other allotment of a similar nature. The increase of another additional dwelling would not cause issues given the minimal traffic area of the laneway and it would not change the character of the area significantly.</p>	Approximately 80m ² or 8%. <i>If the allotment had the addition 80m² it would not provide any additional benefit to the proposed development.</i>	Council under assumed concurrence or the Secretary of the Department of Planning and Environment	10/01/2022