

**Report on variations to Development Standards under State Environmental Planning Policy No. 1/Clause 4.6 Variations
from 1 April 2008 to 31 October 2023**

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
2008/0643	20, 21, 22	1036923		38-40	Montavella Road	Gormans Hill	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) - Inner Rural	Minimum Lot Size - 200 hectares	Lots were existing below the minimum lot size, and with the proposed boundary adjustment no new building entitlements were being created Approved under Clause 27(3) of the BR(I)LEP 2005.	Proposed lot 200 93.09% variation prior to consent, 92.76% variation following consent; Proposed lot 201 98.91% variation prior to consent, 98.97% variation following consent; Proposed lot 203 96.34% variation prior to consent, 96.62% variation following consent	Council	14/05/2008
2008/0680	11 & 12	863899		2011-2013	Sofala Road	Peel	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) - Outer Rural	Minimum Lot Size - 100 hectares	Lots were created under Clause 15 of IDO No.1 Evans, being below the minimum lot size. The proposed boundary adjustment did not create any additional building entitlements and was to rectify access problems. Approved under Clause 27(3) of the BR(I)LEP 2005.	Proposed lot 110 90.84% variation prior to consent, 90.81% variation following consent; Proposed lot 120 87.83% variation prior to consent, 87.87% variation following consent.	Council	29/05/2008
2008/0690	12, 27 & 112	749652, 755782 & 1115273		1930-1932	The Bridle Track	Bruinbun	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) - Outer Rural	Minimum Lot Size - 100 hectares	Lots were created as concessional allotments under a previous planning scheme. Lots already contained dwellings - no new entitlements created. Residual lot over 100 hectares. Boundary adjustment was to rectify encroachments. Approved under Clause 27(3) of the BR(I)LEP 2005.	Proposed lot 4 99.98% variation prior to consent, 99.98% variation following consent; Proposed lot 5 59.42% variation prior to consent, 52.80% variation following consent.	Council	12/06/2008
2009/0274	10	557466		164	Back Swamp Road	The Rocks	2795	3: Residential - New second occupancy	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	Clause 28(3)	Supported by Bathurst Region Rural Strategy	903 metre separation instead of 100 metres	Council	26/06/2009
2009/0496	151 & 152	849813		93 & 29	Whalans Lane	Eglington	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	Clause 27(1) and 28(1)	Boundary adjustment only. No new dwelling entitlement sought	Approximately 90%	Council	20/07/2009
2009/0466	3 & 97	1078749 & 755805		3606	Great Western Highway	Yetholme	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	Clauses 27 & 28	1.No new entitlements are being created; 2.The proposed adjustment is a minor reduction to Lot 97; 3.Existing or potential agricultural viability of the land will not be compromised; And 4. Both lots comprise allotments less than the 100 hectare minimum area	Minor	Council	19/08/2009
2009/0667	Part Lot A & Lot D	DP376709		1626	Ophir Road	Rock Forest	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	Clauses 27 & 28	1. No new entitlements are being created; 2.The existing or potential agricultural use of the land will not be compromised; And 3.Both lots comprise allotments less than the 100 hectare minimum area.	Minor	Council	19/08/2009

2010/0046	3 & 6	840186 & 778506		720	Vale Road	Orton Park	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1a - Inner Rural and 1b - Market Garden	Clause 27 (1) and 28 (1)	Boundary adjustment only. No new dwelling entitlement sought	Approximately 90%	Council	22/09/2009
2010/0069	2 & 2	222792 & 829201		1878 & 1982	Trunkey Road	Georges Plains	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1e - Outer Rural	Clause 27 (1) and 28 (1)	Boundary adjustment only. No new dwelling entitlement sought	Approximately 90%	Council	22/09/2009
2010/0202	299, 300 & 5	1053192 & 1046867		2162, 2224 & 2230	Limekilns Road	Limekilns	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) - Outer Rural	Clause 27 (1) and 28 (1)	Boundary adjustment only. No new dwelling entitlement sought	Approximately 90%	Council	14/12/2009
2010/0279	1 & 3	591063		201 & 194	Freemantle Road & Mill Lane	Eglinton	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2006	1(a) - Inner Rural	Clause 27 (1) and 28 (1)	Boundary adjustment only. No new dwelling entitlement sought	Approximately 90%	Council	14/12/2009
2010/0375	1, 2 & 3 + 5 + 3 & 1	758719, 114143, 852012		24 & 38	Stewart Street	Evans Plains	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	Clause 27(1) and 28(1)	Boundary adjustment only. No new dwelling entitlements sought	Approximately 90%	Council	5/02/2010
2010/0577	5 & 2	242779 & 883267		55 & 314	Mount Rankin Road & Freemantle Road	Mount Rankin	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 ha minimum lot size	No new entitlement, already below 100 ha minimum	88.61 ha and 89.85 ha variations to the 100 ha minimum lot size	Council	20/05/2010
2010/0761	11 & 12	869054		409	Freemantle Road	Mount Rankin	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural Zone	Minimum lot size	Already below minimum lot size and boundary adjustment for agricultural purposes	96%	Council	30/09/2010
2010/0760	1	1132992		200	Gilmour Street	Kelso	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	Multiple Zones	20 hectare minimum lot size for 1(b) Market Garden Zone	Multiple zones and now inside levee bank and therefore flood protected	Proposed lots 3.765 hectares and 0.5519	Council	28/10/2010
2010/0799	1 & 6	199122 & 1056199		3476 & 3444	Great Western Highway	Yetholme	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer	Minimum lot size	To adjust boundary to follow long established fence lines. Both lots already well below	99% variation	Council	22/10/2010
2011/0398	33 34	1012860			Limekilns Road	Forest Grove	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	200 hectare minimum lot size for subdivision in 1(a) Inner Rural zone	1. Lots already below 200ha. 2. Existing dwellings on each proposed lot.	90% variation on one lot & 43% variation on other lot	Council	19/12/2011
2011/0421	55 56 57 58 59 60 61 63 1 2 3	755805 755805 755805 755805 755805 755805 755805 1107641 1108123 1108123 1108123		1395	Tarana Road	Locksley	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for subdivision / dwelling	Enables the use of existing fence lines, still enables agricultural use, no impact on neighbours	5%	Council	6/02/2012

2011/0489	2, 3 & 4	809773		761 & 783	Rockley Road	Rockley Mount	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for 1(e) Outer Rural Zone	Number of lots reduced, no new dwelling entitlements, lots already below 100 hectares	90% variation on lot 2 and 80% variation	Council	6/02/2012
2012/0050	B G	161789 161903		447 & 449	Conrod Straight	Mount Panorama	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(d) Rural Special Purposes	Minimum lot size	Already well below 200 ha, no creation of additional dwelling entitlements	99%	Council	27/03/2012
2012/0102	191 A 10 & 11	661271 384772 750403		1423	Rockley Road	FOSTERS VALLEY	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for 1(e) outer rural zone	Number of lots reduced, no new dwelling entitlements lots already below 100 hectares	98.8% variation on Lot 1 and 58.9% on Lot 2	Council	2/05/2012
2012/0163	2 & 3	758840		43	Bathurst Street	PERTHVILLE	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	Minimum lot size	Already below minimum	99%	Council	12/06/2012
2012/0221	1 2	749758		474 200	Conrod Straight College Road	Mount Panorama	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(d) Rural Special Purposes	Minimum lot size for subdivision and the erection of a dwelling in 1(d) Rural Special Purposes Zone	Lot 2 (12) is well below minimum area, no new lots/dwellings created and Mt Panorama not compromised	Lot 1 (11) N/A no minimum size and lot 2 (12) 99.7%	Council	23/07/2012
2012/0233	1 2	778236		128	Saint Antonys Creek Road	Glanmire	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	Minimum lot size Clause 28	Already below minimum lot size need to control stormwater flowing into dam	75%	Council	23/07/2012
2012/0263	11	255707		168	Fleming Drive	Laffing Waters	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	Clause 28(3)(b) 100m distance to an existing dwelling	In order to retain existing trees on the property	180 metre setback, 180%	Council	22/08/2012
2012/0411	1 1 24	137310 137319 1116230		1329	Mid Western Highway Mitchell Highway	Evans Plains Vittoria	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	Minimum lot size for subdivision in the 1(a) Inner Rural and 1(e) Outer Rural Zone	Reducing the number of lots transferring land to a lot to make a larger (more accessible) rural holding. No dwellings created	85% variation to Cl 28 (100 ha 1(e) Outer Rural standard	Council	4/12/2012
2012/0506	2020 5 1	1085263 1063525 1063525		1879	Freemantle Road	Milkers Flat	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for 1(e) Outer Rural Zone	1. All lots already below. 2. No new dwelling entitlements created	Lot 1 - 94.5%, Lot 5 - 82.1%, Lot 2020 - 89.1%	Council	18/12/2012
2012/0516	21 1 1	808225 996016 603099		244 264 462	Brewongle Lane	Glanmire	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for subdivision in 1(e) Outer Rural Zone	No new dwelling entitlements, no new allotments, one lot already below 100 hectares	71% variation for proposed lot 122, both other proposed lots above 100 hectares	Council	17/12/2012

2012/0562	2 4	634117 560315		119 114	Duramana Road Freemantle Road	Eglinton	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	200 hectare minimum lot size for the 1(a) Inner Rural zone	No new lots, no new dwelling entitlements, both existing lots below 200 hectares already	Proposed Lot 114 - 67.25% variation and Proposed Lot 115 - 90.5% variation	Council	11/02/2012
2013/0110	2 A	734363 367648		442 548	Limekilns Road	Forest Grove	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural Zone	200 hectare minimum lot size for the 1(a) Inner Rural zone	No new lots created. No new dwelling entitlements created. Both existing lots already well below 200 hectares. The agricultural use of the lots will not be compromised. The proposed lot sizes are consistent with the surrounding pattern of subdivision	Proposed Lot 20 represents a 63% variation to the standard. Proposed Lot 21 represents a 47% variation to the standard	Council	22/04/2013
2013/0149	8, 9 & 10 12	1089380 758065		105	Stanley Street	Bathurst	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(b) Market Garden	Clause 27(1) Minimum lot size for subdivision in rural zones	All lots are below the minimum lot size at present. This subdivision is ensuring that the existing dwelling is located solely within the boundaries of the allotments. The subdivision (Boundary adjustment) is also necessary to give legal access to each lot	Minimum lot size is 20ha. Smallest lot is 0.328ha variation of 98.3%	Council	27/05/2013
2013/0228	11 2	1147945 813615		365 399	Limekilns Road	Kelso	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	200 hectare minimum lot size for the 1(a) Inner Rural zone.	Both lots are already well below the minimum lot size of 200 hectares; The proposed lot sizes are consistent with the surrounding patter of subdivision. No new lots are created. No new dwelling entitlements are being created and the agricultural use of the lots will not be compromised.	80% variation for proposed Lot 1 and 75% variation for proposed Lot 2	Council	22/07/2013
2013/0301	2 4	866945		2461 2537	Mid Western Highway	Fitzgeralds Mount	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectares minimum lot size for the 1(e) Outer Rural Zone.	Lot 2 is well below the minimum lot size of 100 hectares; the proposed lot sizes are consistent with the surrounding pattern of subdivision. No new lots created. No new dwelling entitlements are being created and the agricultural use of the lots will not be compromised.	91% variation for proposed Lot 2	Council	25/09/2013
2013/0382	3 & 5	868917		236	Glen Outram Lane	Duramana	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for the 1(e) Outer Rural zone.	1 lot is already well below the minimum lot size of 100 hectares. The proposed lot sizes are consistent with the surrounding pattern of subdivision. No new lots are created and the agricultural use of lots will not be compromised.	49% Variation for proposed lot 32	Council	26/11/2013
2013/0438	8 126	755779 1042410		443 461	Duramana Road	Duramana	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for subdivision and dwellings.	Both lots are already below the minimum lot size of 100 hectares; The proposed lot sizes are consistent with the surrounding pattern of subdivision. No new lots are created. No new dwelling entitlements are being created and the agricultural use of the lots will not be compromised.	95.15% variation to the 100 hectare minimum lot size for proposed Lot 82 with a proposed area of 4.85 hectares.	Council	13/12/2013
2013/0495	3 & 4	788653		656	Duramana Road	Duramana	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum	Lots already below 100 hectares, no new entitlements created, agricultural use of land not compromised	85% variation to 100 hectare minimum	Council	4/03/2014
2014/0027	1 1	779245 712692		188	Lagoon Road	Perthville	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(b) Market Garden	20 hectare minimum lot size for subdivision and dwelling	No new lots are created, no new dwelling entitlements are created, the agricultural use of the land is not compromised, the existing lot is already below 20 hectares	92.3% variation to the 20 hectare minimum lot size	Council	25/03/2014

2014/0057	11 & 12	249494		192 & 218	Pine Ridge Road	Rock Forest	2795	14: Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 Hectare minimum lot size for the 1(e) Outer Rural zone	Both lots are already below minimum lot size of 200 Hectares; The proposed lot sizes are consistent with the surrounding pattern of subdivision; No new lots are being created; No new dwelling entitlements are being created; and the agricultural use of the lots will not be compromised	94% variation for proposed lot 111 & 24% variation for lot 112	Council	20/03/2014
2014/0092	2 31	805320 734679		1152 821	Mitchell Highway Ophir Road	Dunkeld Rock Forest	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for the 1(e) Outer Rural zone	One lot is already well below the minimum lot size of 100 hectares. The proposed lot sizes are consistent with the surrounding pattern of subdivision. No new lots are created. No new dwelling entitlements are being created. The agricultural use of the lots will not be compromised	85% variation for proposed Lot 311	Council	22/04/2014
2014/178	11 19 20 22 23 1 82 83	239011 239011 1054881 755805 755805 1193081 1193081 239011		8	Molybdonite Road	Yetholme	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	Clause 27 (1) & 28 (1) 100 ha Minimum	No new lots or dwelling entitlements are created; Both dwellings are already on allotments below the 100 ha minimum. The agricultural use of lots will not be compromised.	98.24	Council	19/06/2014
2014/0207	6 8	243814		6 35	Rayburn Drive	Kelso	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	200 hectare minimum lot size for the 1(a) Inner Rural Zone	Both lots are already well below the minimum lot size of 200 hectares: the proposed lot sizes are consistent with the surrounding pattern of subdivision. No new lots are created. No new dwelling entitlements are being created and the agricultural use of the lots will not be compromised.	99.5% variation for proposed lot 82 & 96.5% variation for proposed lot 81	Council	26/06/2014
2014/0210	3 4 5	1188807		1930 1932 1964	The Bridle Track	Bruinbun	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for subdivision and dwelling-houses	No new lots or dwelling entitlements are created. There is no net change in the number of non-compliant lots. The agricultural use of the lots will not be compromised	6.38% variation for Lot 16 and 92.729% for Lot 18	Council	17/07/2014
2014/0233	219 2	755790 1055385		4081 4117	Sofala Road	Wattle Flat	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for the 1(e) Outer Rural Zone	Proposed Lot 11 is already well below the minimum lot size of 100 hectares: the proposed lot sizes are consistent with the surrounding pattern of subdivision; no new lots are created; no new dwelling entitlements are being created; and the agricultural use of the lots will not be compromised	99% variation for proposed lot 11	Council	17/07/2014

2014/0240	2 1002 1003	875443 1151447 1151447		75 81 87	Eglinton Road	Abercrombie	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(b) Market Garden	20 hectare minimum lot size for the 1(b) Market Garden Zone	Lot 1002 & Lot 2 are already below the minimum lot size of 20 hectares: the proposed lot sizes are consistent with the surrounding pattern of subdivision; no new lots are created; no new dwelling entitlements are being created; and the agricultural use of Lots 2 & 1003 will not be compromised.	.5% variation for proposed lot 20 & 1% variation for proposed lot 21 and 62% variation for proposed lot 22	Council	17/07/2014
2014/0268	85 150 1	755780 755780 1046867		1974 2090	Limekilns Road	Limekilns	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimu lot size for subdivision and dwelling houses in 1€ Outer Rural zone	Both lots are already below 100 hectares and already contain dwellings. No new lots or dwelling entitlements are created. No new fencelines are created. The agricultural use of the land will not be compromised	65% variation for proposed Lot 851 and 60% variation for proposed lot 852	Council	25/08/2014
2014/0281	12 11 13 128 129 132 136	875875 875875 875875 756878 756878 756878 756878		1750	Hill End Road	Sallys Flat	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for subdivision and dwelling houses	Existing lot 12 is already below the minimum lot size. Existing lot 12 already contains a dwelling. The proposed lot size is consistent with the surrounding pattern of subdivision. No additional lots or dwelling entitlements are created	94.4% variation	Council	2/09/2014
2014/0321	1 220 145 151 1441	852131 1007182 755780 755780 1148651		281 1924	Clear Creek Road Limekilns Road	Clear Creek Limekilns	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 hectare minimum lot size for subdivision and dwelling- houses	Existing lot already below minimum lot size. Existing lot contains dwelling. No new lots created, no new dwelling entitlements. Agricultural use not compromised	56.14% variaiton to 100 hectare minimum lot size	Council	1/10/2014
2014/0349	1 4 5 18 19 26 135 197 212 270 271 272 308 310 3 1	112590 242725 242725 750364 750364 750364 750364 750364 750364 750411 750411 750411 750411 750411 509758 818036		3398	Trunkey Road	Caloola	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	1(e) Minimum Lot Size	Allotment already below and increasing slightly	75%	Council	10/10/2014
2014/0400	22 2930	875189 851279			Grove Creek Road	Triangle Flat	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	100 Hectare minimum lot size for the 1(e) Outer Rural zone	proposed lot 1 is already below minimum lot size of 100 Hectares. The proposed lot sizes are consistent with the surrounding pattern of subdivision. No new lots are being created. No new dwelling entitlements are being created; and the agricultural use of the lots will not be compromised	91% variation for proposed lot 1	Council	26/11/2014

2014/0422	4 81	1011939 1194798		174 443	McGregors Lane Duramana Road	Duramana	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	1 (e) Outer Rural Minimum Lot Size	No Additional Dwellings	40%	Council	26/11/2014
2014/0323	84 85 90 91 92 93 1 2 21 C 3 1 1 145 21 23 1 2 3	750373 750373 750373 750373 750373 131279 131279 225277 407031 1142649 131280 131282 750394 1076130 1076130 1045378 1045378 1045378		1850 1854 2021	Mid Western Highway	Bathampton	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(e) Outer Rural	1 (e) Outer Rural Minimum Lot size	No additional dwelling entitlement. Existing dwelling on parcel	30%	Council	5/12/2014
2015/0040	907	1191778		39	Freeman Circuit	Llanarth	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	2(a) Residential	Clause 4.1B Minimum lot size for dual occupancy which is 850m ²	Only a 1.3m ² variation which is less than 1%. Dual occupancy complies with all other development standards	1.3m ² variation. Less than 1% variation	Council	10/03/2015
2015/0045	3 1	634847 744547		194 239	Piper Street Rankin Street	Bathurst	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	2(a) Residential	Minimum lot size of 550m ² for dwelling houses in accordance with Clause 4.1 of the LEP and the corresponding Lot Size Map	Each of the lots contain dwellings. A dual occupancy and two lot subdivision would result in a similar lot size. Access remains unchanged. Consistent with surrounding lot sizes. Ample area for parking and open space	Proposed Lot 12 with an area of 419m ² represents only a 24% variation to the development standard	Council	25/03/2015
2015/0050	13	758864		42	Godfrey Street	Raglan	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	2(a) Residential	900m ² minimum lot size for residential subdivision in the village of Raglan	Only one lot is below minimum lot size. Variation is only 9%. Same result would be achieved if application was treated as a dual occupancy and two lot subdivision. Frontage widths exceed minimum	9% variation	Council	19/03/2015
2015/0145	1	1041532		342	Gormans Hill Road	Gormans Hill	2795	7: Residential - Other	Bathurst Regional (Interim) Local Environmental Plan 2005	1(a) Inner Rural	200 hectare minimum lot size for dwellings in RU1 Primary Production zone	Permanent dwelling already approved in same location. The proposed dwelling is temporary only. The proposal is unlikely to set a precedent	85% variation to the 200 hectare minimum lot size	DG of Department of Planning	10/06/2015
2015/0293	11	1060521		270A	Havannah Street	South Bathurst	2795	7: Residential - Other	Bathurst Regional Local Environmental Plan 2014	R1 general residential	4.3 Height of Buildings	To utilise the existing structure that was on the site and the topograph of the land had significant variation	The proposed variation is 30% variation. HOB map is 9 metres and the development is 12 metres	Council	26/10/2015

2015/0338	2 3 1	1045450 233468 1051849		4467	Great Western Highway	Glanmire	2795	7: Residential - Other	Bathurst Regional Local Environmental Plan 2014	RU1 Primary Production	4.1 (3) Minimum Lot size	Lot 2 will contain the existing dwelling on site and lots 1,3 & 4 are all above the minimum lot size of 100ha	8.5% variation for proposed lot 2; all other proposed lots comply with the planning standard	Council	18/11/2015
2016/139	B	356335			Rankin Street	Bathurst	2795	7: Residential - Other	Bathurst Regional Local Environmental Plan 2014	R1 general residential	Cl 4.1B Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat	Consistent with objectives of zone, close proximity to CBD	13.6% variation	Council	
2016/173	14 15 16 19 20 1	750354 750354 750354 750354 750354 245842			Hollis Lane	Perthville	2795	7: Residential - Other	Bathurst Regional Local Environmental Plan 2014	RU1 Primary Production	4.2B Erection of Dwelling house in certain rural zones	The development is consistent with the objectives of the zone; The development complies with the requirements of the DCP 2014; The land is located within close proximity to an R1 Zone; The land is a standalone holding; The variation is minor.	6.90%	Council	25/07/2016
2016/177	1	23045		44	Esrom Street	West Bathurst	2795	7: Residential - Other	Bathurst Regional Local Environmental Plan 2014	R1 general residential	Cl4.1B Minimum Lot sizes for dual occupancies, multi dwelling housing and residential flat buildings	Minor variation, not considered to have adverse impact	4.7% variation	Council	15/08/2016
2016/229	1	1045404		3786	Limekilns Road	Watte Flat	2795	7: Residential - Other	Bathurst Regional Local Environmental Plan 2014	1(e) Outer Rural	Minimum lot size of 100 hectares for RU1 Primary Production zone	Variation is only 1%, subject lot has multiple zones, proposed lots in R5 zone meet minimum lot size	1% variation or 1 hectare	Council	26/09/2016
2017/125	20	852712		131	Mount Rankin Road	Mount Rankin	2795	14: Other	Bathurst Regional Local Environmental Plan 2014	R5 Large Lot Residential	4.1 Minimum Lot Size Clause	To avoid water course to over boundaries; to create a regular shaped lot; lots of similar area and size are consistent within the locality	10%	Council	24/05/2017
2017/204	191 1 1	1221914 938499 536205			The Bridle Track	Duramana	2795	2: Residential - Single new dwelling	Bathurst Regional Local Environmental Plan 2014	RU1 Primary Production	100 hectare minimum lot size for rural dwelling	There are three lots in the holding. A dwelling is permissible on Lot 1, DP 536205 however its size (3554m ²) and configuration make it impractical to build on. Consolidation of the three lots into one achieves an area of 10.31 hectares	90%	DG of Department of Planning	4/09/2017
2018/112	16	844085		32	Pine Ridge Road	Rock Forest	2795	2: Residential - Single new dwelling	Bathurst Regional Local Environmental Plan 2014	1(e) Outer Rural	100 hectare minimum lot size for dwelling in RU1 Primary Production zone	Already a separate lot. Already in separate ownership. Not inconsistent with Objectives of zone and Objectives of development standard	57% variation (lot size 43.38 hectares)	DG of Department of Planning	3/08/2018
2018/215	2 1	865763 1237564		171	Howards Drive	Mount Rankin	2795	14: Other	Bathurst Regional Local Environmental Plan 2014	R5 Large Lot Residential	Clause 4.1 Minimum Subdivision Lot Size of 10 hectares	Not inconsistent with the objectives of the development standard. Not inconsistent with the objectives of the R5 Large Lot Residential zone. Only an 8.9% variation to the development standard. The same circumstance is unlikely to occur elsewhere	8.9% variation to the development standard	Council	22/08/2018

2020/115	3102	1144949		3805	Sofala Road	Wattle Flat	2795	10: Infrastructure	Bathurst Regional Local Environmental Plan 2014	2(v) Village	Height of buildings - 9 metres	The proposed facility forms part of the Federal Government Mobile Black Sport Program. The proposed height is the minimum height required in order to deliver on the coverage objectives and address the community need.	20 metre high pole proposed	Council	27/05/2020
2020/160	24	1250006		189	Blue Ridge Drive	Kelso	2795	2: Residential - Single new dwelling	Bathurst Regional Local Environmental Plan 2014	R5 Large Lot Residential	Clause 4.3 Height of Buildings	Minor variation. Dwelling is single storey only with 20 degree roof pitch. No adverse impact on developing streetscape	8.3%	Council	30/06/2020
2020/226	23	1250006		191	Blue Ridge Drive	Kelso	2795	2: Residential - Single new dwelling	Bathurst Regional Local Environmental Plan 2014	R5 Large Lot Residential	Clause 4.3 Height of Buildings	Minor variation consistent with adjoining property	0.6m or 10%	Council	26/80/2020
2020/251	101	817034		19	Nelson Street	Raglan	2795	13: Subdivision only	Bathurst Regional Local Environmental Plan 2014	2(a) Residential	Clause 4.1	Minor variation due to Battle Axe Handle exclusion	<10%	Council	30/09/2020
2020/107	15	700460			Tarana Road	Brewongle	2795	2: Residential - Single new dwelling	Bathurst Regional Local Environmental Plan	RU1 Primary Production	4.2B	Report and Council support	Significant	Secretary of Department of Planning	6/10/2020
2020/351	1 23 222 PLT 247 20	68336 252219 755805 252219		201	Timber Ridge Road	Walang	2795	13: Subdivision only	Bathurst Regional Local Environmental Plan	RU1 Primary Production	100 hectare minimum lot size for subdivison and dwelling house. Clause 4.1 & 4.2B of BRLEP	Proposed Lot 200 is to include all the land on the western side of Timber Ridge Road. It would be unreasonable and unnecessary to include a small area of 5.5 hectares on the eastern side of Timber Ridge Road just to make 100 hectares for proposed Lot 200	5.5% variation (5.5 hectares)	Council	24/11/2020

2020/217	7324	1157012		189A	Browning Street	Bathurst	2795	14: Other	Bathurst Regional Local Environmental Plan 2014	6(a) Local Recreation	4.3	<p>Compliance with Clause 4.3 is unreasonable or unnecessary in the circumstances of the case and there are sufficient environmental planning grounds to justify contravening the development standard, for the following reasons:</p> <ul style="list-style-type: none"> - The installation of light towers on sporting fields is necessary for the safety and security of recreations areas and participants. - The installation of the light towers will allow for the increased use of the community recreation area, particularly for night training. The new lighting will encourage ongoing physical activity within the recreation area and therefore contribute towards the health and wellbeing of the local community. - The proposed floodlights will generally be directed downwards at an angle of 70° and shields will be installed to reduce light spillage. - Significant height is necessary to reduce the degree of light spillage onto neighbouring properties, as the angle required to achieve illumination of the target area decreases with height. - Increased height will enable sufficient illumination of the large oval to be achieved with the installation of just four light towers; rather than the alternative of installing more towers, at a lower height and with a greater percentage of light spillage. The installation of fewer towers will improve the energy efficiency of the development. - The height, design and nature of the new light towers will be consistent with the existing light towers and AFL goal posts located on the land. The towers are slim and will not place any significant impact on the scenic quality of the open space area and the surrounding residential area. - The existing recreation area contains large, tall trees which will be relatively consistent with the height of the proposed light towers. It is considered that the surrounding tall vegetation will reduce the visual prominence of the light towers within the park. <p>The proposed development will be in the public interest because it is consistent with the objectives of the RE1 Public Recreation zone.</p>	201%	Council	11/02/2021
2020/299	2	839259		4985	Great Western Highway	Glanmire	2795	13: Subdivision only	Bathurst Regional Local Environmental Plan 2014	RU1 Primary Production	100 hectare minimum lot size for subdivision and dwelling houses	Only one lot out of the four will be less than 100 hectares, It is intended to use the existing fence	4 hectares or 4% variation	Council	1/03/2021
2021/605	13	758864		42	Godfrey Street	Raglan	27985	13: Subdivision only	Bathurst Regional Local Environmental Plan 2014	R1 General Residential	Clause 4.1 "Minimum subdivision lot size"	Complies with objectives of standard and zone under LEP. Complies with remaining standards and objectives of DCP. Non-compliant lot can support the proposed dwelling. Vacant lot complies with MLS. Variation will not be discernible from the streetscape.	8.9%	Council	7/03/2022
2022/227	12	1282547		18	Appledore Drive	Kelso	2795	2: Residential - Single new dwelling	Bathurst Regional Local Environmental Plan 2014	R5 Large Lot Residential	Clause 4.3 Height of Buildings	Due to the size of the lot with a wide frontage, the house is in proportion to the size of the land. The roof pitch on the dwelling is a standard 22.5 degree which is considered an appropriate roof pitch. Council has previously approved variations similar	8%	Council	23/06/2022

2022/208	6	1225826		6	Ingersole Drive	Kelso	2795	8: Commercial / retail / office	Bathurst Regional Local Environmental Plan 2014	B5 Business Development	Clause 4.3 Height of buildings - 7 metres	The proposal is not inconsistent with the Objectives of the development standard or the objectives of the B5 Business Development zone. The exceedence is only 500mm. The exceedence will not be discernible on site.	500mm or 7%	Council	15/08/2022
2023/114	B C	157869		141 139	Russell Street	Bathurst	2795	13: Subdivision only	Bathurst Regional Local Environmental Plan 2014	2(a) Residential	Minimum lot size 550m2	Meets zone and clause objectives	33.5%	Council	29/06/2023