

## **CLAUSE 4.6 LEP VARIATIONS TO DEVELOPMENT STANDARDS**

Q3 July – September 2021

<b>Council DA Reference number</b>	DA2020/017
<b>Description</b>	2 x 5MW Solar Farm & Subdivision
<b>Lot number</b>	103
<b>DP number</b>	755189
<b>Apartment/Unit number</b>	N/A
<b>Street number</b>	N/A
<b>Street name</b>	Kidman Way
<b>Suburb/Town</b>	Hillston
<b>Postcode</b>	2675
<b>Category of development</b>	9: Mixed
<b>Environmental planning instrument</b>	Carrathool Local Environmental Plan 2012
<b>Zoning of land</b>	RU1 Primary Production
<b>Development standard to be varied</b>	Clause 4.1 minimum subdivision lot size
<b>Justification of variation</b>	The development is in the public interest because it is consistent with the objectives of clause 4.1 (minimum lot size) of the LEP and the objectives for development in the RU1 Primary Production zone. The built form is appropriate and relates well to the surrounding development. The non-compliant lot area does not result in any unreasonable visual impacts. The amenity of neighbours is not unreasonably impacted and the proposal would not compromise the character or nature of the area sought by the local environmental planning framework.
<b>Extent of variation</b>	68.7%
<b>Concurring authority</b>	Western Regional Planning Panel
<b>Date DA determined</b>	13/09/2021