



## WARRUMBUNGLE SHIRE COUNCIL Statement of Reasons

issued under Schedule 1 of the *Environmental Planning and Assessment Act 1979*

**Development application number:** 17 / 2020

**Applicant name:** Marshall Edward Baillieu

**Land to be developed:** 1340 Tongy Lane COOLAH

**Lot: 100 DP: 1126774**

**Proposed development:** Demolition of Shed, Part demolition of addition to existing dwelling house and internal walls and new addition to existing dwelling house

**Determination made on (date):** 22/06/2020

**Decision:** Approved under delegation

**Reasons for the Decision:**

- The proposed development is permissible with consent under the *Warrumbungle Local Environmental Plan 2013*;
- The proposed development complies with all statutory and planning instrument requirements and development standards;
- The proposed development complies with all matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

**Relevant Mandatory Considerations, including community views:**

- Environmental Planning Instruments:
  - *Warrumbungle Local Environmental Plan 2013*
  - State Environmental Planning Policy – Exempt and Complying Development Codes 2008
  - State Environmental Planning Policy No 55
- Draft Environmental Planning Instruments: Nil
- *Warrumbungle Shire Council Development Control Plan 2015*
- The likely impacts on development, including environmental, social and economic impacts in the locality
- The suitability of the site for the development
- Planning for Bushfire Protection Guideline 2019