

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

**Development application number:** 43 / 2019

**Applicant name:** Warrumbungle Mountain Motel

**Land to be developed:** Warrumbungles Lodge Motel/882 Timor Road  
COONABARABRAN

**Lot: 2 DP: 576891**

**Proposed development:** Primitive Campground and Installation of  
Illuminated Signs

**Determination made on (date):** 7/05/2020

**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*.
- The NSW Rural Fire Service issued their General Terms of Approval under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bushfire Safety Authority, under section 100B of the *Rural Fires Act 1997*.
- The Siding Spring Observatory Director issued concurrence.

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

- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005
- 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
- The development was advertised in the local newspaper and notified to surrounding neighbours for 28 days. At the end of the notification period nil submissions were received.