



## WARRUMBUNGLE SHIRE COUNCIL Statement of Reasons

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

**Development application number:** 72 / 2019

**Applicant name:** Wendy May Mason

**Land to be developed:** 333 Carmichaels Lane COONABARABRAN

**Lot:** 24 DP: 753399

**Proposed development:** Erection of Dwelling House (Dual Occupancy) and Shed

**Determination made on (date):** 19/02/2020

**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
- NSW Rural Fire Service submission under Section 4.14 of the *Environmental Planning and Assessment Act 1979*.