

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

Development application number: 61 / 2019

Applicant name: Coonabarabran Golf Club

Land to be developed: 188 River Road COONABARABRAN

Lot: 475 DP: 753378

Proposed development: Primitive Camping Ground

Determination made on (date): 18/08/2020

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 Section 100B of the *Rural Fires Act 1997*

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
 - State Environmental Planning Policy No 44 – Koala Habitat
 - State Environmental Planning Policy 64 – Advertising and Signage
- 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 proposed development was notified to neighbours and placed on public exhibition. At the end of the notification period one (1) submission was received. This submission has been addressed in the report and conditions have been imposed to address concerns.