

WARRUMBUNGLE SHIRE COUNCIL
Statement of Reasons

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

Development application number: 34 / 2020

Applicant name: Jason Allan Newton & Melissa Jane Newton

Land to be developed: 97 Dandry Road COONABARABRAN

Lot: 270 DP: 753378

Proposed development: Erection of Two (2) Storey Dwelling House with Attached Garage, inground pool and Rural Machinery Storage Shed

Determination made on (date): 20/10/2020

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 recommended approval subject to conditions under Section 4.14 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