

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

Development application number: 53 / 2020

Applicant name: Rawson Homes

Land to be developed: Beulah/415 River Road COONABARABRAN

Lot: 70 DP: 1152575

Proposed development: Single Storey Dwelling House with Attached Garage

Determination made on (date): 24/11/2020

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*
- *Planning for Bush Fire Protection Guideline 2019*
- The likely impacts on development, including environmental, social and economic impacts in the locality
- The suitability of the site for the development