DETERMINATION AND STATEMENT OF REASONS
(Published pursuant to Clause 20 of Schedule 1 of the Environmental Planning and Assessment Act 1979)

Application No	DA142/18
Proposal:	Subdivision - 1 Lot into 134 Residential Lots including Open Space, Drainage Reserves, Split Zone Lots, Residue Lot & New Roads
Address:	Lot 2 DP 1049398, Lot 5 DP 1230208 & Lot 1 DP 1082148 (Sweetbriar) 994, 998 and Sweetbriar Great Western Highway BOWENFELS NSW 2790
Determination	Approved
Approval Date:	29 October 2018
Reasons for Decision:	The development adequately satisfies the applicable provisions and objectives of the Lithgow Local Environmental Plan 2014. The development is consistent with relevant SEPP's and Policies. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environment including the quality of local water systems, the operation of the local road system or the amenity of residential premises in the locality due to noise, traffic, overshadowing or overlooking. The proposed development is a suitable use of the site and approval is in the public interest. General Terms of Approval have been issued by the relevant Government Departments. Adjoining property owners were notified of the proposed development in accordance with Council's policy and concerns raised in submissions were addressed by: • Access, Parking and Traffic, • Open Space, • Public Infrastructure, • Fencing.