

## DETERMINATION AND STATEMENT OF REASONS

(Published pursuant to Clause 20 of Schedule 1 of the Environmental Planning and Assessment Act 1979)

<b>Application No</b>	DA049/22
<b>Proposal:</b>	SUBDIVISION (1 INTO 2), DWELLING, DUAL OCCUPANCY & STRATA SUBDIVISION
<b>Address:</b>	Lot 15 DP 1223585 7 Mayview Drive LITHGOW NSW 2790
<b>Determination</b>	Approved
<b>Approval Date:</b>	13/05/2022
<b>Reasons for Decision:</b>	<p>The development adequately satisfies the applicable provisions and objectives of the Lithgow Local Environmental Plan 2014.</p> <p>The development is consistent with relevant statutory planning instruments and Council policies.</p> <p>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.</p> <p>The proposed development is a suitable use of the site and approval is in the public interest.</p> <p>General Terms of Approval have been issued by Subsidence Advisory NSW and Water NSW.</p> <p>Adjoining property owners were notified of the proposed development in accordance with Council's policy. Valid concerns raised in submissions were addressed by inclusion of consent conditions to ensure stormwater runoff is captured, conveyed and contained within the site prior to disposal at the lawful point of discharge. Earthworks and structural works adjacent to site boundaries is regulated to ensure no adverse impacts on adjoining properties. No</p>

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approval for any construction works over existing easements has been authorised.

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