

DETERMINATION AND STATEMENT OF REASONS

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

Application No	DA099/23
Proposal:	SUBDIVISION - 15 LOTS INTO 6
Address:	<p>Lot 1 DP 654304</p> <p>Lot 5 DP 757051</p> <p>Lot 1B DP 757051</p> <p>Lot 10 DP 757051</p> <p>Lot 2B DP 757051</p> <p>Lot 28 DP 757051</p> <p>Lot 3A DP 757051</p> <p>Lot 39 DP 757051</p> <p>Lot 40 DP 757051</p> <p>Lot 41 DP 757051</p> <p>Lot 58 DP 757051</p> <p>Lot 133 DP 757051</p> <p>Lot 134 DP 757051</p> <p>Lot 135 DP 757051</p> <p>Lot 421 DP 1031881</p> <p>531 Marsden Swamp Road</p> <p>GANBENANG NSW 2790</p>
Determination	Approved
Approval Date:	24/08/2023
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 Department.

Adjoining property owners were notified of the proposed development in accordance with Council's policy and no submissions were received.
