

DETERMINATION AND STATEMENT OF REASONS

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

Application No	MODDA036/25																																
Proposal:	Boundary adjustment and consolidation- modification to conditions																																
Address:	<table border="1"> <thead> <tr> <th></th> <th>Address</th> <th>Lot/DP</th> <th>Property Number</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>'Lithgow Land' 21A Hepburn Street</td> <td>Lot 40 DP1092574 Lot 39 DP12254 Lot 38 DP12254 Lot 2 DP115464 Lot 1 DP115464 Lot 37 DP12254 Lot 2 DP630638 Lot 40 DP12254</td> <td>599212</td> </tr> <tr> <td>2.</td> <td>19A Hepburn Street</td> <td>Lot 1 DP570523</td> <td>21300</td> </tr> <tr> <td>3.</td> <td>33 Hepburn Street</td> <td>Lot A DP322812</td> <td>21360</td> </tr> <tr> <td>4.</td> <td>45 Hepburn Street</td> <td>Lot 31 DP600263</td> <td>21410</td> </tr> <tr> <td>5.</td> <td>53 Hepburn Street</td> <td>Lot 24 DP12254</td> <td>21450</td> </tr> <tr> <td>6.</td> <td>8 Gell Street</td> <td>Lot 2829 DP1268176</td> <td>598654</td> </tr> <tr> <td>7.</td> <td>Gell Street</td> <td>Lot 30 DP12254</td> <td>15750</td> </tr> </tbody> </table>		Address	Lot/DP	Property Number	1.	'Lithgow Land' 21A Hepburn Street	Lot 40 DP1092574 Lot 39 DP12254 Lot 38 DP12254 Lot 2 DP115464 Lot 1 DP115464 Lot 37 DP12254 Lot 2 DP630638 Lot 40 DP12254	599212	2.	19A Hepburn Street	Lot 1 DP570523	21300	3.	33 Hepburn Street	Lot A DP322812	21360	4.	45 Hepburn Street	Lot 31 DP600263	21410	5.	53 Hepburn Street	Lot 24 DP12254	21450	6.	8 Gell Street	Lot 2829 DP1268176	598654	7.	Gell Street	Lot 30 DP12254	15750
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Approval Date:	03/06/2026																																
Reasons for Decision:	<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 SEPP's and 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>																																

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 amending the application to remove the property proposed to be originally affected.
