



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

Development application number

47/2020

Applicant name

Mrs J A Gulliver

Land to be developed: address

LOT: 253 DP: 751017
2827 Kamilaroi Highway
QUIPOLLY NSW 2343

Proposed development

Change of Use 'Dwelling' to 'Tourist & Visitor Accommodation'.

Determination made on (date)

22/02/2021

Decision

Approved by Delegation

Reasons for the Decision

- The proposed development is permissible under the *Liverpool Plains Local Environmental Plan 2011*;
- The proposed development complies with all statutory and planning instrument requirements and development standards; and,
- The proposed development complies with all matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*
- Environmental Planning Instruments:
 - SEPP No. 55, SEPP (Koala Habitat Protection) 2020 & SEPP (Primary Production and Rural Development) 2019
 - *Liverpool Plains Local Environmental Plan 2011*
- Draft Environmental Planning Instruments: Nil
- *Liverpool Plains Shire Council Development Control Plan (2012)*
- Planning agreements: Nil
- Provisions of the *Environmental Planning and Assessment Regulation 2000*
- The likely impacts of the development, including environmental impacts on the natural and built environment, and social and economic impacts in the locality
- The suitability of the site for the development
- The public interest, including the principles of ecologically sustainable development

Relevant Mandatory Considerations, including community views