



# LIVERPOOL PLAINS SHIRE COUNCIL

## Statement of Reasons

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

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**Development application number**

55/2020

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**Applicant name**

Mr E J Bridge

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**Land to be developed: address**

LOT: 105 DP: 253688  
9810 New England Highway  
WALLABADAH NSW 2343

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**Proposed development**

Construction of a Single Storey Dwelling

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**Determination made on (date)**

19/01/2021

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**Decision**

Approved by Delegation

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**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 (Infrastructure) 2007, SEPP (Primary Production and Rural Development) 2019 & SEPP (Basix) 2004
  - *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

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**Relevant Mandatory Considerations, including community views**