



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

**Development application
number**

58/2020

Applicant name

Mr T D Lamb

**Land to be developed:
address**

LOT: 523 DP: 1164529
713 Big Jacks Creek Road, BIG JACKS CREEK NSW 2339

**Proposed development
Determination
made on (date)**

Construction of a Single Storey Dwelling
19/01/2021

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 to the extent that it does not, the variation(s) are acceptable;
- Notification and referral requirements were complied with and no objections were received;
- 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 55, Koala Habitat Protection (2020), BASIX (2004), Planning for Bushfire Protection (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
- Any submissions made in accordance with the *Environmental Planning and Assessment Act 1979* or *Regulation 2000*
- The public interest, including the principles of ecologically sustainable development

**Relevant Mandatory
Considerations, including
community views**