



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

Development application number

62/2020

Applicant name

Mr M & Mrs C E Withers

Land to be developed: address

LOT: 7 DP: 262186
453 Spains Lane
QUIRINDI 2343

Proposed development Determination made on (date)

Construction of a Single Storey Dwelling
11/02/2021

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 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, Planning for Bushfire Protection (2019), Koala Habitat Protection (2020), 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
- 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