



# 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**

8/2021

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**Applicant name**

Austam Homes

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**Land to be developed: address**

LOT: 5 SEC: 3 DP: 758321  
10 Railway Street,  
CURRABUBULA NSW 2342

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

Construction of a Single Storey Dwelling

9 March 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 Environment 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), 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

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**Relevant Mandatory Considerations, including community views**