



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

Development application number

9/2021

Applicant name

Mr S E Rush

Land to be developed: address

LOT: 32 SEC: 9 DP: 9988
181 Henry Street
WERRIS CREEK NSW 2341

Proposed development

Construction of a Single Storey Dwelling and an Attached Garage

Determination made on (date)

11/03/2021

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 & 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

Relevant Mandatory Considerations, including community views