



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

Development application number

2/2019-03

Applicant name

Mr F Kosztelnik

**Land to be developed:
Address**

LOTS: 16-18 SEC: 28 DP: 759037
35 Coach Street
WALLABADAH NSW 2343

Proposed development

Section 4.55(1A) Modification to DA 2/2019-02: Amendment of Condition No. 40

Determination made on (date)

03/10/2019

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;
- The proposed development complies with all matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*

Relevant Mandatory Considerations, including community views

- Environmental Planning Instruments:
 - SEPP No. 55, SEPP BASIX, SEPP Vegetation in Non-Rural Areas & SEPP Infrastructure;
 - *Liverpool Plains Local Environmental Plan 2011*
- Draft Environmental Planning Instruments: N/A
- *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