



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

**Development application
number**

30/2019

Applicant name

Mr P J Bocxe

**Land to be developed:
address**

LOTS: 22 & 23 SEC: B DP: 192655
3-5 Eipper Street WILLOW TREE NSW 2339

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

Detached Garage with Carport (6m x 15m)

18/07/2019

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;
- Notification and referral requirements were complied with; and,
- 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
 - *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