



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

Development application number

32/2019

Applicant name

Mr L W Brown

Land to be developed: address

LOT: 9 DP: 828011
69 Bolah Ridge Road QUIRINDI NSW 2343

Proposed development Determination made on (date)

Alterations & Additions to an Existing Dwelling, including a Covered Deck, Amenities, Replacement of a Skillion Roof with a Hipped Roof, and an Attached Awning

Approved by Delegation

Decision

18/07/2019

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; 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. 44 & 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