



LIVERPOOL PLAINS SHIRE COUNCIL

Statement of Reasons

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

Development application number

6/2020

Applicant name

Mr L and Ms A K Spencer

Land to be developed: address

LOT: 4 DP:1140250
224 Borambil Creek Road
WILLOW TREE NSW 2339

Proposed development

Construction of a Single Storey Dwelling

Determination made on (date)

25/03/2020

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*

Relevant Mandatory Considerations, including community views

- Environmental Planning Instruments:
 - SEPP No. 44, 55, BASIX (2004) & Primary Production and Rural Development (2019)
 - *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