

# WALCHA COUNCIL

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## STATEMENT OF REASONS

Issued under Section 2.22 of the *Environmental Planning and Assessment Act 1979*

DEVELOPMENT APPLICATION: 10.2018.27

### DISCLAIMER

From 1 July 2018 consent authorities under the *Environmental Planning & Assessment Act 1979* must publicly notify their decisions, as part of community participation reforms to simplify and increase transparency in the planning system. Section 2.22 establishes mandatory community participation requirements for agencies with planning approval functions under the *Environmental Planning & Assessment Act 1979*. Schedule 1 (Division 4) requires the following details on all determination decisions to be publicly notified:

### Application Details:

Application No:	10.2018.27
Description of Development:	Dwelling
Date Lodged:	29/10/2018
Property Title:	Lot: 1 DP: 584587
Property Address:	57S Middle Street WALCHA 2354

### The Decision:

Decision:	Approved - Delegation
Date of the Decision:	17/12/2018
Reasons for the Decision:	The development adequately satisfies the applicable provisions and objectives of the <i>Walcha Local Environmental Plan 2012</i> . The development is considered to be satisfactory, having regard to the relevant legislation, Council Codes and Policies and will not have a negative impact on the site or community. Accordingly the application is recommended for approval subject to conditions.

### Community Views:

Public Exhibition:	The application was notified in accordance with Council' Council Codes and Policies during the period 29 October 2018 and 12 November 2018.
No. of Submissions:	Nil
Public Interest:	Public interest relates to whether there is a widespread community support/opposition to the proposal. In this case, the matters addressed in this report relate to the impact of the development in the immediate vicinity of the site and there have been no issues identified that relate to the wider public interest.

Jack O'Hara  
GENERAL MANAGER

Per: