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STATEMENT OF REASONS

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

DEVELOPMENT APPLICATION: 10.2020.17

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 Number:	10.2020.17
Description of Development:	New single dwelling
Date lodged:	20/08/2020
Property Address:	157N Middle Street, WALCHA NSW 2354
Property Title:	Lot: 8 Sec: 28 DP: 759035
THE DECISION	
Decision:	Approved under delegated authority
Date of the Decision:	29/10/2020
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:	In accordance with the provisions within the Walcha Community Participation Plan 2019, this application was notified during the period 21/08/2020 and 4/09/2020.
Number of Submissions:	0
Public Interest:	Public interest relates to whether there is 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.

Anne Modderno
General Manager

Per: Lacey Latham