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## STATEMENT OF REASONS

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

DEVELOPMENT APPLICATION: 10.2019.68

### 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:	10.2019.68
Description of Development:	Subdivision of Land
Date lodged:	26/11/2019
Property Address:	Ferndell 469 Tops Road NOWENDOC 2354
Property Title:	Lot: 112 DP: 753691
THE DECISION	
Decision:	Approved under delegated authority
Date of the Decision:	23/12/2019
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 not notified to adjoining landowners or advertised in accordance with the Walcha Council Development Control Plan 2019; as it has been established during the assessment of the application, that the proposed development is unlikely to detrimentally affect adjoining properties or potentially have a wider impact or special community interest.
Number of Submissions:	Not Applicable
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: 