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STATEMENT OF REASONS

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

DEVELOPMENT APPLICATION: 10.2022.12

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: | 10.2022.12 |
| Description of Development: | Construct 3 x 2 storey dwellings |
| Date lodged: | 23/05/2022 |
| Property Address: | Kangaroo Hills/241 Kangaroo Hills Road WALCHA 2354 |
| Property Title: | Lot: 1 DP: 1197669 |
| THE DECISION | |
| Decision: | Approved under delegated authority |
| Date of the Decision: | 11/08/2023 |
| 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 <i>Walcha Community Participation Plan 2019</i> , this application was not notified to adjoining landowners or advertised, 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. |

Phillip Hood
General Manager