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STATEMENT OF REASONS

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

DEVELOPMENT APPLICATION: 10.2023.18

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:	10.2023.18
Description of Development:	Secondary dwelling
Date lodged:	19/12/2023
Property Address:	211N Derby Street WALCHA 2354
Property Title:	Lot: 6 DP: 613378
THE DECISION	
Decision:	Approved under delegated authority
Date of the Decision:	12/03/2024
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 1 February 2024 and 16 February 2024.
Number of Submissions:	No submissions received.
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.

Lachlan Sims
Manager Strategic Planning & Environment