

Statement of Reasons

DA Number	2019/0001
Property Address	37 Woodburn Street, Evans Head
Matter Determined	Change of use to Indoor Recreation Facility (Yoga Studio)
Date of Decision	9/08/2018
Decision	Approval subject to conditions.
Application Determined by	Delegation

Reasons for the Decision

Relevant Mandatory Considerations – Statutory Requirements	<ul style="list-style-type: none"> • The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. The proposed development is permissible with consent in the B2 Local Centre Zone. • The proposed development complies with the relevant State Environmental Planning Policies, being <ul style="list-style-type: none"> ◦ State Environmental Planning Policy (Coastal Management) 2008, the development is consistent with the policy and does not impact the foreshore or coastal environment. • The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015. • The proposed development complies with Environmental Planning & Assessment Regulation 2000. Conditions of consent are included to require essential fire safety measures to be upgraded. • The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality. • The proposed development is considered suitable for the proposed site. Management of noise has been considered and a consent condition included. • The development application was notified in accordance with Development Control Plan 2015. No submissions were received. • The proposed development does not raise any matter of significant public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects dated May 2018 • Additional information submitted • Plans • Site Inspection 18/07/2018
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The DA was notified in accordance with Development Control Plan 2015. No submissions were received.