

# Statement of Reasons



<b>DA Number</b>	2019.0087
<b>Property Address</b>	23 Terrace Street Evans Head
<b>Matter Determined</b>	Boundary Adjustment
<b>Date of Decision</b>	
<b>Decision</b>	Approved subject to conditions.
<b>Application Determined by</b>	Delegation

## Reasons for the Decision

<b>Relevant Mandatory Considerations – Statutory Requirements</b>	<ul style="list-style-type: none"> <li>• Richmond Valley Local Environmental Plan 2012</li> <li>• Coastal Management SEPP 2018</li> <li>• Richmond Valley Council Development Control Plan 2015.</li> <li>• The approval is only for a boundary adjustment to allow two similar size lots and does not include any approval for the construction of a dwelling therefore, no negative impacts will occur because of this first approval.</li> <li>• The site is suitable for the proposed use as it is a corner site with two existing lots. The adjustment will allow for two blocks of similar size.</li> <li>• NSW Rural Fire Services</li> </ul>
<b>Material Considered in the Decision</b>	<ul style="list-style-type: none"> <li>• Statement of Environmental Effects</li> <li>• Site Plan – Proposed Boundary Adjustment</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• One Submission</li> <li>• The comments within the submission were emotional rather than planning issues and the comments were relevant to future development on the site rather than the boundary adjustment of this application.</li> </ul>