



## Statement of Reasons

<b>DA Number</b>	2020/0136
<b>Property Address</b>	9 Cypress Street, Evans Head
<b>Matter Determined</b>	Retention of existing dwelling, demolition of the existing outbuilding/garage, construction of a new two storey dwelling to the rear to create a detached dual occupancy development and associated Strata title subdivision
<b>Date of Decision</b>	25/2/2020
<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>• The proposed development generally complies with the provisions of relevant legislation including <i>Richmond Valley Local Environmental Plan 2012</i> and <i>Richmond Valley Development Control Plan 2015</i>.</li> <li>• The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality.</li> <li>• The proposed development is considered suitable for the proposed site.</li> <li>• The development application was notified in accordance with the requirements of the <i>Environmental Planning and Assessment Regulation 2000</i> and <i>Richmond Valley Community Participation Plan</i>. No submissions were received.</li> <li>• The proposed development does not raise any matter of significant public interest.</li> <li>• Conditions have been included within the development consent notice to protect the environment and amenity of the area.</li> </ul>
<b>Material Considered in the Decision</b>	<ul style="list-style-type: none"> <li>• Statement of Environmental Effects</li> <li>• Plans</li> <li>• Site Inspection</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• The DA was notified in accordance with <i>Richmond Valley Community Participation Plan</i>. No submissions were received.</li> </ul>

