



## Statement of Reasons

<b>DA Number</b>	2020/0177
<b>Property Address</b>	29 River Street (Pacific Hwy), Woodburn
<b>Matter Determined</b>	Torrens Title subdivision of existing Lot B to create two (2) Lots being Proposed Lot 1 and Proposed Lot 2
<b>Date of Decision</b>	14 April 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 relevant provisions of <i>Richmond Valley Local Environmental Plan 2012</i>.</li> <li>• The proposed development does not contravene any relevant <i>State Environmental Planning Policies</i>.</li> <li>• The proposed development is generally consistent with the relevant provisions of <i>Richmond Valley Development Control Plan 2015</i>.</li> <li>• The proposed development will not have any adverse impact on the natural, built or social environment or economic impacts on the locality.</li> <li>• The development application was notified in accordance with <i>Richmond Valley Development Control Plan 2015</i>. No submissions were received.</li> </ul>
<b>Material Considered in the Decision</b>	<p>List documents</p> <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 Development Control Plan 2015</i>. No submissions were received.</li> </ul>