



Statement of Reasons

DA Number	2020/0041
Property Address	108-116 Richmond Street, Woodburn
Matter Determined	Change of use to a restaurant
Date of Decision	4 June 2020
Decision	Approved 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 is permissible and generally consistent with the relevant provisions of <i>Richmond Valley Local Environmental Plan 2012</i>. • The proposed development generally complies with the relevant provisions of <i>Richmond Valley Development Control Plan 2015</i>. • Subject to the conditions of consent, the proposed development is not considered to have adverse impact on the natural, built or social environment or economic impacts on the locality. • The development application was notified in accordance with <i>Richmond Valley Development Control Plan 2015</i>. Two submissions were received. • The issues of concern raised in the submissions have been taken into consideration.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • Noise Impact Assessment Report • Plans • Site Inspection
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The DA was notified in accordance with the <i>Richmond Valley Development Control Plan 2015</i>. Two submissions were received. • A number of conditions that limit the number of patrons, hours of operation and playing of amplified music are included within the development consent. Furthermore, the consent does not include use of the outdoor area. • Subject to the conditions of consent, the proposed development is considered to minimise any potential amenity impacts and therefore in the public interest.