



Statement of Reasons

DA Number	2015/0215.01
Property Address	Lot 1 DP 361175 & Lot 4 Section 14 DP 759110 – 99-103 River Street, Woodburn
Matter Determined	Modification to approved hotel alterations additions, being change of location for TAB and children's play area
Date of Decision	23/06/2020
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 complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. • The proposed development complies with relevant State Environmental Planning Policies • The proposed development complies with relevant provisions of Development Control Plan 2015 • The proposed development complies with Environmental Planning & Assessment Regulation 2000 considerations. • 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. • The proposed development is unlikely to prejudice or compromise the public interest. • The development application was notified in accordance with Community Participation Plan 2019. No submissions were received.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • Plans • Site Inspection
Community Views Raised in Submissions	The DA was informally notified in accordance with Community Participation Plan 2019. No submissions were received.