

## Statement of Reasons

<b>DA Number</b>	2020/0127
<b>Property Address</b>	Lot 1 DP 859856 – 11-13 Park Street, Evans Head
<b>Matter Determined</b>	Mixed used development including: <ul style="list-style-type: none"> <li>• Subdivision to create two Torrens title lots being Lot 1 (601.5m<sup>2</sup>) and Lot 2 (1254m<sup>2</sup>)</li> <li>• Kiosk and boarding house comprising of seven 1 x bedroom units including 1 x accessible unit located on proposed Lot 1</li> <li>• Multi dwelling housing comprising of nine units (4 x 1 bedroom, 4 x 2 bedroom and 1 x 3 bedroom) on proposed Lot 2 and associated strata title subdivision to create nine lots</li> </ul>
<b>Date of Decision</b>	16/07/2020
<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 complies with the provisions of Richmond Valley Council Local Environmental Plan 2012.</li> <li>• The proposed development complies with relevant State Environmental Planning Policies</li> <li>• The proposed development complies with relevant provisions of Development Control Plan 2015 except the density and front building line setback. A variation request was submitted and approved by Manager Development and Environment.</li> <li>• The proposed development complies with Environmental Planning &amp; Assessment Regulation 2000 considerations.</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 Community Participation Plan 2019. One (1) submission was received.</li> <li>• The proposed development is unlikely to prejudice or compromise the public interest.</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> </ul>

	<ul style="list-style-type: none"><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 Community Participation Plan 2019. One (1) submission was received.</li></ul>

