

# Statement of Reasons

<b>DA Number</b>	2020/0237
<b>Property Address</b>	Lot A DP 331091 - 121 River Street, Woodburn
<b>Matter Determined</b>	Alterations & additions to existing building, installation of refrigerated container and associated fit out works to continue its use as a supermarket
<b>Date of Decision</b>	6 August 2020
<b>Decision</b>	Approval 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 proposal is described as a <i>neighbourhood supermarket</i> which is not a permitted use in RU5 zoned land. Notwithstanding, it has been operating as a “shop” since 1987. The current proposal is seeking continuation of the existing approved use and therefore the proposal is deemed permissible.</li> <li>• The proposed development generally complies with relevant legislation including <i>State Environmental Planning Policies</i> and <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 proposed development is considered suitable for the proposed site.</li> <li>• The proposed development was publicly exhibited. No submission was received.</li> <li>• Subject to the Conditions of the consent, the proposed development is in the public interest.</li> </ul>
<b>Material Considered in the Decision</b>	<ul style="list-style-type: none"> <li>• Statement of Environmental Effects and additional information submitted.</li> <li>• Plans including amended plans.</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• No submission was received.</li> </ul>