



## Statement of Reasons

<b>DA Number</b>	DA2020/0086.01
<b>Property Address</b>	60 Woodburn Street Evans Head
<b>Matter Determined</b>	S4.55(1A) modification of the approved detached dual occupancy development and associated Torrens Title subdivision to a Strata Title subdivision
<b>Date of Decision</b>	22 October 2020
<b>Decision</b>	Approved subject to amended 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, as amended remains compliant with the relevant <i>State Environmental Planning Policies</i> and <i>Richmond Valley Council Local Environmental Plan 2012</i>.</li> <li>• The proposed development, as amended remains compliant with the relevant provisions of <i>Richmond Valley Development Control Plan 2015</i>.</li> <li>• The proposed development, as amended will not have any additional impact on the natural, built or social environment, or economic impacts on the locality.</li> <li>• The proposed development, as amended remains suitable for the site.</li> <li>• The application was notified/advertised in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> and <i>Richmond Valley Community Participation Plan</i>. No submissions were received.</li> <li>• The proposed development is unlikely to prejudice or compromise 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 submissions were received.</li> </ul>