



Statement of Reasons

DA Number	2021/0040
Property Address	9 Cypress Street, Evans Head
Matter Determined	Retention of existing dwelling, demolition of the existing shed, construction of a new single storey dwelling to the rear to create a detached dual occupancy development and associated Strata title subdivision
Date of Decision	20/10/2020
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 generally complies with the relevant legislation including <i>Richmond Valley Local Environmental Plan 2012</i> and <i>Richmond Valley Development Control Plan 2015</i>. • Subject to the Conditions of the consent, the proposed development will not have significant adverse impact on the natural, built or social environment. • The proposed development is considered suitable for the subject site. • The development application was notified in accordance with the requirements of the <i>Environmental Planning and Assessment Regulation 2000</i> and <i>Richmond Valley Community Participation Plan</i>. No submissions were received. • The proposed development does not raise any matter of significant public interest.
Material Considered in the Decision	<ul style="list-style-type: none"> • Statement of Environmental Effects • Plans • Site Inspection
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The DA was notified in accordance with <i>Richmond Valley Community Participation Plan</i>. No submissions were received.