



## Statement of Reasons

<b>DA Number</b>	DA2021/0127
<b>Property Address</b>	Lot 3 DP 740797 – 585 Myall Creek Road, Bora Ridge
<b>Matter Determined</b>	Construction of a new dwelling to create a detached dual occupancy
<b>Date of Decision</b>	26 November 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 generally complies with the relevant legislation including <i>State Environmental Planning Policies</i>, <i>Richmond Valley Local Environmental Plan 2012</i> and <i>Richmond Valley Development Control Plan 2015</i>.</li> <li>• Subject to the Conditions of the consent, the proposed development will not have significant adverse impact on the natural, built or social environment.</li> <li>• The proposed development is considered suitable for the subject site.</li> <li>• 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>.</li> <li>• The proposed development does not raise any matter of significant 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> <li>• Plans</li> <li>• Site Inspection</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• No submissions were received.</li> </ul>