



Statement of Reasons

DA Number	DA2021/0071
Property Address	Lot 3 DP 24288 & Lot 173 DP 1156971 – 38 & 38 Mangrove Street, Evans Head
Matter Determined	Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m ²) & Lot 2 (500.6m ²) and associated variation to Clause 4.6 of RVLEP
Date of Decision	16 March 2021
Decision	Approved subject to conditions.
Application Determined by	Council

Reasons for the Decision

Relevant Mandatory Considerations – Statutory Requirements	<p>Council resolved to approve the variation, noting that Council's reasons for doing so were:</p> <ol style="list-style-type: none"> the proposal was publicly exhibited, resulting in no objections, the proposed lot sizes are consistent with the existing historical subdivision pattern in the vicinity, given the subdivision pattern and development types in the vicinity of the proposal, it is not considered that the public benefit is compromised, and the proposed variation does not raise any matter of significance for State or regional environmental planning and does not set a precedent for other similar development applications.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Council report • Assessment report • Statement of Environmental Effects • Plans • Clause 4.6 variation request • Site Inspection
Community Views Raised in Submissions	<ul style="list-style-type: none"> • No submissions were received.