



## Statement of Reasons

<b>DA Number</b>	<b>DA2021/0184</b>
<b>Property Address</b>	41 Cassia Street, Evans Head
<b>Matter Determined</b>	Strata Subdivision of two existing 3 bedroom attached units/duplex building that share a separating wall and common service lines
<b>Date of Decision</b>	23 February 2021
<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 (Building staff – Nick A. for Andrew C.) -</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• No submissions were received.</li> </ul>