



## Statement of Reasons

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|----------------------------------|---|
| <b>DA Number</b>                 | DA2021/0236   |
| <b>Property Address</b>          | Lot 6 DP 600148 – 133 Woodburn Street, Evans Head   |
| <b>Matter Determined</b>         | Strata title subdivision to create two lots Lot 1 (343.1m <sup>2</sup> ) and Lot 2 (392.3m <sup>2</sup> ) |
| <b>Date of Decision</b>          | 04 June 2021  |
| <b>Decision</b>                  | Approved subject to conditions.   |
| <b>Application Determined by</b> | Delegation  |

### Reasons for the Decision

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|---|--|
| <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>  |