



Statement of Reasons

DA Number	DA2021/0296
Property Address	815 Bungawalbin Whiporie Road, Bungawalbin
Matter Determined	Alterations and additions to an existing partially built four (4) bedroom dwelling in association with the existing as built one (1) bedroom habitable structure to form a detached dual occupancy development and associated works
Date of Decision	05 August 2021
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>State Environmental Planning Policies</i>, <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>. • The proposed development does not raise any matter of significant public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • Plans • Site Inspection
Community Views Raised in Submissions	<ul style="list-style-type: none"> • No submissions were received.