

Statement of Reasons



DA Number	2018/0201
Property Address	5 Wallum Drive, Doonbah
Matter Determined	Detached Dual Occupancy with Variation under Cl 4.6 Richmond Valley Local Environmental Plan 2012
Date of Decision	2/08/2018
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 complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. A variation was requested under Clause 4.6 of the LEP to vary Clause 4.1B Minimum lot sizes for dual occupancies. As the variation was more than a 10% variation to the development standard concurrence from the Department of Planning and Environment was required. Concurrence was granted by the Department of Planning and Environment dated 25/07/2018. • The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. • The proposed development complies with relevant State Environmental Planning Policies • The proposed development complies with relevant provisions of Development Control Plan 2015 • The proposed development complies with Environmental Planning & Assessment Regulation 2000 considerations. • The proposed development complies with the Coastal Zone Management Plan. • The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality. • The proposed development is considered suitable for the proposed site. • The development application was notified in accordance with Development Control Plan 2015. No submissions were received. • The proposed development is unlikely to prejudice or compromise the public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects dated March 2018 • Bushfire Threat Assessment dated May 2018 • Environmental Assessment dated 25/06/2018 • Plans • Site Inspection 27/06/2018
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The DA was notified in accordance with Development Control Plan 2015. No submissions were received.