Statement of Reasons

DA Number	2019/0116
Property Address	Lot 8 Eucalypt Drive, Swan Bay
Matter Determined	New Dwelling
Date of Decision	30 November 2018
Decision	Approved subject to conditions.
Application Determined by	Delegation

Reasons for the Decision

Relevant Mandatory Considerations – Statutory Requirements	• The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. • The application was assessed under all relevant sections of Richmond Valley Councils Development Control Plan 2015 including but not limit to site coverage and setbacks. • The application was assessed under the relevant sections to the Environmental Planning and Assessment Act including but not limited to Section 4.15. • Following the assessment of the development using the relevant legislation it may be deemed that the development has very little, if any, impact to the environment. • The subject land is zoned R5 as defined by Richmond Valley Councils LEP. Therefore, it is permissible to construct a new dwelling on the subject land.
Material Considered in the Decision	• The application was supported by documentation including but not limited to site specific plans and specifications, a variation to the DCP 2015 and statement of environmental effects. • A Council officer carried out an inspection 19 November 2018. The inspection found the supporting plans to resemble the features found on site at the time.
Community Views Raised in Submissions	• There are no records of any submissions being made with regard to this application.