

Statement of Reasons

DA Number	DA2019/0127
Property Address	Lot 395 DP 755624 4 Sea View Crescent, Broadwater.
Matter Determined	As built deck, battery shed and outhouse.
Date of Decision	6 December 2018
Decision	Approved subject to conditions.
Application Determined by	Council.

Reasons for the Decision

Relevant Mandatory Considerations – Statutory Requirements	<ul style="list-style-type: none"> • The application was assessed under the relevant sections to the Environmental Planning and Assessment Act including but not limited to Section 4.15. • The application was made and assessed in accordance with the Environmental Planning and Assessment Regulation including but not limited to Part 6. • The application was assessed under the relevant sections of Richmond Valley Councils Local Environmental Plan including but not limited to acid sulphate soils and maximum building height. • The application was assessed under all relevant sections of Richmond Valley Councils Development Control Plan 2015 including but not limit to site coverage, building height plane and front, side and rear setbacks. • 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 application did not require any external referrals from other government bodies such as the Rural Fire Service.
Material Considered in the Decision	<ul style="list-style-type: none"> • The application was supported by documentation including but not limited to site specific plans and specifications, statement of environmental effects. • A Council officer carried out an inspection 5 December 2018. The inspection found the supporting plans to resemble the features found on site at the time.
Community Views Raised in Submissions	<ul style="list-style-type: none"> • There are no records of any submissions being made with regard to this application.