

Statement of Reasons



DA Number	2019/0128
Property Address	Lot 4 DP 1243863 Eucalypt Drive, Swan Bay
Matter Determined	Construction of a dwelling
Date of Decision	26/11/18
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. • The proposed development complies with relevant provisions of Richmond Valley Council Development Control Plan 2015. • The application was addressed under the relevant sections to the Environmental Planning and Assessment Act. • Following the assessment of the development using the relevant legislation it may be deemed that the development has very little to no impact on the Environment. • The subject land is zoned R5 as defined by Richmond Valley Council LEP. Therefore, it is permissible for the construction of a dwelling on the subject land.
Material Considered in the Decision	<ul style="list-style-type: none"> • The application provided was supported by documentation including but not limited to site specific plans and specifications and a statement of environmental effects. • Council Officers undertook an inspection on 23 November 2018. The inspection undertaken found that the supporting plans resembled what was 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.