

Statement of Reasons

DA Number	DA2019/0131
Property Address	Lot 32 DP 1062466 34 Gregors Road, Spring Grove.
Matter Determined	Construction of a Shed.
Date of Decision	7 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 subject land is zoned RU1 as defined by Richmond Valley Councils LEP. Therefore, it is permissible to construct a single dwelling and shed on land such as the subject land. • The application did not require any external referrals from other government bodies such as the Rural Fire Service.
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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 6 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.

