

# Statement of Reasons



<b>DA Number</b>	DA2019/0135
<b>Property Address</b>	Moonem View Drive, Swanbay
<b>Matter Determined</b>	Construction of steel shed
<b>Date of Decision</b>	12/12/18
<b>Decision</b>	Approved subject to conditions.
<b>Application Determined by</b>	Delegation

## Reasons for the Decision

<b>Relevant Mandatory Considerations – Statutory Requirements</b>	<ul style="list-style-type: none"> <li>• The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012.</li> <li>• The proposed development complies with relevant provisions of Richmond Valley Council Development Control Plan 2015.</li> <li>• The application was addressed under the relevant sections to the Environmental Planning and Assessment Act.</li> <li>• 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.</li> <li>• The subject land is zoned R5 as defined by Richmond Valley Council LEP. Therefore, it is permissible for the addition to a shed on the subject land.</li> </ul>
<b>Material Considered in the Decision</b>	<ul style="list-style-type: none"> <li>• The application provided was supported by documentation including but not limited to site specific plans and specifications and a statement of environmental effects.</li> <li>• Council Officers undertook an inspection. The inspection undertaken found that the supporting plans resembled what was found on site at the time.</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• There are no records of any submissions being made with regard to this application.</li> </ul>