

Statement of Reasons

DA Number	DA2019/0144
Property Address	275 Droneys Bridge Road, Stratheden
Matter Determined	Construction of a Dwelling
Date of Decision	1 January 2019
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 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 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 setbacks. • The application was made and assessed in accordance with the Environmental Planning and Assessment Regulation including but not limited to Part 6. • 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 in this land zone. • The application did not require any external referrals.
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 and a variation to the DCP. • A Council officer carried out an inspection 21 December 2019. 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.