



Statement of Reasons

DA Number	2019/0158
Property Address	197 Rocky Mouth Creek Road, Woodburn
Matter Determined	Fibreglass Inground pool
Date of Decision	23 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 proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. • The application was assessed under all relevant sections of Richmond Valley Councils Development Control Plan 2015 including but not limit to site coverage and setbacks. • The application was assessed under the relevant sections to the Environmental Planning and Assessment Act including but not limited to Section 4.15. • 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 fibreglass inground pool on the subject land.
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 and statement of environmental effects. • A Council officer carried out an inspection 21 January 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.

