

Statement of Reasons



DA Number	DA2019/054
Property Address	44 Ocean Drive Evans Head
Matter Determined	Subdivision of Lot (1 into 3 Lots)
Date of Decision	24 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 Council Development Control Plan 2015. • The application was assessed under all relevant sections to the Environmental Planning and Assessment Act including but not limited to Section 4.15 • The application was assessed under all State Environmental Planning Policies • Following the assessment of the development using the relevant legislation it was deemed that although the remediation of the site if not undertaken has the ability to impact upon the environment it can be managed through the ongoing supervision by a site auditor with remediation to be undertaken prior to the commencement of any civil works. • The site is suitable for the proposed use as a subdivision for residential purposes Suitability of the Site
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 • The site has been the subject of several site inspections by Council officers and changes not reflected in the submitted plans were identified and rectified by the applicant. The proposed Site Plan is representative of the site.
Community Views Raised in Submissions	<ul style="list-style-type: none"> • Nil Submissions