



Statement of Reasons

DA Number	2019/0132
Property Address	470 Reardons Lane, Swan Bay
Matter Determined	Construction of Second Dwelling to Create Detached Dual Occupancy (Existing Dwelling and 1 x Four (4) Bedroom Dwelling)
Date of Decision	14 March 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 proposed development complies with relevant State Environmental Planning Policies • The proposed development complies with relevant provisions of Development Control Plan 2015 • The proposed development complies with Environmental Planning & Assessment Regulation 2000 considerations. • The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality. • The proposed development is considered suitable for the proposed site. • The development application was notified in accordance with Development Control Plan 2015. No submissions were received. • The proposed development is unlikely to prejudice or compromise the public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • Plans • Site Inspection 6 February 2019
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The DA was notified in accordance with Development Control Plan 2015. No submissions were received.