

Statement of Reasons



DA Number	DA2019/0198
Property Address	2/4 Sunderland Street, Evans Head
Matter Determined	Alteration and Additions to Dwelling and Carport
Date of Decision	30/04/2019
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 R1 as defined by Richmond Valley Councils LEP. Therefore, it is permissible to carry put alterations and additions in this land zone.
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 a site inspection. 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.