

Statement of Reasons

DA Number	2020/0044
Property Address	830 Woodburn Coraki Road, Swan Bay
Matter Determined	Subdivision to Create Two (2) Lots being Lot 1 – 15.92ha (Clause 4.2 RVLEP) and Lot 2 – 1.086ha (Clause 4.1(4A)(b) RVLEP)
Date of Decision	29/10/2019
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 being State Environmental Planning Policy (Primary Production and Rural Development) 2019, State Environmental Planning Policy (Coastal Management) 2018. • The proposed development complies with relevant provisions of Development Control Plan 2015. • The proposed development complies with Environmental Planning & Assessment Regulation 2000. • 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 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 prepared by Newton Denny Chapelle dated August 2019. • Proposed subdivision plans and accompanying documents submitted with the application.
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The DA was not required to be notified in accordance with Development Control Plan 2015.