

Statement of Reasons

DA Number	2020/0208
Property Address	Lot 18 DP10222 135 Wallworks Road Bentley
Matter Determined	Additional Dwelling to Create a Detached Dual Occupancy
Date of Decision	23 July 2020
Decision	Approval subject to conditions.
Application Determined by	Delegation

Reasons for the Decision

Relevant Mandatory Considerations – Statutory Requirements	<ul style="list-style-type: none"> • The development is permissible under Richmond Valley LEP 2012 • The proposed development complies with relevant State Environmental Planning Policies and legislation. • The development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. • 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. • In accordance with Development Control Plan 2015, the proposed development was publicly exhibited. No submissions were received. • The proposed development is unlikely to prejudice or compromise the public interest.
Material Considered in the Decision	<ul style="list-style-type: none"> • Statement of Environmental Effects and additional information submitted. • Plans including amended plans. • Bushfire Assessment Report
Community Views Raised in Submissions	<ul style="list-style-type: none"> • No Submissions were received