

Statement of Reasons

DA Number	2015/0195.01
Property Address	680 Spring Grove Road, Spring Grove
Matter Determined	Modification of consent to provide for amendment of conditions relating to the provision of electricity and telephone services at a Rural Subdivision.
Date of Decision	13/08/2019
Decision	Approval subject to conditions.
Application Determined by	Delegation

<p>Relevant Mandatory Considerations – Statutory Requirements</p>	<ul style="list-style-type: none"> • The proposed development is of minimal environmental impact and is substantially the same as the approved development. No physical changes to the approved subdivision are proposed, the deletion of conditions relating to electricity and telecommunications infrastructure are in line with Councils current Development Control Plan. • The original application was Integrated Development with the NSW Rural Fire Service being an approval body. The modification application was referred to RFS with the agency advising no objections to the proposed modification and amending General Terms of Approval were issued. The amending GTA's are the same as that originally issued by this agency. • The modification complies with requirements the provisions of Richmond Valley Council Local Environmental Plan 2012. • The proposed development remains permissible and consistent with the objectives of the RU1 zone applying to the land. . • The proposed development as modified remains consistent with provisions of the State Environmental Planning Policies as applied to the original application • The proposed modifications are consistent with Richmond Valley Development Control Plan 2015. • The proposed modification complies with Environmental Planning & Assessment Regulation 2000. • The proposed modification will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality provided it is managed and operated in accordance with the Consent granted. • The proposed modification is considered suitable for the proposed site. • The modification was advertised and notified from 20 June 2019 to 5 July 2019. One submission was received in relation to this application. • The proposed modification does not raise any matter of significant public interest. • Consent conditions have been recommended to be amended as contained within the development consent notice.
<p>Material Considered in the Decision</p>	<p>List documents</p> <ul style="list-style-type: none"> • Modification application and accompanying documents lodged 7 June 2018 and any additional information. • NSW Rural Fire Service General Terms of Approval dated 28

	August 2018.
Community Views Raised in Submissions	<ul style="list-style-type: none">• The DA was notified in accordance with Environmental Planning and Assessment Act 1979. One submission was received.• The submission raised concern with poor mobile phone coverage in the locality.• Mobile coverage is a matter for the Federal Government and telecommunication providers

