



Statement of Reasons

DA Number	2019/0237
Property Address	78 Colches Street
Matter Determined	Subdivision to Create Six Lots being Lot 1 (704m ²), Lot 2 (1012m ²), Lot 3 (600m ²), Lot 4 (884m ²), Lot 5 (884m ²), and Lot 6 (600m ²), construction of retaining wall, roadworks, earthworks, vegetation removal and associated infrastructure.
Date of Decision	23 January 2020
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 • Additional information submitted 4 July 2019 and 8 December 2019 including amended plans. • Site Inspection undertaken 30 July 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.