



Statement of Reasons

DA Number	2019/0166
Property Address	55 Broadwater Quarry Road, Broadwater
Matter Determined	Subdivision to create 69 Lots (68 x residential lots and 1 x primary production residue lot) including site filling, construction of roads and associated infrastructure
Date of Decision	17/12/2019
Decision	Approved subject to conditions.
Application Determined by	Council

Reasons for the Decision

<p>Relevant Mandatory Considerations – Statutory Requirements</p>	<ul style="list-style-type: none"> • The proposed development is permissible with consent pursuant to the Richmond Valley Local Environmental Plan • The proposed development complies with the relevant provisions of Richmond Valley Council Local Environmental Plan 2012 • The proposed development complies with the relevant State Environmental Planning Policies, being, State Environmental Planning Policy (Coastal Management) 2018, (Repealed) State Environmental Planning Policy (Rural Lands) 2008, State Environmental Planning Policy (Primary Production and Rural Development) 2019, State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy No. 44 – Koala Habitat and State Environmental Planning Policy No. 55 – Remediation of Land. • General Terms of Approval have been issued from the relevant integrated authorities and are contained within the notice of determination. • The proposed development complies with relevant provisions of Richmond Valley 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 provided it is managed and operated in accordance with the Consent granted and Statement of Environmental Effects and the additional information submitted.
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	<ul style="list-style-type: none"> • The proposed development is considered suitable for the proposed site. • The development application was notified in accordance with Development Control Plan 2015. Thirteen submission were received and have been addressed within the assessment & council report. • The proposed development is considered to be of significant public benefit and not contrary to the public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • Plans • Site Inspection undertaken 18 April 2019
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The development application was notified in accordance with Development Control Plan 2015. Thirteen submission were received and have been addressed within the assessment & council report.

