



# Statement of Reasons

<b>DA Number</b>	<b>DA1993/0078.01</b>
<b>Property Address</b>	Canning Drive, Casino
<b>Matter Determined</b>	Section 4.55(1A) Modification to the approved subdivision to create twenty-eight (28) residential lots, public reserve and associated works seeking: <ul style="list-style-type: none"> <li>- Minor realignment of Lots 146, 147, 148 &amp; 153;</li> <li>- Amalgamation of part Lots 149, 150 &amp; 151 to create total twenty-five (25) residential lots and one (1) residual Lot;</li> <li>- Changes to the internal road (Ferrier Ct); and</li> <li>- Associated changes to the Lot configuration and Lot area.</li> </ul>
<b>Date of Decision</b>	13 November 2020
<b>Decision</b>	Approved subject to conditions.
<b>Application Determined by</b>	Delegation

## Reasons for the Decision

<b>Relevant Mandatory Considerations – Statutory Requirements</b>	<ul style="list-style-type: none"> <li>• The proposed development generally complies with the relevant legislation including <i>State Environmental Planning Policies</i>, <i>Richmond Valley Local Environmental Plan 2012</i> and <i>Richmond Valley Development Control Plan 2015</i>.</li> <li>• Subject to the Conditions of the consent, the proposed development will not have significant adverse impact on the natural, built or social environment.</li> <li>• The proposed development is considered suitable for the subject site.</li> <li>• The development application was notified in accordance with the requirements of the <i>Environmental Planning and Assessment Regulation 2000</i> and <i>Richmond Valley Community Participation Plan</i>.</li> <li>• The proposed development does not raise any matter of significant public interest.</li> </ul>
<b>Material Considered in the Decision</b>	List documents <ul style="list-style-type: none"> <li>• Statement of Environmental Effects</li> <li>• Plans</li> <li>• Site Inspection</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• No submissions were received.</li> <li>OR</li> <li>• The issues raised in the submissions have been considered in the assessment of the proposal. Conditions have been included to mitigate potential impacts.</li> </ul>