



Statement of Reasons

DA Number	DA2021/0118
Property Address	10 Queen Elizabeth Drive, Coraki
Matter Determined	Change of use and fit-out of an existing shed as a takeaway food and drink premises, signage and associated works
Date of Decision	09 December 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 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>. • Subject to the Conditions of the consent, the proposed development will not have significant adverse impact on the natural, built or social environment. • The proposed development is considered suitable for the subject site. • 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>. • The proposed development does not raise any matter of significant public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • BCA Upgrade Report • Plans • Site Inspection
Community Views Raised in Submissions	<ul style="list-style-type: none"> • No submissions were received.