



Statement of Reasons

| | |
|----------------------------------|---|
| DA Number | DA2021/0139 |
| Property Address | 63 Flatley Place, North Casino |
| Matter Determined | Subdivision of Lot 13 DP 1140721 into four (4) Rural Residential Lots and One (1) Primary Production Lot being: Proposed Lot 1: 1 ha Proposed Lot 2: 1 ha Proposed Lot 3: 1 ha Proposed Lot 4: 3.4 ha Proposed Lot 5: 27.8 ha and associated site and civil works |
| Date of Decision | 30 March 2021 |
| 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>. One (1) submission was received. • 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 • Plans • Site Inspection |
| Community Views Raised in Submissions | <ul style="list-style-type: none"> • The issues raised in the submission have been considered in the assessment of the proposal. Conditions have been included to mitigate potential impacts. |