

Statement of Reasons

DA Number	DA2019/0150
Property Address	Lot 4 DP 38651 H/N 112 West Street, Casino
Matter Determined	Construction of a Shed.
Date of Decision	10 January 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 application was assessed under the relevant sections to the Environmental Planning and Assessment Act including but not limited to Section 4.15. The site of the proposed dwelling is not within bushfire prone land or the bushfire buffer, therefore, Section 4.14 is not applicable. • The application was made and assessed in accordance with the Environmental Planning and Assessment Regulation including but not limited to Part 6. • The application was assessed in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. • The application was assessed under the relevant sections of Richmond Valley Councils Local Environmental Plan including but not limited to acid sulphate soils and maximum building height. • The application was assessed under all relevant sections of Richmond Valley Councils Development Control Plan 2015 including but not limit to site coverage, building height plane and front, side and rear setbacks. The application did not include any DCP variation requests. • Following the assessment of the development using the relevant legislation it may be deemed that the development has very little, if any, impact to the environment. • The subject land is zoned R5 as defined by Richmond Valley Councils LEP. Therefore, it is permissible to construct a single dwelling and shed on land such as the subject land. • The application did not require any external referrals from other government bodies such as the Rural Fire Service.
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Material Considered in the Decision	<ul style="list-style-type: none">• The application was supported by documentation including but not limited to site specific plans and specifications, BASIX Certificate, statement of environmental effects.• A Council officer carried out an inspection 21 December 2019. The inspection found the supporting plans to resemble the features found on site at the time.
Community Views Raised in Submissions	<ul style="list-style-type: none">• There are no records of any submissions being made with regard to this application.

