

Statement of Reasons

DA Number	2019/0137
Property Address	115 Centre Street, Casino
Matter Determined	Double Storey Building for Student Accommodation (16 Students)
Date of Decision	xx/01/2019
Decision	Approval subject to conditions.
Application Determined by	Delegation

Reasons for the Decision

<p>Relevant Mandatory Considerations – Statutory Requirements</p>	<ul style="list-style-type: none"> • The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. • The proposed development is permissible with consent in the R1 General Residential Zone. • The proposed development is consistent with the relevant State Environmental Planning Policies, being State Environmental Planning Policy Infrastructure 2007, and State Environmental Planning Policy (Affordable Rental Housing) 2009 . • The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015 excepting the front building line setback. A variation to the standard has been requested and approved. • 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 Statement of Environmental Effects prepared by Ardill Payne & Partners December 2018. • The proposed development is considered suitable for the proposed site. • The development application was notified in accordance with Development Control Plan 2015. One submission was received. • A site inspection was undertaken on 11 January 2019. • The proposed development does not raise any matter of significant public interest. • Consent conditions have been recommended as contained within the development consent notice.
<p>Material Considered in the Decision</p>	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects prepared by Ardill Payne & Partners December 2018 • Development proposal Plans submitted with the application • Site Inspection 11/01/2019

**Community Views
Raised in
Submissions**

- The DA was notified in accordance with Development Control Plan 2015. One submission was received and consent conditions are recommended to mitigate the issues raised.

