



## Statement of Reasons

<b>DA Number</b>	2019/0189
<b>Property Address</b>	63, 65-67 Barker Street & 8 Small Street, Casino
<b>Matter Determined</b>	Alterations and Additions to Existing Aged Care Facility (Richmond Lodge)
<b>Date of Decision</b>	14 May 2019
<b>Decision</b>	Approved subject to conditions.
<b>Application Determined by</b>	Delegation

### Reasons for the Decision

<p><b>Relevant Mandatory Considerations – Statutory Requirements</b></p>	<ul style="list-style-type: none"> <li>• The proposed development is permissible with consent in the R1 General Residential Zone pursuant to the Richmond Valley Local Environmental Plan and is also permissible under Clause 15(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</li> <li>• The proposed development complies with the relevant provisions of Richmond Valley Council Local Environmental Plan 2012</li> <li>• The proposed development complies with the relevant State Environmental Planning Policies, being, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, and State Environmental Planning Policy No. 55 – Remediation of Land.</li> <li>• The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015 excepting the Front Building Line Setback and the Side Setback standard. A variation request has been submitted to vary the front building line on Barker Street from 6 metres to 0 metres. The variation request is considered appropriate in the circumstances having regard to the essential services required to be on the boundary and housed in accordance with the Australian Standard. The variation request was approved concurrently with the Development Application. A variation request has been submitted to vary the front building line on Small Street from 6 metres to 3 metres. The variation request is considered appropriate in the circumstances having regard to the surrounding development, the nature of the frontage being a secondary frontage with provision to be varied to 50% of the standard and the proposed landscaping along Small Street to buffer the development from public spaces. The variation request was approved concurrently with the Development Application. A</li> </ul>
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	<p>variation request has been submitted to vary the side setback from 2.5 metres to 1.6 metres. The variation request is considered appropriate in the circumstances having regard to the nature of the residential development being for residential aged care, compliance with BCA, the separation between the new development and adjoining properties and lack of windows or openings along the side boundary reducing privacy issues. The variation request was approved concurrently with the Development Application.</p> <ul style="list-style-type: none"> <li>• The proposed development complies with Environmental Planning &amp; Assessment Regulation 2000.</li> <li>• 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 Consent granted and Statement of Environmental Effects dated February 2019 and the additional information submitted 28<sup>th</sup> &amp; 29<sup>th</sup> March 2019 and 16<sup>th</sup> April 2019.</li> <li>• The proposed development is considered suitable for the proposed site.</li> <li>• The development application was notified in accordance with Development Control Plan 2015. One submission was received.</li> <li>• Site inspections were undertaken on 26 March 2019.</li> <li>• The proposed development is considered to be of significant public benefit and not contrary to the public interest.</li> <li>• Consent conditions have been recommended as contained within the development consent notice.</li> </ul>
<p><b>Material Considered in the Decision</b></p>	<p>List documents</p> <ul style="list-style-type: none"> <li>• Statement of Environmental Effects dated February 2019</li> <li>• Additional information submitted 28<sup>th</sup> &amp; 29<sup>th</sup> March 2019 and 16<sup>th</sup> April 2019.</li> <li>• Plans</li> </ul>
<p><b>Community Views Raised in Submissions</b></p>	<ul style="list-style-type: none"> <li>• The DA was notified in accordance with Development Control Plan 2015. One submissions were received and is addressed within the assessment report.</li> </ul>