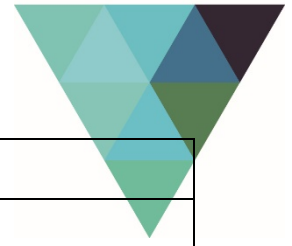


# Statement of Reasons



<b>DA Number</b>	2019/0218
<b>Property Address</b>	15 & 25 Musgraves Road Casino
<b>Matter Determined</b>	Subdivision to create 5 lots
<b>Date of Decision</b>	21 May 2019
<b>Decision</b>	Approved subject to conditions.
<b>Application Determined by</b>	Delegation

## Reasons for the Decision

<b>Relevant Mandatory Considerations – Statutory Requirements</b>	<ul style="list-style-type: none"><li>• The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012</li><li>• The proposed development complies with Environmental Planning &amp; Assessment Regulation 2000 considerations.</li><li>• The proposed development s in accordance with the intended use of the site</li><li>• The subject land is zoned RU5 as defined by Richmond Valley Councils LEP. As one lot already exists below the minimum site area it is permitted to approve the lot as one below the minimum site.</li><li>• The proposed development is unlikely to prejudice or compromise the public interest.</li><li>• The application did not require any external referrals</li></ul>
<b>Material Considered in the Decision</b>	<ul style="list-style-type: none"><li>• Statement of Environmental Effects</li><li>• A council officer carried out an inspection in May 2019. The inspection found the supporting plans to resemble the features found on site at the time</li></ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"><li>• Nil Submissions</li></ul>