

Statement of Reasons

DA Number	2018/0254
Property Address	102 Barker Street Casino, Casino
Matter Determined	Alterations and additions to Business Premises being replacement of stairs and access ramp.
Date of Decision	27/08/2019
Decision	Approval subject to conditions.
Application Determined by	Cherie Smith under Delegation

Reasons for the Decision

<p>Relevant Mandatory Considerations – Statutory Requirements</p>	<p>Statement of Reasons.</p> <p>The matters prescribed under section 4.55 of the Act are considered to be satisfactory;</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. • The proposed development is considered to be consistent with the objectives of the B3 Commercial Core zone. • The proposed development complies with the Environmental Planning and Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2000. • The development is identified as Integrated Development requiring approval under the Heritage Act 1977. Approval from the Heritage Council of NSW has been granted and General Terms of Approval issued 19/08/2019 and form part of the consent conditions. • The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015. • 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 the Statement of Environmental Effects. • The development application was notified in accordance with the requirements for Nominated Integrated Development of the Environmental Planning & Assessment Regulation 2000 and Richmond Valley Council Development Control Plan 2015. No submissions were received.
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	<ul style="list-style-type: none"> The proposed development does not raise any matter of significant public interest that is unable to be addressed by way of consent conditions. The consent has been conditioned accordingly.
<p>Material Considered in the Decision</p>	<p>List documents</p> <ul style="list-style-type: none"> Statement of Environmental Effects prepared by Nigel Merryweather & Associates P/L May 2018 Proposed development plans submitted with the application. Amended development plans and additional information submitted with the application. Heritage Council of NSW General Terms of Approval Integrated Development Application IDA/2018/55
<p>Community Views Raised in Submissions</p>	<ul style="list-style-type: none"> The DA was advertised and notified in accordance with the Environmental Planning and Assessment Regulation and Richmond Valley Council Development Control Plan 2015. No submissions were received.