



Statement of Reasons

DA Number	2019/0156
Property Address	32 Johnston Street, Casino
Matter Determined	Demolition of Existing Dwelling and Construction of Detached Dual Occupancy and Front Fence
Date of Decision	13 August 2019
Decision	Approved subject to conditions.
Application Determined by	Delegation

Reasons for the Decision

Relevant Mandatory Considerations – Statutory Requirements	<ul style="list-style-type: none"> • The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. • The proposed development complies with relevant State Environmental Planning Policies • The proposed development complies with relevant provisions of Development Control Plan 2015. A variation was granted to the secondary frontage in accordance with Part I-3.3(4) of the DCP. • The proposed development complies with Environmental Planning & Assessment Regulation 2000 considerations. • The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality. • The proposed development is considered suitable for the proposed site. • The development application was notified in accordance with Development Control Plan 2015. No submissions were received. • The proposed development is unlikely to prejudice or compromise the public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects and associated documents • Plans • Site Inspection 16/01/2019
Community Views Raised in Submissions	<ul style="list-style-type: none"> • The DA was notified in accordance with Development Control Plan 2015. No submissions were received.