



## Statement of Reasons

<b>DA Number</b>	2019/0223
<b>Property Address</b>	141 & 143 Canterbury Street, Casino
<b>Matter Determined</b>	Subdivision to Create Two Lots being Lot 1 (540m <sup>2</sup> (Clause 4.6 RVLEP) and Lot 2 (1537m <sup>2</sup> ) and Construction of Medical centre and Associated works including Carparking and Demolition of Existing Structures
<b>Date of Decision</b>	10/09/2019
<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. A Clause 4.6 Variation was requested and approved to vary the minimum lot size requirement of 600m<sup>2</sup>.</li> <li>• The proposed development complies with relevant State Environmental Planning Policies</li> <li>• The proposed development complies with relevant provisions of Development Control Plan 2015</li> <li>• The proposed development complies with Environmental Planning &amp; Assessment Regulation 2000 considerations.</li> <li>• The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality.</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. No submissions were received.</li> <li>• The proposed development is unlikely to prejudice or compromise the public interest.</li> </ul>
<b>Material Considered in the Decision</b>	<p>List documents</p> <ul style="list-style-type: none"> <li>• Statement of Environmental Effects</li> <li>• Plans</li> <li>• Site Inspection</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• The DA was notified in accordance with Development Control Plan 2015. No submissions were received.</li> </ul>