

## Statement of Reasons

<b>DA Number</b>	2019/0241
<b>Property Address</b>	175 Reynolds Road, Casino
<b>Matter Determined</b>	New building comprising lunch room, ablution facilities, deck awning and ramp.
<b>Date of Decision</b>	17/09/2019
<b>Decision</b>	Approval subject to conditions.
<b>Application Determined by</b>	Cherie Smith under Delegation

### Reasons for the Decision

<b>Relevant Mandatory Considerations – Statutory Requirements</b>	<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"> <li>• The matters prescribed under section 4.55 of the Act are considered to be satisfactory;</li> <li>• The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. The proposed development is permissible with consent in the 1N1 General Industrial Zone.</li> <li>• The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015.</li> <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.</li> <li>• The proposed development being an ancillary building to the existing operations is considered suitable for the proposed site.</li> <li>• The development application was notified in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000 and Richmond Valley Council Development Control Plan 2015. No submissions were received.</li> <li>• The proposed development does not raise any matter of significant public interest.</li> <li>• Consent conditions have been recommended to protect the environment and amenity of the area as contained within the development consent notice.</li> </ul>
<b>Material Considered in the Decision</b>	<p>List documents</p> <ul style="list-style-type: none"> <li>• Statement of Environmental Effects lodged with the application.</li> <li>• Proposed development plans submitted with the application.</li> </ul>
<b>Community Views Raised in</b>	<ul style="list-style-type: none"> <li>• The DA was notified in accordance with Development Control Plan 2015.</li> </ul>

**Submissions**

- No submissions were received.

