

Statement of Reasons

DA Number	2016/0068.01
Property Address	127 Hare Street and 14A Hickey Street, Casino
Matter Determined	Modification of consent to amend the proposed staging of the development to enable the construction of the approved dual occupancy ahead of the final subdivision stage of the development. Minor modification to the approved dual occupancy building.
Date of Decision	03/10/2018
Decision	Approval 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 is of minimal environmental impact and is substantially the same as the approved development. Changes relate to the proposed staging of the development and very minor amendment to the approved dual occupancy building. • The modification complies with requirements the provisions of Richmond Valley Council Local Environmental Plan 2012. • The proposed development is permissible with consent in the R1 General Residential Zone. • The proposed development as modified remains consistent with provisions of the State Environmental Planning Policies as applied to the original application • The proposed modifications do not change any matter previously considered under Richmond Valley Development Control Plan 2015. • The proposed modification complies with Environmental Planning & Assessment Regulation 2000. • The proposed modification 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. • The proposed modification is considered suitable for the proposed site. • The modification was notified from 16 September 2019 to 30 September 2019. No submissions were received. • The proposed modification does not raise any matter of significant public interest. • Consent conditions have been recommended to be amended as contained within the development consent notice.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Development application and accompanying documents including Statement of Environmental Effects prepared by Ardill Payne & Partners lodged 11 September 2019.
Community Views	<ul style="list-style-type: none"> • The DA was notified in accordance with Environmental Planning

**Raised in
Submissions**

and Assessment Act 1979. No submissions were received.

**Richmond
Valley
Council**

