

Statement of Reasons

DA Number	2019/0264
Property Address	64 Currajong Street, Evans Head
Matter Determined	Construction of a Dwelling and associated works
Date of Decision	03/10/2019
Decision	Approval subject to conditions.
Application Determined by	Cherie Smith under Delegation

Reasons for the Decision

Relevant Mandatory Considerations – Statutory Requirements	<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 in the R1 General Residential Zone. • The proposed development complies with the relevant State Environmental Planning Policies, being State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, State Environmental Planning Policy (Infrastructure) 2007 and State Environmental Planning Policy No 55 – Remediation of Land. • 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 were received and form part of the consent conditions. • The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015 excepting Part A-1.1 (8) & (9) Reducing the impact of continuous walls. The variation is considered acceptable in the circumstances and was approved 5 September 2019. • The proposed development complies with Environmental Planning & Assessment Regulation 2000. • 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 the requirements of the Environmental Planning and Assessment Regulation 2000 and Richmond Valley Council Development Control Plan 2015. No submissions were received. • The proposed development does not raise any matter of significant public interest with General Terms of Approval being granted by
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	<p>the Heritage Council of NSW on 02/10/2019.</p> <ul style="list-style-type: none"> • Consent conditions have been recommended to protect the environment and amenity of the area as contained within the development consent notice.
<p>Material Considered in the Decision</p>	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects prepared by Dixon Homes including attachments. • Proposed development plans submitted with the application. • Additional information submitted. • General Terms of Approval issued by the Heritage Council of NSW 02/10/2019.
<p>Community Views Raised in Submissions</p>	<ul style="list-style-type: none"> • The DA was notified in accordance with Development Control Plan 2015. • No submissions were received.