

Statement of Reasons

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| DA Number | 2020/0004 |
| Property Address | 60 Currajong Street, Evans Head |
| Matter Determined | Construction of a Dwelling and associated works |
| Date of Decision | 29/10/2019 |
| Decision | Approval subject to conditions. |
| Application Determined by | Cherie Smith under Delegation |

Reasons for the Decision

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| 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, 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 23 October 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. One submission was received. • The proposed development does not raise any matter of significant public interest with General Terms of Approval being granted by the Heritage Council of NSW on 10/10/2019. |
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| | <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 Apex building and development consultants. • Proposed development plans and other documents submitted with the application. • General Terms of Approval issued by the Heritage Council of NSW 10/10/2019. |
| <p>Community Views Raised in Submissions</p> | <ul style="list-style-type: none"> • The DA was notified in accordance with Development Control Plan 2015. • One submission was received, matters relate primarily to Heritage values of the site. These have been considered by the Heritage Council with General Terms of Approval issued subject to conditions. |