



## Statement of Reasons

<b>DA Number</b>	2020/0021
<b>Property Address</b>	21 Cassia Street, Evans Head
<b>Matter Determined</b>	Detached Dual Occupancy
<b>Date of Decision</b>	26/11/2019
<b>Decision</b>	Approved subject to conditions.
<b>Application Determined by</b>	Delegation

### Reasons for the Decision

<p><b>Relevant Mandatory Considerations – Statutory Requirements</b></p>	<ul style="list-style-type: none"> <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 R1 General Residential Zone.</li> <li>• 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.</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 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> </ul>
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	<ul style="list-style-type: none"> <li>• The proposed development does not raise any 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</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>