



Statement of Reasons

DA Number	DA2021/0294
Property Address	Lot 1 DP 818306 – 450 Manifold Road, North Casino
Matter Determined	Construction of new dwelling to create a detached dual occupancy
Date of Decision	22 June 2021
Decision	Approved 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 generally complies with the relevant legislation including <i>State Environmental Planning Policies</i>, <i>Richmond Valley Local Environmental Plan 2012</i> and <i>Richmond Valley Development Control Plan 2015</i>. • Subject to the Conditions of the consent, the proposed development will not have significant adverse impact on the natural, built or social environment. • The proposed development is considered suitable for the subject site. • The development application was notified in accordance with the requirements of the <i>Environmental Planning and Assessment Regulation 2000</i> and <i>Richmond Valley Community Participation Plan</i>. • The proposed development does not raise any matter of significant public interest.
Material Considered in the Decision	<p>List documents</p> <ul style="list-style-type: none"> • Statement of Environmental Effects • Plans • Site Inspection
Community Views Raised in Submissions	<ul style="list-style-type: none"> • No submissions were received.