

# Statement of Reasons



<b>DA Number</b>	2019/0038
<b>Property Address</b>	7 George Street, Broadwater
<b>Matter Determined</b>	New shed
<b>Date of Decision</b>	30 August 2018
<b>Decision</b>	Approved subject to conditions.
<b>Application Determined by</b>	Delegation

## Reasons for the Decision

<b>Relevant Mandatory Considerations – Statutory Requirements</b>	<ul style="list-style-type: none"> <li>• The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012.</li> <li>• The application was assessed under all relevant sections of Richmond Valley Councils Development Control Plan 2015 including but not limit to site coverage, building height plane and setbacks.</li> <li>• The application was assessed under the relevant sections to the Environmental Planning and Assessment Act including but not limited to Section 4.15.</li> <li>• Following the assessment of the development using the relevant legislation it may be deemed that the development has very little, if any, impact to the environment.</li> <li>• The subject land is zoned RU5 as defined by Richmond Valley Councils LEP. Therefore, it is permissible to construct a shed with attached carport on the subject land.</li> </ul>
<b>Material Considered in the Decision</b>	<ul style="list-style-type: none"> <li>• The application was supported by documentation including but not limited to site specific plans and specifications and statement of environmental effects.</li> <li>• A Council officer carried out an inspection 29 August 2018. The inspection found the supporting plans to resemble the features found on site at the time.</li> </ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"> <li>• There are no records of any submissions being made with regard to this application.</li> </ul>