

# Statement of Reasons



<b>DA Number</b>	2019/111
<b>Property Address</b>	1235-1237 Oakland road Coraki
<b>Matter Determined</b>	Dwelling Extension
<b>Date of Decision</b>	11 December 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>• Richmond Valley Local Environmental Plan 2012<ul style="list-style-type: none"><li>- Heritage Area</li></ul></li><li>• Richmond Valley Council Development Control Plan 2015<ul style="list-style-type: none"><li>-</li></ul></li><li>• Relevant matters under the Regulations</li><li>• There are no impacts associated with the development as the proposal seeks to remove materials unsuited for the dwelling. The location of the extension will not be visible from the road thus the amenity of the neighbourhood and the adjoining heritage area will not decrease.</li></ul>
<b>Material Considered in the Decision</b>	<ul style="list-style-type: none"><li>• Drawing Nos DA-01 – 04 prepared by <b>coastline</b> building design dated 18-09-18</li><li>• SEE</li></ul>
<b>Community Views Raised in Submissions</b>	<ul style="list-style-type: none"><li>• Nil</li></ul>