



## Statement of Reasons

<b>DA Number</b>	2019/0187
<b>Property Address</b>	8-12 Cook Street, Broadwater
<b>Matter Determined</b>	Secondary Dwelling and Alterations to Existing Dwelling
<b>Date of Decision</b>	18/06/2019
<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 proposed development complies with relevant State Environmental Planning Policies</li> <li>• The proposed development complies with relevant provisions of Development Control Plan 2015</li> <li>• The proposed development complies with Environmental Planning &amp; Assessment Regulation 2000 considerations.</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 Development Control Plan 2015. One submission was received and addressed in the assessment report.</li> <li>• The proposed development is unlikely to prejudice or compromise the public interest.</li> </ul>
<b>Material Considered in the Decision</b>	<p>List documents</p> <ul style="list-style-type: none"> <li>• Statement of Environmental Effects dated Jan 2019</li> <li>• Plans</li> <li>• Site Inspection 18/04/2019</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. One submission was received and addressed in the assessment report.</li> </ul>