

NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION

Issued under the *Environmental Planning & Assessment Act, 1979* Section 81(1)(a)

TO: **Mr Grant William Beveridge**
OF: **42 Dog Trap Lane**
Inverell NSW 2360

being the applicant in respect of **Application No DA-11/2019**

Notice is hereby given of the determination by Council of **Application No. DA-11/2019** relating to the land owned by **Mr Grant William Beveridge and Mrs Janine Lea Beveridge, of 42 Dog Trap Lane, Inverell NSW 2360** and is described as follows:

Lot 11 DP 1097127
42 Dog Trap Lane, INVERELL 2360

The development proposal is: **Shed Addition and Carport**

The Determination is **consent granted subject to conditions described below** made on **12 February 2019**.

This consent expires five (5) years from the date on which it commences to operate in accordance with Section 83 of the Environmental Planning and Assessment Act 1979 unless the work to which it relates has physically commenced on site within that period. Where the approval relates to a use of the land rather than to the carrying out of works then that use must have commenced on site within that five year period.

The conditions of consent are set out as follows:

- 1.. Inverell Shire Council issues its consent, subject to conditions stated hereunder, in accordance with Section 80A of the *Environmental Planning and Assessment Act 1979*.

Consent is granted for a shed addition and carport.

To confirm and clarify the terms of consent, the development must be carried out in accordance with the stamped and approved plans and accompanying documentation, unless modified by any following condition. Any deviation will require the consent of Council.

2. The applicant must comply with all relevant prescribed conditions as contained in Division 8A of the *Environmental Planning & Assessment Regulation 2000* (as detailed at the end of this consent).
3. All stormwater (i.e. roof water and/or surface water) shall be drained in accordance with *Australian Standard 3500.3 Plumbing and drainage*.

Advice Only

The use of the shed and carport for vehicle repairs is not authorized under this Development Application. Vehicle repairs may be undertaken without consent as a 'Home Occupation' as defined under the *Inverell Local Environmental Plan 2012*. In the event that the criteria for a Home Occupation is not satisfied, vehicle repairs must cease.

Reasons for Conditions:

The above conditions have been imposed:

1. To ensure compliance with the terms of the applicable environmental planning instruments.
2. Having regard to Council's duties of consideration under Section 79C of the *Environmental Planning and Assessment Act 1979*, as well as Section 80A which authorizes the imposing of the consent conditions.
3. Having regard to the circumstances of the case and the public interest.

Reasons for Approval

1. The development, subject to conditions, is consistent with the objectives of the R5 Large Lot Residential zone.
2. In consideration of residential controls of the Inverell Development Control Plan 2013, the shed addition and carport are considered appropriate within the rural residential setting of the area.

Community Consultation

As per section 1.11 of the Inverell Development Control Plan 2013 the shed and carport were considered to be minor structures with minimal environmental impact and notification was not necessary. A Home Occupation can be undertaken without consent in the R5 Large Lot Residential zone and does not form part of this application or require notification.

If you are dissatisfied with this decision section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

You are also advised that section 82A of the *Environmental Planning and Assessment Act 1979* provides that you may apply to Council for a review of this decision subject to the limitations contained in that section and payment of the prescribed fee.

On behalf of Inverell Shire Council



CHRIS FALEY
DEVELOPMENT PLANNER
DATE : 12 February 2019