

**NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

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

TO: **Mr John David Williams**
OF: **1 Kuna Avenue**
Inverell NSW 2360

being the applicant in respect of **Application No DA-37/2019**

Notice is hereby given of the determination by Council of **Application No. DA-37/2019** relating to the land owned by **Bridview Pty Ltd, of 385 Cobden Road, Camperdown VIC 3260** and is described as follows:

**Lot 1 DP 540244, Lot 2 DP 834617
93-103 Moore Street, INVERELL 2360**

The development proposal is: **Sapphire City Caravan Park - 9 Additional Short Term Sites**

The Determination is **consent granted subject to conditions described below** made on **27 May 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:

Preliminary

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 9 additional short terms sites (shown as short term sites 11 to 19 on the approved plan).

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 nine (9) additional caravan sites are approved for 'short term' use only.
3. No grey water from any short term sites is to be disposed of directly to the ground.

Prior to Use of Short Term Sites

4. Prior to the use of the additional nine (9) additional caravan sites, a revised approval is to be obtained from Council under Sec. 68 of the *Local Government Act 1993* for the operation of the caravan park, inclusive of the nine (9) sites.
5. A revised approval may be obtained for all sites together or individually in separate stages subject to the satisfactory completion of the conditions of consent applicable to the relevant sites.

Prior to the Issue of a Revised Approval under Sec. 68 of the Local Government Act 1993

6. Prior to the issue of a revised approval under Sec. 68 of the *Local Government Act 1993*, a Water Contribution under Council's Development Servicing Plan No. 1 is to be paid for each (total 9 sites).

This contribution is based on a 0.4 Equivalent Tenement per site (total 3.6 Equivalent Tenements).

7. Prior to the issue of a revised approval under Sec. 68 of the *Local Government Act 1993*, a Sewer Contribution under Council's Development Servicing Plan No. 1 is to be paid for each site (total 9 sites).

This contribution is based on a 0.5 Equivalent Tenement per site (total 4.5 Equivalent Tenements).

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 R1 General Residential zone.
2. The development is consistent with *State Environmental Planning Policy No 21—Caravan Parks* and the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

Community Consultation

The development was advertised within the Inverell Times and neighbour notification was undertaken in accordance with the *Inverell Development Control Plan 2013*. No submissions were received.

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 : 31 May 2019