

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

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

TO: **Brians Tyre and Auto Centre**  
OF: **Brian and Bronwyn Latter**  
**134 Evans Street Street**  
**Inverell NSW 2360**

being the applicant in respect of **Application No DA-26/2020**

Notice is hereby given of the determination by Council of **Application No. DA-26/2020** relating to the land owned by **Jaeteg Pty Ltd, of PO Box 674, Inverell NSW 2360** and is described as follows:

**Lot 4 DP 1022353**  
**164 Ashford Road, INVERELL 2360**

The development proposal is: **Change of Use - Vehicle Repair Station**

The Determination is **consent granted subject to conditions described below** made on **13 March 2020**.

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 the partial use of 164 Ashford Road as a vehicle repair station.

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

2. Prior to installation of the 4 metre long sign, details and location of the site are to be submitted to and approved by Council.

***Ongoing Use***

3. The hours of operation are to be limited to 8.00am to 5.00pm, Monday to Friday.
4. All vehicle repairs are to be undertaken inside the building.
5. The washing of vehicles is not to be undertaken on the site.
6. All waste oils, hydraulic fluids, etc. are to be stored in secure containers with a suitably bunded area. Waste oils, hydraulic fluids, etc. are to be disposed in accordance with the Protection of Environment Operations Act 1997.

A spill procedure is to be implemented on-site and spills are not to be hosed down drains, driveways or street gutters.

7. The storage of goods, vehicles, chemicals, waste or other material is not to be undertaken between the building and the open stormwater drain on the northern side of the site.
8. All goods and vehicles associated with the vehicle repair station must be parked/stored entirely within the site.
9. All vehicles must enter and leave the site in a forward direction.
10. The development must comply with the requirements for industrial premises contained in the Noise Policy. Noise emitted by the development:
  - must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out; and
  - must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.
11. Portable signs, commonly described as sandwich boards and the like, must not be placed on the footpath of other public areas without the prior approval of Council.
12. The owner of the building must certify to Inverell Shire Council every year that the essential fire safety measures installed in the building have been inspected and are capable of operating to the required minimum standard.

#### **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 IN1 General Industrial zone.
2. Subject to conditions, the development is not considered to have an adverse impact on the amenity of the surrounding area, noting the dwelling at 164 Ashford Road is associated with the development site.
3. Conditions of consent have been imposed to mitigate environmental impacts, including specific conditions in relation to the storage and handling of liquid waste.

#### **Community Consultation**

As per the Inverell Community Participation Plan the development was considered to be a minor development with minimal environmental impact and notification was not necessary.

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

A handwritten signature in blue ink, appearing to read 'Chris Faley', with a long horizontal stroke extending to the right.

**CHRIS FALEY**  
**DEVELOPMENT SERVICES COORDINATOR**  
**DATE : 13 March 2020**

## Annexure

### Prescribed Conditions Summary

As per condition 2 of this consent, the following matters prescribed under Division 8A of the *Environmental Planning & Assessment Regulation 2000* must be complied with, where relevant:

1. All work must be carried out in accordance with the requirements of the *Building Code of Australia*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
3. Prior to commencement of building work, subdivision work or demolition work a sign must be erected in a prominent position on the site. The sign must:
  - show the name, address and telephone number of the principal certifying authority for the work;
  - show the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
  - state that unauthorised entry to the work site is prohibited.

The sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

4. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
  - in the case of work for which a principal contractor is required to be appointed:
    - the name and licence number of the principal contractor; and
    - the name of the insurer by which the work is insured under Part 6 of that Act; and
  - in the case of work to be done by an owner-builder:
    - the name of the owner-builder; and
    - if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified as required above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

5. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of this consent, must at the person's own expense:
  - protect and support the building, structure or work from possible damage from the excavation; and
  - where necessary, underpin the building, structure or work to prevent any such damage.