

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

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

TO: **Inverell Pet World**
OF: **41 Vivian Street**
Inverell NSW 2360

being the applicant in respect of **Application No DA-123/2020**

Notice is hereby given of the determination by Council of **Application No. DA-123/2020** relating to the land owned by **Mr John Bradford Gerathy and Hilde Rypdal Gerathy, of 34/10 Lincoln Crescent, Woolloomooloo NSW 2011** and is described as follows:

Lot 1 DP 1229048
240 Byron Street, INVERELL 2360

The development proposal is: **Signage**

The Determination is **consent granted subject to conditions described below** made on **9 October 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 signage.

To confirm and clarify the terms of consent, the development must be carried out in accordance with the stamped and approved plan, 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. The signs are not to be illuminated, or have flashing or moving parts without the prior approval of Council.

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 B2 Local Centre zone.
2. In consideration of the controls of the *Inverell Development Control Plan 2013* and *State Environmental Planning Policy No. 64* the signage is considered appropriate within the site and CBD.

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



CHRIS FALEY
DEVELOPMENT SERVICES COORDINATOR
DATE : 9 October 2020