

5. Prior to operation of the Home Business, approval under Section 68 of the Local Government Act 1993 is to be obtained for installation and operation of a grease trap. The grease trap is to be installed and maintained in perpetuity in accordance with the Section 68 approval.
6. The food premises are to be constructed to comply with the current Food Standards Code, Chapter 3 Standard 3.2.3- Food Premises and Equipment and the Australian Standard 4674-2004.

### **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 4.15 of the *Environmental Planning and Assessment Act 1979*, as well as Section 4.17 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. A 'Home Business' is permitted in the R1 General Residential zone. A condition of consent, consistent with the definition of a home business, has been imposed to minimise potential amenity impacts on the surrounding neighbourhood.
2. The development cannot be undertaken as Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* as the site is an item of environmental heritage. The Home Business will be undertaken in an existing shed, which will have negligible impact on the heritage significance of the heritage item and conservation area.
3. Conditions of consent have been imposed in relation to compliance with relevant food safety requirements.

### **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.

### **RIGHT OF APPEAL**

If you are dissatisfied with this decision, Division 8.3 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 Division 8.2 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**

Lane Way

Drain pit

Roller Door

**INVERELL SHIRE COUNCIL  
DEVELOPMENT APPROVAL**

Approved subject to the provision of the EP & A Act 1979 and any conditions contained in the attached written approval.

Development Application No: DA-115/2021  
Date: 17 August 2021

Council Officer: *[Signature]*  
This is a development approval only and a Construction Certificate must still be obtained for any building works.

Sewage line

Entrance to Bitong Room

Fridge

Hand wash sink

Grease Trap

Double sink

Outside Tap

Hotwater

Work Bench

3.5 m

Dryer

3 m

Entrance To Shed

