

- Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path of easement, natural watercourse, footpath, kerb or road surface and shall implement measures to prevent the movement of such material off site;
- Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site;
- Builders waste must not be burnt or buried on site. All waste (including felled trees) must be contained and removed to a waste disposal depot; and
- Where the proposed development involves the disturbance of any existing survey monuments, those monuments affected will need to be relocated by a registered surveyor under the *Surveying and Spatial Information Act 2002*. A plan showing the relocated monuments will then be required to be lodged as a matter of public record at the Lands Titles Office.

#### ***Prior to Occupation***

4. Prior to occupation of the dwelling and/ore shed, an Occupation Certificate must be issued for each building in accordance with the *Environmental Planning and Assessment Act 1979*.

*Note: Prior to issue of the Occupation Certificate, the Principal Certifying Authority is required to be satisfied, amongst other things, that:*

- *all required inspections (including each applicable mandatory critical stage inspection) have been carried out; and*
- *any preconditions to the issue of the certificate required by a development consent have been met.*

#### **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. The proposed awning is located on the southern side of the existing clubhouse and is obscured from view by the club building and fence along Gwydir Highway. It is not considered to have a significant adverse visual impact in the locality.
2. The clay target range is an existing operation. The awning is a minor addition to the existing club house, which is not considered to alter or intensify the use of the clay target range.

#### **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

A handwritten signature in blue ink, appearing to read 'Chris Faley', is written over a horizontal line.

**CHRIS FALEY**  
**DEVELOPMENT SERVICES COORDINATOR**

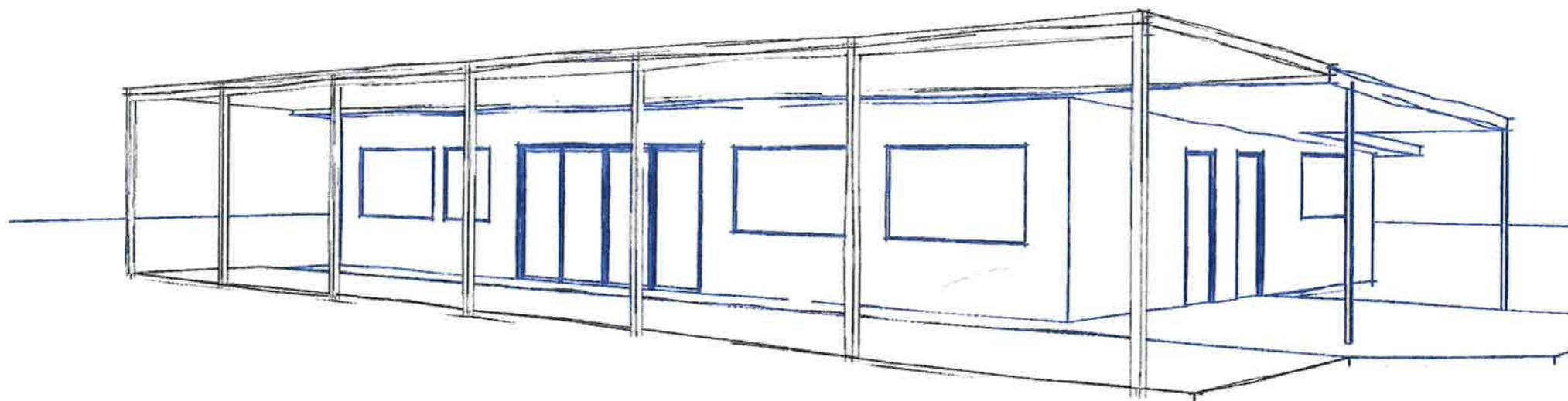
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# Proposed New Awning for Inverell Clay Target Club

**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-33/2021  
 Date: 29 March 2021

Council Officer   
 This is a development approval only and a Construction Certificate must still be obtained for any building works



No.6375 Gwydir Hwy, Inverell. Lot 3 in D.P.1101540.

Precise Designs

26 King Street  
 Inverell  
 NSW. 2360  
 Phone: 02 67214151  
 Email: designs@precisedesigns.com.au



Client Approval Sign off.

We acknowledge that these working drawings will be the blueprint for construction & all work detailed in these working drawings has been accounted for in the contract price. Please initial each page in the plan set.

Client/s Name \_\_\_\_\_ Client/s Signature \_\_\_\_\_  
 Builders Name \_\_\_\_\_ Builders Signature \_\_\_\_\_



**BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA**

9/03/2021 15:09:26