

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Approval Issued under Section 4.18(1)(a) of the Environmental Planning and Assessment Act 1979

Application No.	DA-162/2021
Applicant	Mr Raymond Bruce White
Land to be developed	Lot 7051 DP 94910, Lot 283 DP 753287, Lot 287 DP 753287, Lot 293 DP 753287, Lot 294 DP 753287, Lot 601 DP 753287, Lot 615 DP 753287 10 Tingha Road, INVERELL 2360
Approved development	Construction of: - 3 Amenities Buildings; and - Roof structures over existing grandstands
Building Code of Australia Classification	10a
Determination	The determination is consent granted subject to conditions.
Determination date	7 December 2021
Consent is to operate from	7 December 2021
Consent will lapse on	7 December 2026 Unless the work or use to which this consent relates has lawfully commenced on-site in accordance with Section 4.53 of Environmental Planning and Assessment Act 1979.

CONDITIONS OF CONSENT

1. Inverell Shire Council issues its consent, subject to conditions stated hereunder, in accordance with Section 4.17 of the *Environmental Planning and Assessment Act 1979*.

Consent is granted for:

- Construction of three (3) amenities buildings; and
- Construction of roof structures over the existing grandstands.

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. Prior to issue of an Occupation Certificate for the development, the above ground electrical infrastructure (e.g. poles, wires, etc.) adjacent to the works are to be converted into below ground infrastructure in accordance with Essential Energy's requirements.
3. Prior to issue of an Occupation Certificate for the new amenities building on the southern side of the showground area, a concrete path and table drain crossing is to be constructed from the internal access road to the amenities building.

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 development, subject to conditions, is consistent with the objectives of the RE1 Public Recreation zone.
2. The development is ancillary to the existing showground and considered to comply with the relevant planning instruments.

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