



INVERELL SHIRE COUNCIL

DEVELOPMENT SERVICES BULLETIN

MAY 2012

WELCOME

Welcome to the first issue of Inverell Shire Council Development Services Bulletin for 2012.

The intention of this bulletin is to further improve Council's connection and communication with the Inverell community; particularly in the building and development industry.

This bulletin while providing information on the changes to various building codes, also provides an introduction to the development services team and their roles and functions.

Our team is here to assist you in all aspects of building and development whether you are building a shed, a house or even undertaking major commercial or industrial development. Our team can assist you with the full range of services from pre-lodgement application advice to final inspections.

Enquiries from builders, home owners, real-estate agents, solicitors, business owners, industry professionals are welcomed. All Development Services staff can be contacted by telephoning (02) 67288200 and are available in person at the Council's Administration Centre in Otho Street.

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The Development Services Team

(back row): Anthony Alliston, Howard Marsden, Jade McIlwain;

(middle row) : Chris Faley, Mick Fox;

(front row): Alina Loder, Rosalie McInerney, Karly Ford, Elise Lockwood,

(absent): Graham Bendeich.

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A brief introduction to the Development Services Team...

MANAGER DEVELOPMENT SERVICES ANTHONY ALLISTON

Anthony commenced his Town Planning Traineeship with Inverell Shire Council 17 years ago, and has recently returned to Inverell with his wife and young family.

During the past 10 years, Anthony worked in the Hunter Valley as a Town Planning Consultant and Project Manager on a number of different projects associated with large residential, commercial, industrial and mining developments.

BUILDING SURVEYOR— MICK FOX

Mick is a well-known local who, through Council, is in regular contact with builders, tradesmen and developers in providing advice on building and construction matters. Mick also oversees Building Certificate Applications and drainage diagrams.

ASSISTANT BUILDING SURVEYORS — HOWARD MARSDEN & JADE MCILWAIN

Howard and Jade are both completing their accreditations in building/surveying. Howard and Jade attend Critical Stage Inspections for construction, septic tank licensing and operational inspections/compliance, swimming pool compliance/inspections and participate in the development assessment process. They are able to provide review for Complying Development Certificate Applications and advice on all building matters.

MANAGER ENVIRONMENTAL ENGINEERING GRAHAM BENDEICH

Graham has a long association with Council in the engineering field. Graham provides technical advice and support throughout the development approval process through evaluation and assessment of engineering aspects and requirements of development.

DEVELOPMENT PLANNER— CHRIS FALEY

Chris has a Bachelor of Urban and Regional Planning obtained from the University of New England. Chris has been with Council for the last 7 years and has a broad knowledge of Council's Planning legislation and policies. Chris can provide specialist advice in relation to subdivision and all development matters.

TRAINEE PLANNER — ELISE LOCKWOOD

Elise is completing her Bachelor of Urban and Regional Planning. Elise can assist with enquiries on the Development Application process, lodgment requirements and provide updates on progress of Development Approvals.

ADMINISTRATION ALINA LODER, ROSALIE MCINERNEY AND KARLY FORD

These administration staff provide the support and services to the Development Services Team and can assist you with all customer service enquiries.

PREMISES STANDARDS

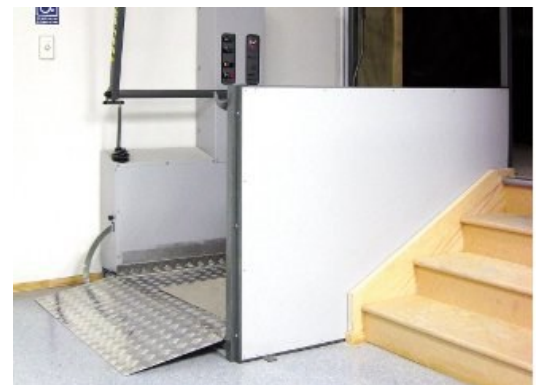
New South Wales Disability Access Standards: *Disability (Access to Premises – Buildings)*

From 1 May 2011 new standards for disabled access came into force for new building works and existing buildings. The new standards known as the "Premises Standards" have been incorporated into the *Building Code of Australia* (BCA).

Compliance with the new "Premises Standards" is required for building work where a Construction Certificate or Complying Development Certificate is required.

There are now limited circumstances where exemptions can be sought to vary the requirements of the "Premises Standards" and BCA. This is known as "unjustifiable hardship".

If you are engaged in the engineering and building professions, including designers and architects, you should familiarise yourselves with the new standards.



CHANGES TO EXEMPT AND COMPLYING DEVELOPMENT CODES 2008

On 25 February, 2011 the Exempt and Complying Development Codes 2008 were expanded into the following Categories:

1. Exempt Development Code;
2. General Housing Code;
3. Rural Housing Code;
4. Housing Alterations Code;
5. General Commercial and Industrial Code;
6. Subdivision Code;
7. Demolition Code.



These changes include a reduction of land-based exclusions for Low Risk Bushfire Prone and Flood Prone Land; and limited Complying Development in Heritage Conservation Areas.

These changes mean approval times and costs for projects that meet the requirements of the Exempt and Complying Development Codes 2008 will significantly drop - saving the community time and money.

To accept a Complying Development Application, Council requires all the following information:

1. Site plan;
2. Elevation drawings;
3. Sectional drawing;
4. Engineers Certification (if required);
5. BASIX Certificate;
6. BASIX commitment shown on plans;
7. Home Owners Warranty Insurance or Owner Building Permit;
8. Signed Specifications Document.
9. Bushfire or Flood Certification, if applicable.



If a building does not meet either the exempt or complying development rules, then a Development Application will need to be lodged.

Prior to lodgment, plans can be left with Council for Officers to check if the development is Complying Development or requires a Development Application; and that there's sufficient information to assess the application.



NON-COMPLIANCE WITH APPROVED PLANS

Over the last few months, Council Officers have had to follow up on non-compliance with approved plans.

Property owners and builders should be aware that any variation to the approved plans requires a Modification Application to be lodged with Council prior to the changes being made.

In the event that works are completed, and changes have occurred without a modification application, an Occupation Certificate cannot be issued as the development will not comply with the approved documentation and this may impact on other matters such as insurance and the ability to sell your property.

It is always best practice to contact Council's Development Services Division who can advise on the best and quickest course of action to formalise any changes.

UNAUTHORISED BUILDING WORKS

Unauthorised building works is a matter that Council officers are sometimes required to investigate.

In most cases these works could have been put through Council at minimal cost and time delay to the owner or builder. Before starting any project it is always best practice to contact Council's Development Services Division who can advise on the requirements for your new development.

SWIMMING POOLS

By calling into Council's Administration Centre and talking to Council staff, pool owners can check pool compliance and obtain information on current standards and regulations.

HOW TO KEEP YOUR POOL SAFE:

- Always keep your fence, gates, doors and window locks secure and in good condition. Regularly check them;
- Always keep your gate and door latches and self-closing mechanisms in good working order;
- Always close your gates and doors when not in actual use. Never prop gates open;
- Never leave climbable objects near the fence on the outside;
- Always keep trees, shrubs and creepers trimmed well away from the fence;
- Always leave your filter covered so small children can't get into it and keep chemicals out of view and reach;
- Always supervise children around the pool at all times. A fence is no substitute for responsible supervision;
- Teach your children to swim from an early age;
- Undertake resuscitation (CPR) training for emergency situations.
- Install and maintain a resuscitation sign.



Signs are available from Council at a cost of \$20.00 (incl. GST)

IS YOUR SEPTIC HEALTHY?

Your septic may need attention if any of these conditions occur:-



1. The air around it smells (usually like rotten egg gas);
2. The ground is damp or soggy, or pools form downhill;
3. There's lots of dark green grass growing on or around the absorption area;
4. The toilet or drains are slow to clear or keep backing up;
5. There are lots of weeds growing downhill from absorption area, in nearby drainage channels or on the banks of a nearby waterway;
6. The septic has not been checked for 12 months;
7. The septic tank has not been pumped out (desludged in the past 3-5 years); this is the most common cause of problems - *get it pumped!*

If any of these factors apply, you should act quickly so that your septic tank function does not decline or the cost of repairs increases.

Here's what to do:

1. If in doubt call Council. Often a call to Council can quickly solve the problem or put your mind at rest;
2. Call a plumber or a Septic Tank Cleaning Service (find them in the Yellow Pages www.yellowpages.com.au).

Magic enzymes...do they work?

There are many septic system additives (such as enzymes and cleaners) available on the market. The truth is they are only suitable for problems which are minor and temporary eg. Antibiotics in the system or occasional water overuse.

A well-maintained septic system which is receiving the correct amount of wastewater should not need these additives.

No amount of additives will help a septic system if it needs to be pumped out or if the trench is failing.