



INVERELL SHIRE COUNCIL DEVELOPMENT SERVICES BULLETIN

September 2013

WELCOME

Welcome to the September 2013 issue of the Inverell Shire Council Development Services Bulletin.

The aim of the Development Services Bulletins are to provide an update on building and development matters of relevance to both Council and Inverell Shire residents. Council has a strong commitment to engaging with the community throughout the building, development and subdivision process.

Enquiries from builders, home owners, real-estate agents, solicitors, business owners and industry professionals are encouraged.

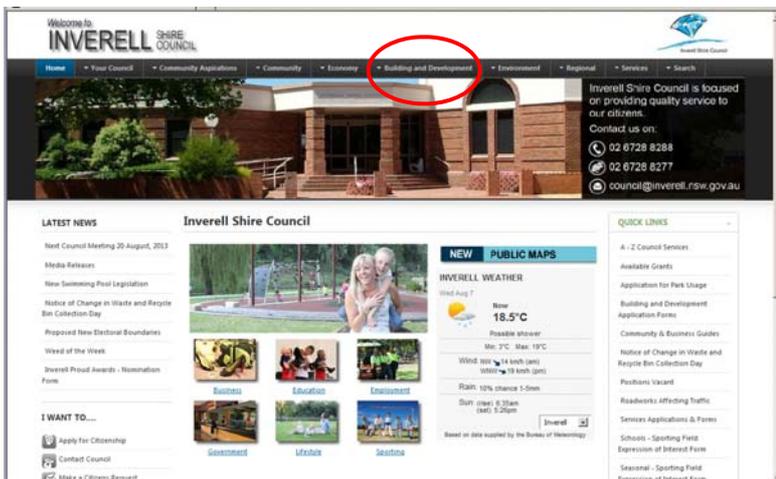
Council would welcome feedback and suggestions for content in future editions. Please call Council's Manager Development Services on 0425 271 633 for any suggestions or come to our Administration Centre at 144 Otho Street Inverell.

Council has an 'electronic database' and is able to email editions of the Bulletin to those who are interested. If you would like to be placed on Council's 'electronic database' please email anthony.alliston@inverell.nsw.gov.au

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INFORMATION AVAILABLE ON COUNCIL'S WEBSITE

In recent months, Council has revamped the Building and Development section of Council's website with relevant information related to building, development and subdivision. This information includes:



- Planning Policies;
- Management Polices;
- Contribution Plans;
- Application Forms;
- Online Mapping;
- Application Tracking;
- Fact Sheets;
- Past issues of the bulletin; and
- Links to other websites containing useful information related to development.

www.inverell.nsw.gov.au

People are encouraged to review the building and development information available on Council's website and provide feedback or suggestions. Council's Development Services staff are happy to assist with navigation or clarification on any matters.



NEW DWELLINGS AND DUAL OCCUPANCIES IN RURAL AREAS

Dwellings

One of the most common enquiries Development staff receives is whether it is possible to construct a dwelling on a vacant rural property. The majority of rural properties within the Inverell Shire are zoned RU1 Primary Production under the *Inverell Local Environmental Plan 2012 (ILEP)*. To construct a dwelling in the RU1 zone, you must satisfy one of the following provisions of the *ILEP*:

- a) The property must have the minimum area specified on the lot size map applying to the land, i.e. if the lot size maps identifies your property as within a 200 hectare area, you require 200 hectares to construct a dwelling;
- b) The property must have been created prior to 7 December 2012 via a subdivision approved under:
 - i. The former *Inverell Local Environmental Plan 1988*;
 - ii. In southern parts of the Inverell Shire, the former *Macintyre Shire Interim Development Order No. 1* (applied prior to 1988 and allowed 80 hectare lots to be created); or
 - iii. In northern parts of the Inverell Shire, the former *Ashford Shire Interim Development Order No. 1* (applied prior to 1988 and allowed 40 hectare lots to be created).
- c) The property must have been created after 7 December 2012 via a subdivision approved prior to 7 December 2012 under one of the former policies above; or
- d) The property must be an 'existing holding'.

Where a property is comprised of one or more allotments, to construct a dwelling Council may impose a requirement to consolidate all allotments into a single title.

Existing Holding

For a rural property to be considered an 'existing holding', it must be exactly the same property held, in one ownership currently, as it was on 1 July 1979. Council Officers are able to assist owners and potential purchasers to determine if a property is an 'existing holding'.

It will not be possible to construct a dwelling on an 'existing holding' after the 7 December 2015.

If you believe you are an existing holding and wish to secure the ability to construct a dwelling, it is recommended that you contact Council's Planning Officers as soon as possible.

Dual Occupancies

It is possible to construct a second dwelling on a rural property, known as a dual occupancy. However, since 7 December 2012, dual occupancy in the RU1 zone is only permissible where it is attached to the first dwelling.

Purchasing a Rural Property

For people considering purchasing a rural property, particularly vacant land, it is recommended that you seek pre-purchase advice from Council to identify early in the process, the development particulars of a property.

Further Information

For further information and advice in relation to the construction of new dwellings or dual occupancies on rural properties Council's Development Planner Mr Chris Faley can be telephoned, emailed or met at Council's Administration Centre.

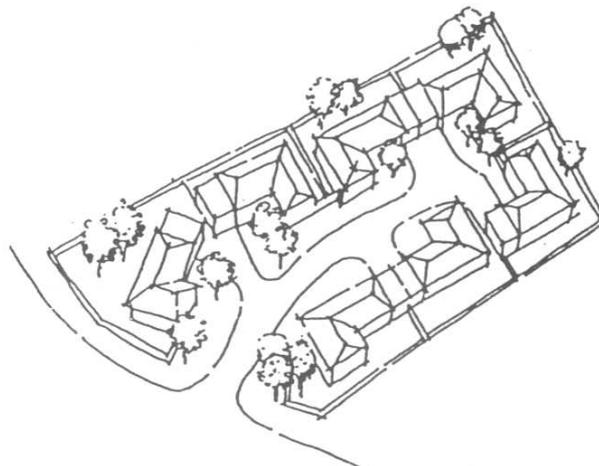




INVERELL DEVELOPMENT CONTROL PLAN 2013

On 19 July 2013, the Inverell Development Control Plan 2013 (DCP) came into force. The DCP contains building, subdivision and development controls, which apply across the Inverell Shire. The controls within the DCP are structured into the following chapters:

- Chapter 1 – Introduction;
- Chapter 2 – Subdivision;
- Chapter 3 – Residential Development;
- Chapter 4 – Commercial and Industrial Development;
- Chapter 5 – Parking & Traffic;
- Chapter 6 – Flood Prone Land;
- Chapter 7 – Heritage;
- Chapter 8 – Wind Power Generation;
- Chapter 9 – Danthonia Integrated Community; and
- Chapter 10 – Inverell Aerodrome Vegetation Conservation Area.



One or more chapters of the DCP may apply to a particular subdivision, building or development proposal. Council previously had seventeen development control plans operating throughout the Shire. These have been superseded by the Inverell Development Control Plan 2013.

A copy of the DCP is available on Council's website www.inverell.nsw.gov.au. Potential developers are encouraged to familiarise themselves with the provisions of the DCP early in the development process.

Council has a strong commitment to assisting potential developers and Council's Planning staff can be contacted on (02) 67288200 or council@inverell.nsw.gov.au

NEW SWIMMING POOL LAWS

Recently, a number of changes to swimming pool legislation have been introduced, which are designed to enhance the safety of children around private swimming pools in NSW. Swimming pool owners are required to:

- Register their swimming pools on online www.swimmingpoolregister.nsw.gov.au provided by the NSW State Government by no later than 29 October 2013;
- Self-assess, and state in the register that, to the best of their knowledge, their swimming pool complies with the applicable standard when registering their pool; and
- Provide a valid swimming pool compliance certificate before being able to sell or lease a property with a pool.



A swimming pool compliance certificate is valid for a period of three (3) years. For those swimming pools without a valid swimming pool compliance certificate, Council will be undertaking compliance inspections in the coming months.

By calling into Council's Administration Centre and talking to Council's Assistant Building Surveyor, Mr Howard Marsden, pool owners can check pool compliance and obtain information on current standards.



HERITAGE

Heritage within Inverell Shire is managed through heritage listing of individual sites and designation of heritage conservation areas. Heritage listings can differ and will either have state or local significance. State heritage listings are places and sites that have significance to the state of NSW and local (Council) heritage listings are heritage items which have significance to the local area.

To assist in the management of heritage, Council provides a Heritage Advisor Service and Local Heritage Assistance Fund to achieve positive outcomes for heritage conservation and development. Council's Heritage Advisor, Mitch McKay, visits Inverell Shire one day a month.

Mitch has been operating as a private heritage consultant for several years and has had prior experience as an Urban Designer and Heritage Officer for other Councils. Over the years, Mitch has been successful in implementing conservation strategies and obtaining funding for heritage projects. He has also recently provided a successful heritage information seminar for interested members of the Inverell community.

For owners and those with an interest in history and heritage, Council provides the following information and resources on its website:

- Cemeteries;
- Conservation Areas;
- Inverell's History;
- Heritage Advisory Service;
- Heritage Listing;
- Heritage Publications and Photographs;
- Local Heritage Assistance Fund; and
- War Memorials.



Owners and potential developers are also encouraged to review Chapter 7 of the Inverell Development Control Plan 2013 for guidelines for new development, additions or renovations to heritage items or within heritage areas. Council's Town Planner, Miss Elise Lockwood can assist with all heritage enquiries and appointments with Council's Heritage Advisor can be made by contacting Elise on (02) 6728 8239 or elise.lockwood@inverell.nsw.gov.au

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