

**NOTICE TO APPLICANT OF DETERMINATION
OF A DEVELOPMENT APPLICATION**

Issued under the *Environmental Planning & Assessment Act, 1979* Section 81(1)(a)

TO: Leisa Cleal
OF: C/- RuralPlan Consultants
PO Box 5
Glen Innes NSW 2370

being the applicant in respect of **Application No DA-105/2019**

Notice is hereby given of the determination by Council of **Application No. DA-105/2019** relating to the land owned by **Churchvillia Pty Ltd, of C/- T J & B A Pyne, 3/137 Byron Street, Inverell NSW 2360** and is described as follows:

**Lot 3 DP 1207476
20 Brown Street, INVERELL 2360**

The development proposal is: **Dual Occupancy (Attached)**

The Determination is **consent granted subject to conditions described below** made on **27 November 2019**.

This consent expires five (5) years from the date on which it commences to operate in accordance with Section 83 of the Environmental Planning and Assessment Act 1979 unless the work to which it relates has physically commenced on site within that period. Where the approval relates to a use of the land rather than to the carrying out of works then that use must have commenced on site within that five year period.

The conditions of consent are set out as follows:

Preliminary

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 an attached dual occupancy on Lot 3 DP 1207476.

To confirm and clarify the terms of consent, the development must be carried out in accordance with the stamped and approved plans (as amended in red) and accompanying documentation, unless modified by any following condition. Any deviation will require the consent of Council.

2. The use of the permeable paving as a visitor parking space for Unit B is not supported by Council.
3. The timber boundary fence installed under DA-104/2012 between Lots 2 and 3 DP 1207476 must remain as it is sympathetic to the heritage significance of the church units located on Lot 2. Any proposed fence for Lot 3, as specified on the approved plan, may be constructed within Lot 3 adjacent to this fence if desired.
4. The steel boundary fence installed between Ross Hill School and Lot 3 DP 1207476 must remain. Any proposed fence for Lot 3, as specified on the approved plan, may be constructed within Lot 3 adjacent to this fence if desired.

5. The units shall be numbered as follows:
 - 1/20 Brown Street being Unit A, the front unit; and
 - 2/20 Brown Street being Unit B, the rear unit.
6. A total of three (3) on-street parallel parking spaces must be maintained between the existing driveway to the north (Church Villa access) and the proposed access to Lot 3 DP 1207476.
7. The driveway for Unit A must be designed to provide the opportunity for vehicles to enter and exit the site in a forward direction.
8. The applicant must comply with all relevant prescribed conditions as contained in Division 8A of the *Environmental Planning & Assessment Regulation 2000* (as detailed at the end of this consent).

Prior to Construction

9. Prior to the commencement of any works (including earthworks) on the site a Construction Certificate must be issued in accordance with Section 109C (1)(b) and 81A (2) of the *Environmental Planning and Assessment Act 1979*. The application for a Construction Certificate shall include plans and specifications demonstrating full compliance with the *Building Code of Australia* and associated standards.
10. Prior to issue of a Construction Certificate approval under Section 138 of the *Roads Act 1993* must be obtained for the construction of the new access crossing in Brown Street. The application for approval under Section 138 of the *Roads Act 1993* must be accompanied by the following information, to be approved by Council:
 - A plan demonstrating that the dual access driveway and internal vehicle movements can accommodate turning/reversing circles for vehicles associated with Unit A to enter and exit the site in a forward direction; and
 - A plan demonstrating that the access crossing location maintains three (3) on-street parallel car parking spaces between the existing driveway to the north (Church Villa access) and the proposed access to Lot 3 DP 1207476. The parallel parking spaces must be in accordance with *Australian Standard 2890.5 Parking Facilities – On Street Parking*.
11. Prior to issue of a Construction Certificate, a stormwater drainage plan for the entire site (roof water and surface water) must be submitted to and approved by Council. The drainage systems for each unit must be kept independent and drain to Brown Street. The plan must include:
 - Details of the proposed drainage systems for each unit showing piped and surface drainage paths and kerbs beneath fences as necessary to direct drainage; and
 - Existing contour levels and levels of drainage lines / structures / pits.
12. Prior to the issue of a Construction Certificate, contributions/fees must be paid to Council for water supply and water connections. This will require payment to Council of:
 - A single Contribution under Council's Development Servicing Plan No. 1 for 0.6 equivalent tenement; and
 - A single water connection fee in accordance with Council's fees and charges.
13. Prior to the issue of a Construction Certificate, contributions/fees must be paid to Council for sewer supply and sewer connections. This will require payment to Council of:
 - A single Contribution under Council's Development Servicing Plan No. 1 for 1 equivalent tenement; and
 - A sewer junction fee to service Unit B in accordance with Council's fees and charges.

Note: The existing sewer junction near the northern boundary of the site is to service Unit A.

14. Prior to the issue of a Construction Certificate, a single contribution must be paid to Council pursuant to Section 7.11 (previously Section 94) of the *Environmental Planning and Assessment Act 1979* for Community Services.
15. Prior to issue of a Construction Certificate, approvals under Section 68 of the *Local Government Act 1993* are to be obtained from Council for sewerage work, stormwater drainage work and water supply work.

During Construction

16. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - Works on site are to be carried out in accordance with the *Protection of the Environment Operations Act 1997* in relation to noise, dust and associated nuisances from the site. The carrying out of works shall not interfere with the quiet enjoyment of the surrounding neighbourhood;
 - Construction may only be carried out between 7.00am and 5.00pm, Monday to Saturday, and no construction is to be carried out at any time on a Sunday or Public Holiday. Council may consent to vary these hours in particular circumstances where it can be demonstrated that it is unavoidable;
 - 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;
 - Sediment and erosion control measures are to be implemented onsite and maintained until the site is fully stabilised, in accordance with Council's Erosion and Sedimentation Control Policy 2004; 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

17. Prior to occupation of the premises, an Occupation Certificate must be issued in accordance with Section 109M of 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.
18. Prior to issue of an Occupation Certificate, where applicable, the following works are to be completed:
 - All adjacent public and private land must be cleared of obstructions such as stockpiles of topsoil, building material, waste and other material associated with construction.
 - The applicant will repair/restore, or pay the full costs associated with repairing/restoring, any footpath, public reserve and infrastructure that is damaged by the development.
 - Any unused layback in the kerb and gutter is to be capped to Council's satisfaction.

- Sediment and erosion control measures, which are no longer required, are to be removed including any silt/sediment in gutters and/or drains.
19. Prior to issue of an Occupation Certificate, each dwelling is to be individually numbered and the number displayed in 100mm numerals on each dwelling and associated mailbox. The street number is to be displayed in 150mm numerals adjacent to the mailboxes.
 20. Prior to issue of an Occupation Certificate, all stormwater (i.e. roof water and/or surface water) shall be drained in accordance with the approved plans, approval under Section 68 of the *Local Government Act 1993* and *Australian Standard 3500.3 Plumbing and drainage*.
 21. Prior to issue of an Occupation Certificate, the access crossing and driveways must be concreted and constructed in accordance with the approval under Section 138 of the *Roads Act 1993*.
 22. Prior to issue of an Occupation Certificate, separate water and sewer connections are to be provided for this units.

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 79C of the *Environmental Planning and Assessment Act 1979*, as well as Section 80A 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 R1 General Residential zone.
2. The built form and design of the development, subject to conditions is consistent with the streetscape and residential development in the locality.
3. In consideration of the heritage and residential controls of the *Inverell Development Control Plan 2013*, the dual occupancy development is considered appropriate within the context and setting. The location of the proposal will not impact on neighbouring amenity or views to and from the heritage church. Subject to conditions, suitable on-street parking can be maintained for the neighborhood.

Community Consultation

Neighbour notification was undertaken in accordance with the *Inverell Development Control Plan 2013*. No submissions were received.

If you are dissatisfied with this decision section 97 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 section 82A 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 PLANNER
DATE : 28 November 2019

Annexure

Prescribed Conditions Summary

As per condition 2 of this consent, the following matters prescribed under Division 8A of the *Environmental Planning & Assessment Regulation 2000* must be complied with, where relevant:

1. All work must be carried out in accordance with the requirements of the *Building Code of Australia*.
2. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
3. Prior to commencement of building work, subdivision work or demolition work a sign must be erected in a prominent position on the site. The sign must:
 - show the name, address and telephone number of the principal certifying authority for the work;
 - show the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
 - state that unauthorised entry to the work site is prohibited.

The sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.

4. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the Council) has given the Council written notice of the following information:
 - in the case of work for which a principal contractor is required to be appointed:
 - the name and licence number of the principal contractor; and
 - the name of the insurer by which the work is insured under Part 6 of that Act; and
 - in the case of work to be done by an owner-builder:
 - the name of the owner-builder; and
 - if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified as required above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

5. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of this consent, must at the person's own expense:
 - protect and support the building, structure or work from possible damage from the excavation; and
 - where necessary, underpin the building, structure or work to prevent any such damage.