

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

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

TO: **Mr David John Worgan**  
OF: **12 Jacaranda Crescent  
Inverell NSW 2360**

being the applicant in respect of **Application No DA-61/2019**

Notice is hereby given of the determination by Council of **Application No. DA-61/2019** relating to the land owned by **Mr David John Worgan and Mrs Rosalie Joy Worgan, of 12 Jacaranda Crescent, Inverell NSW 2360** and is described as follows:

**Lot 2 DP 5952, Lot 3 DP 5952, Lot 10 DP 5952, Lot 11 DP 5952, Lot 12 DP 5952, Lot 13 DP 6197,  
Lot 2 DP 252287  
119 Auburn Vale Road, INVERELL 2360**

The development proposal is: **New Dwelling**

The Determination is **consent granted subject to conditions described below** made on **12 July 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 80A of the *Environmental Planning and Assessment Act 1979*.

Consent is granted for construction of a dwelling house.

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. 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).
3. The dwelling is to be connected to Council sewer via an on-site pump out system.

### ***During Construction***

4. 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***

5. 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.

6. Prior to issue of an Occupation Certificate, the dwelling must be connected to an on-site pump out sewer system with a 50mm diameter Class 12 polyethylene brown striped pressure sewer line discharging into Council sewer manhole.

The sewer connection line to the manhole is to be perpendicular to the property boundary, bedded in sand at a minimum depth of 500mm below the road table drain, and covered with sewer marker tape. An above ground non return valve and ball valve are to be provided within the property boundary.

Details of the pump out system are to be submitted to and approved by Council prior to installation of the system.

All works are to be inspected by and completed to Council's satisfaction, at the developer's expense.

7. Prior to issue of an Occupation Certificate, the dwelling is to be connected to Council's water supply. This will require:

- A new 50mm diameter blue striped polyethylene water main constructed from the 100mm water main on the north west side of Auburn Vale Road, across Auburn Vale Road, and along the southern side of the road 2.4m out from the property boundary to the proposed water service connection point;
- Engineering survey and design for the water main extension prior to its construction; and
- Payment of water contribution under Council's Development Servicing Plan No. 1 for 1 equivalent tenement.

8. Prior to issue of an Occupation Certificate, Lot 2 DP 252287 and Lot 13 DP 6197 must be consolidated into a single allotment under one Certificate of Title.

*Note: Council's Development Planner contacted the builder Ben McMahon on 11/7/2019 and discussed the draft conditions. It was agreed to make the water, sewer and consolidation conditions prior to occupation, which would allow the works to commence. Ben to discuss water and sewer with owners.*

**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 R5 Large Lot Residential zone.
2. Subject to conditions, the dwelling can be adequately serviced by water and sewer.
3. In consideration of the residential controls of the Inverell Development Control Plan 2013, the development is considered appropriate within the rural residential locality.

**Community Consultation**

As per section 1.11 of the Inverell Development Control Plan 2013 the development was considered to be a minor development with minimal environmental impact and notification was not necessary.

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 : 12 July 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.