

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

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

Application Number	DA-109/2022
Applicant	Mr Jonathon Bourne
Land to be developed	Lot A DP 340625 50 Granville Street, Inverell NSW 2360
Approved development	Demolition of existing dwelling, subdivision and construction of a 2 storey brick veneer duplex.
Building Code of Australia Classification	Class 1a
Determination	The determination is consent granted subject to conditions.
Determination date	21 September 2022
Consent is to operate from	21 September 2022
Consent will lapse on	21 September 2027
	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

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:

- Demolition of the Existing Dwelling;
- Construction of a Semi-Detached Dwellings; and
- Subdivision.

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 Part 4, Division 2 of the *Environmental Planning & Assessment Regulation 2021*.
3. Separate water connections to be provided to each unit / lot. The existing water connection is to serve Unit A / Lot A.

To provide a water connection, including firefighting capability, to proposed Unit B / Lot B, the existing 100mm diameter water main located in the Granville Street footpath will require extending north west along the footpath and down the Wood Street footpath to Henderson Lane.

4. A new sewer junction is to be installed for the development, which is to be shared by both units. This will require:
 - A new junction to be cut into the existing manhole on the south-eastern side to accommodate a new junction share setup due to site constraints that will not allow for the existing junction to be utilised;
 - This existing manhole to be raised by Council at the developer's expense; and
 - As part of the subdivision, a private easement over Lot B in favour of Lot A.
5. The development shall be numbered as follows:
 - Unit A / Lot A – 50 Granville Street, Inverell;
 - Unit B / Lot B – 61 Wood Street, Inverell.

Demolition Conditions

6. All demolition work is to be carried out in accordance with *Australian Standard 2601 The demolition of structures*.
7. Demolition 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.
8. At all times during demolition a competent person shall directly supervise work. It is the responsibility of the person to ensure that:
 - The structure to be demolished and all its components shall be maintained in a stable and safe condition at all stages of the demolition work;
 - Precautions are to be taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site are maintained particularly in the event of sudden and severe weather changes; and
 - The site shall be sealed off at all times against the unauthorized entry of persons or vehicles.
9. All Asbestos Containing Material is to be transported in accordance with Protection of the Environment Operations (Waste) Regulation 2014.

Prior to the disposal of Asbestos Containing Material at the Inverell Landfill, Council is to be provided with a minimum of 24hrs notice. To arrange for disposal contact Inverell Waste Depot phone number is (02) 67213546.
10. All waste associated with the development is to be transported and disposed of at a Licence waste management facility. Waste generated as part of the development is to be sorted into the following waste streams as far as practicable for disposal:
 - Concrete/Bricks/Tiles;
 - Clean fill;
 - Steel;
 - Timber;
 - Asbestos Containing Material; and
 - Mixed waste.

Prior to Construction

11. Prior to the commencement of any works (including earthworks) on the site a Construction Certificate must be issued in accordance with 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.
12. Prior to issue of a Construction Certificate, engineering survey and design is to be submitted for:
 - The extension of the existing 100mm water main, down the Wood Street footpath from Granville Street to Henderson Lane; and
 - Water connection, including firefighting capability, for proposed Unit B / Lot B.
13. Prior to the issue of a Construction Certificate, contributions/fees must be paid to Council for water supply and water connection for one additional dwelling. 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.
14. Prior to the issue of a Construction Certificate, contributions must be paid to Council for sewer supply for one additional dwelling. This will require payment to Council of a single Contribution under Council's Development Servicing Plan No. 1 for 1 equivalent tenement.
15. Prior to issue of a Construction Certificate, the new shared sewer junction is to be installed for the development and the existing sewer manhole is to be raised. This work is to be completed by Council at the applicant's expense.
16. 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.
17. Prior to issue of a Construction Certificate, approval under Section 138 of the *Roads Act 1993* is to be obtained for the construction of the concrete access crossings.
18. Prior to issue of a Construction Certificate, approval under Section 68 of the *Local Government Act 1993* is to be obtained for stormwater drainage works. The application for this approval is to be accompanied by a revised stormwater drainage plan that shows finished levels for the entire and an additional surface inlet pit at the rear of Unit B.

During Construction

19. A survey report is required to ensure that the proposed development is located on the correct allotment and at the approved distance from the boundary. The survey report is to be prepared by a registered land surveyor and be provided to the Accredited Certifier prior to works proceeding past floor level. This report is to be verified by the pegging of the site prior to the commencement of work.
20. 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;