

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-9/2023
Applicant	Mr Taylor Mason
Land to be developed	Lot 6 DP 1224701 16 White Box Place, Inverell NSW 2360
Approved development	Shed, driveway, outdoor entertaining area, deck and spa
Building Code of Australia Classification	Class 10a
Determination	The determination is consent granted subject to conditions.
Determination date	27 February 2023
Consent is to operate from	27 February 2023
Consent will lapse on	27 February 2028
	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 shed, driveway, outdoor entertaining area, deck and spa.

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. The shed must be used for commercial, industrial or human habitation purposes.
4. The outdoor entertaining area, deck and spa are to be constructed to comply with a Bush Fire Attack Level (BAL) of 12.5 in accordance with Australian Standard 3959.
5. A stormwater diversion bank, with landscaping on top, is to be installed between the shed and the northern boundary of the site.

Prior to Construction

6. 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.
7. Prior to issue of a Construction Certificate, an Occupation Certificate must be issued for the dwelling constructed on Lot 6 DP 1224701 under DA-96/2018 & CC-74/2018.
8. Prior to issue of a Construction Certificate, a revised site plan must be submitted to and approved by Council showing:
 - The Easement for Drainage of Water Variable Width and 20 Wide along the eastern boundary of the site;
 - A stormwater diversion bank between the shed and the northern boundary of the site;
 - Landscaping, with a minimum mature growth height of 1.5 metres, on top of the stormwater diversion bank;
 - Stormwater drainage, including roofwater, surface water and tank overflow, for the development site.
9. Prior to issue of a Construction Certificate, plans are to be submitted to and approved by demonstrating compliance with the BAL-12.5 requirements of Australian Standard 3959.

During Construction

10. 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; 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.

11. Prior to commencement of works (including earthworks), run-off and erosion control measures must be implemented in accordance with Council's Erosion and Sedimentation Control Policy 2005) to prevent soil erosion, water pollution and the discharge of loose sediment on the surrounding land. Measures are to include:
- Diverting uncontaminated run-off around cleared or disturbed areas;
 - Erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties;
 - Preventing the tracking of sediment by vehicles onto roads; and
 - Stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Run-off and erosion control measures must be in place for the duration of building work and until adequate cover is established on the site.

Prior to Occupation

12. An Occupation Certificate must be issued for each building in accordance with 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.*
13. 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 and *Australian Standard 3500.3 Plumbing and drainage*.
14. Prior to issue of an Occupation Certificate, the stormwater diversion bank and landscaping between the shed and the northern boundary is to be completed in accordance with the approved plans.
15. To comply with the *Swimming Pools Act 1992* the owner of the premises on which a swimming pool and/or spa is situated must ensure that the swimming pool and/or spa is at all times surrounded by a child-resistant barrier:
- that separates the swimming pool from any residential building situated on the premises and from any place (whether public or private) adjoining the premises; and
 - that is designed, constructed, installed and maintained in accordance with the regulations and *Australian Standard 1926-2007 Swimming pool safety*.
16. A resuscitation techniques flow sequence sign/poster is to be displayed in a prominent position adjacent to the pool. The sequence must be in accordance with the Cardiopulmonary Resuscitation Guideline, illustrated by drawings with key words only in bold print, and contain a statement to the effect that formal instruction in resuscitation is also essential. The sign shall comply with the other relevant guidelines of the Australian Resuscitation Council and include the name of the teaching organisation or other body that published the sign and the date of its publication.
17. The swimming pool filtration equipment is to be located so as to prevent the possibility of any offensive noise to adjoining or nearby residences.
18. Any external pool lighting shall be positioned and shielded to prevent a glare nuisance to neighbouring premises.

Advice Only

As part of the construction of a dwelling, outbuildings and/or other development it is the responsibility of the property owners to manage stormwater drainage through the installation of contours, retaining walls, pits and pipes and the like to reduce potential stormwater nuisances, in manner which does detrimentally impact downstream properties. Council is unlikely to take any future action in relation surface water runoff that is caused by extreme rainfall events or that is deemed to be natural runoff from higher properties due to natural topography.

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 4.15 of the *Environmental Planning and Assessment Act 1979*, as well as Section 4.17 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. The development is ancillary to the existing dwelling and subject to conditions is not considered to have a significant adverse impact on the amenity of adjoining properties. The development is considered to comply with the Inverell Development Control Plan 2013.
3. Subject to conditions, the development complies with Planning for Bush Fire Protection 2019.

COMMUNITY CONSULTATION

As per the Inverell Community Participation Plan the development was considered to be a minor development with minimal environmental impact and notification was not necessary.

RIGHT OF APPEAL

If you are dissatisfied with this decision, Division 8.3 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 Division 8.2 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 SERVICES COORDINATOR**