

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-49/2023
Applicant	Bramwell Homes Pty Ltd
Land to be developed	Lot 47 DP 1262135 67 Mather Street, Inverell NSW 2360
Approved development	Single storey dwelling with attached secondary dwelling with landscaping
Building Code of Australia Classification	Class 1a
Determination	The determination is consent granted subject to conditions.
Determination date	1 May 2023
Consent is to operate from	1 May 2023
Consent will lapse on	1 May 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 a Dwelling House (Principal Dwelling) and a Secondary Dwelling

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 Part4, Division 2 of the *Environmental Planning & Assessment Regulation 2021*.
3. No earthworks (cut and fill) or retaining walls are to be undertaken/constructed within the easements located throughout the site.
4. The units shall be numbered as follows:
 - Front Unit – 1/67 Mather Street, Inverell;
 - Rear Unit – 2/67 Mather Street, Inverell.
5. Construction of a 300mm D x 200mm W concrete curb inside the Western side boundary of Lot 47 DP 1262135 (67 Mather Street, Inverell) to turn water away from the boundary and discharge into the stormwater pit at the rear of the site. The kerb is not to encroach upon the easement for Multipurpose Electrical Installation.

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.
7. 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.
8. 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. The application for this approval is to be accompanied by a detailed long section plan from the centre of Mather Street through to the carport.
9. Prior to issue of a Construction Certificate, approval under Section 68 of the Local Government Act 1993 is to be obtained for:
 - Sewerage works;
 - Water supply works; and
 - Stormwater drainage works.

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 roofwater, surface water and/or tank overflows are to be discharged in accordance with the approval under Section 68 of the *Local Government Act 1993* and *Australian Standard 3500.3 Plumbing and drainage*.
 14. Prior to issue of an Occupation Certificate, the concrete access crossings and driveways are to be constructed in accordance with the approval under Section 138 of the *Roads Act 1993*. All work is to be completed to the standard approved by Council, at the applicant's expense.

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.

Its noted that under *State Environmental Planning Policy (Housing) 2021 Chapter 3 Part 1 Division 1 Section 51* development consent must not be granted for the subdivision of a lot on which development has been carried out under this Part.

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

The development, subject to conditions, is consistent with the objectives of the R1 General Residential zone.

The built form and design of the development, subject to conditions is consistent with the streetscape, development in the locality.

In consideration of the controls of the Inverell Development Control Plan 2013 and the *State Environmental Planning Policy (Housing) 2021*, the development is considered appropriate within the locality.

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



ANTHONY ALLISTON
MANAGER DEVELOPMENT SERVICES