



Uralla Shire Council Planning Decisions Register 2016-17, 2017-18, 2018-19, 2019-20

in accordance with Section 375A of the NSW Local Government Act 1993

DATE OF MEETING	RESOLUTION NO.	REPORT TITLE	VOTE FOR	VOTE AGAINST	ABSENT – CONFLICT OF INTEREST	ABSENT FROM MEETING	COUNCIL RESOLUTION
Planning Decisions 2016-17							
25 July 2016	03.07/16	Review Request on Development Consent 28/2016 – 54 Budumba Road, Invergowrie	L Cooper B Crouch M Dusting D Field F Geldof M Pearce I Strutt K Ward	Nil	Nil	Nil	<ol style="list-style-type: none"> 1. That the matter be lifted from the table for Council to address; 2. That Council modify Development Consent 28/2016 condition 22 to read: <ul style="list-style-type: none"> 22. <i>Prior to occupation commencing: Planting of trees/shrubs or the like is to be established along the southern side of the access handle and for a distance of 30 metres past the end of the access handle adjacent to the boundary line. The plantings must be maintained or replanted in the event of a plant or plants dying.</i>
22 August 2016	6.08/16	DA-27-2012-3 S96 (2) Modification of Development Consent. Staged 42 Lot low density residential subdivision – 114 Barleyfields Road Uralla – Applicant – T & S Bower	L Cooper B Crouch M Dusting D Field F Geldof M Pearce I Strutt K Ward	Nil	Nil	Nil	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the Development Application Modification of Consent DA 27-2012-3 subject to the 51 conditions in the report to Council; 2. Approve the Development Application Modification of Consent DA 27-2012-3 including the modified condition 25 being: <ul style="list-style-type: none"> 25. <i>MODIFIED</i> <i>Stage A Development Lots</i> <i>New access crossings are required for proposed Lots 1 to 7, consisting of 4 metre wide gravelled dish crossings, bitumen sealed from the edge of the existing bitumen to the boundary of each proposed development Lot. Further the access handle for Lots 3 and 6 are to be bitumen sealed for its full length. All works are to be constructed to a standard approved by the Director of Infrastructure and Regulation at the expense of the developer.</i> 3. Add an additional requirement to Condition 34 so that it reads as follows: <ul style="list-style-type: none"> 34. <i>MODIFIED</i> <i>Stage B Residential Lots – Bus Shelter/Pedestrian Walkway & Firetrail</i> <i>Provision is to be made for a bus shelter within the development. The type and location is approved by the Director of Infrastructure & Regulation at the expense of the developer, prior to installation. A pedestrian walkway being 6 metres wide with a 2 metre concrete footpath is to be provided between proposed lots 45 and 65 and is to be constructed at the time of development of development lots 6 and 7. The construction is to be to a standard approved by the Director of Infrastructure & Regulation and at the expense of the developer. The pedestrian walkway is to be dedicated to Council and is to serve a dual purpose of pedestrian walkway and firetrail.</i>



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27 September 2016	6.09/16	Development Application 8-2016-2 Modification – 13 Stringybark Ridge Road, Invergowrie – Subdivision	R Bell M Dusing N Ledger M Pearce L Sampson I Strutt T Toomey	B Crouch K Ward	Nil	Nil	<p>That Development Application 8-2016-2 being for a staged development consisting of:</p> <ul style="list-style-type: none"> a) Stage 1A – Boundary Adjustment, b) Stage 1 – 3 Large Lot Residential Subdivision, and c) Stage 2 – 2 Large Lot Residential Subdivision <p>located on Lot 212 DP 1080856 known as 13 Stringybark Ridge Road, Invergowrie be approved subject to the conditions listed in the report and including the modification to Condition 17 and 19, as listed in the memo released to Councillors and dated 22 September 2016. The approved conditions are as follows :</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000) Nil</p> <p>GENERAL CONDITIONS</p> <ol style="list-style-type: none"> 1. Modified <p>The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision D, and dated 20/05/2016, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision F, and dated 26 July 2016, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <ol style="list-style-type: none"> 2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard. 3. Prior to the issue of a Subdivision Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of a telecommunications and electricity services. 4. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application. 5. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly



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							<p>contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>6. Modified</p> <p>Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 1 – 17, Lot 2 – 15, Lot 3 – 13 and Lot 4 – 19). The current fee for the 2015/2016 year is \$64.00 per number, which includes installation.</p> <p>Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 101 – 17 Stringybark Ridge Road, Lot 2 – 23 Rocklea Road, Lot 3 – 25 Rocklea Road and Lot 4 – 19 Stringybark Ridge Road). The current fee for the 2016/2017 year is \$66.00 per number, which includes installation.</p> <p>7. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:</p> <p>a) The wastewater treated on lots 2, 3 and 4 are to be treated to a secondary standard using an aerated wastewater treatment system or similar. The selected wastewater treatment system is to be fitted with a chlorination chamber or ultraviolet steriliser to provide disinfection of effluent prior to irrigation. A minimum land application area of 360m2 is required for each system with additional reserve areas being dedicated for future expansion if necessary.</p> <p>b) All future clearing is only to occur in the designated development areas.</p> <p>c) Any mature trees that fall within are to be retained where possible.</p> <p>d) All ‘soft felled’ trees must be left for a minimum of 2 nights prior to being moved to a stockpile, to allow for resident fauna to vacate tree hollows.</p> <p>e) A copy of the flora and fauna assessment undertaken by Bushfire Safe (Aust) P/L dated December 2015 is to be provided to all future owners to alert them of the presence and ecological value of the Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland, thus encouraging them to recognise the biodiversity as an asset to be protected.</p> <p>INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT</p> <p>These conditions are in accordance with Section 91 of the Environmental Planning & Assessment Act 1979 and are issued by the NSW Rural Fire Service.</p> <p>8. Modified</p> <p>The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. C), dated 28 January 2016, except as modified by the following conditions:</p>



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							<p>The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. F), dated 26 July 2016, except as modified by the following conditions:</p> <p>Asset Protection Zone</p> <p>The intent of measures is to minimize the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following condition shall apply:</p> <p>9. At the issue of subdivision certificate and in perpetuity, the land surrounding the existing dwelling on proposed Lot 1, to a distance of 29 metres to the north and west, and 35 metres to the south and east, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of ‘Planning for Bush Fire Protection 2006’ and the NSW Rural Fire Service’s document ‘Standards for asset protection zones’.</p> <p>Further this condition has been added to by Uralla Shire Council in that:</p> <p>A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed on each lot to ensure perpetuity.</p> <p>Water and Utilities</p> <p>The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:</p> <p>10. A 20,000 litre fire fighting water supply shall be provided for the existing dwelling on proposed Lot 1 in accordance with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p> <p>11. Any alteration to the electricity supply network required to service the subdivision shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p> <p>12. Any gas service at the existing dwelling shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p> <p>Access</p> <p>The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:</p> <p>13. Modified</p> <p>Property access roads shall comply with section 4.1.3(2) of ‘Planning for Bush Fire Protection 2006’.</p>



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							<p>Property access roads shall comply with section 4.1.3(2) of ‘Planning for Bush Fire Protection 2006’, except that an alternative access is not required for proposed Lots 2 and 3.</p> <p>14. Deleted</p> <p>A restriction to the land use pursuant to section 88B of the ‘Conveyancing Act 1919’ shall be placed over the proposed fire trail shown on the plan prepared by Bushfire Safe (Aust) numbered 15078, dated November 2015. The fire trail shall be constructed and maintained in accordance with section 4.1.3(3) of ‘Planning for Bush Fire Protection 2006’.</p> <p>Design and Construction</p> <p>The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:</p> <p>15. The existing dwelling on proposed Lot 1 is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.</p> <p>16. Roofing of the existing dwelling on proposed Lot 1 shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.</p> <p>Stage One Only</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>17. Modified</p> <p>The access to the residue Lot 1 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to within 5 metres of the edge of the asset protection zone in order to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>The access to the residue Lot 100 and 101 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to the property boundary. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>18. Modified</p> <p>The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road for the full length of the right of carriageway up to 5 metres from the edge of the asset protection zone for each lot</p>



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							<p>to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Rocklea Road for the full length of the reciprocal right of carriageway and along the internal access for Lot 3 for the full length of the boundary to Lot 3 DP 1028033 to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>19. Modified</p> <p>Vegetation screening is to be planted associated in the plan by New England Surveying and Engineering dated 20 May 2016. This vegetation screening is to be maintained for a two year period to ensure establishment.</p> <p>Vegetation screening is to be planted as shown in the plan by New England Surveying and Engineering dated 26 July 2016 with the plantings to be extended to the eastern most point of Lot 3 DP 1028033. This vegetation screening is to be maintained for a two year period to ensure establishment.</p> <p>20. A Section 88B Instrument is to be submitted with the application for a subdivision certificate. The final plan of subdivision and accompanying Section 88B Instrument are to provide for the following items listed:</p> <ul style="list-style-type: none"> a) Easement to supply electricity for future infrastructure as required (width as directed by Essential Energy) b) Reciprocal Right of Carriageway, 5 metre wide (over access handle to jointly benefit proposed Lots 2 and 3) c) Details of maintenance responsibilities and any future upgrading of the reciprocal right of carriageway. <p>21. Modified</p> <p>To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the right of carriageway, identifying each lot. The current fee for the 2015/2016 year is \$64.00, which includes installation.</p> <p>To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the reciprocal right of carriageway, identifying lot 2 and 3. The current fee for the 2015/2016 year is \$66.00, which includes installation.</p> <p>22. Modified</p> <p>Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely</p>



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							<p>to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p>The Section 94 Contribution is currently \$3,489.00 for each applicable lot. This is applicable for Lots 2 and 3.</p> <p>The Section 94 Contribution is currently \$3,539.00 in the 2016/17 financial year for each applicable lot. This is applicable for Lots 2 and 3.</p> <p>23. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:</p> <p>a) Any future dwelling to be constructed on lots 2 and 3 are to be constructed to a BAL 12.5 construction standard and comply with sections 3 and 5 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).</p> <p>b) A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 2 and 3.</p> <p>c) Any gas service for future dwellings on lots 2 & 3 shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.</p> <p>Stage Two Only</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>24. Modified</p> <p>The access to lot 4 is to be constructed including all necessary concrete culverts, with headwalls, and a bitumen seal from Stringybark Ridge Road to the edge of the building envelope to reduce dust on Lot 1. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>The access to lot 4 is to be constructed including all necessary concrete culverts, with headwalls, and a bitumen seal from Stringybark Ridge Road to the boundary line to reduce dust on Lot 1. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>25. Modified</p> <p>Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p>



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							<p>The Section 94 Contribution is currently \$3,489.00 for each applicable lot. The applicable lot is Lot 4.</p> <p>The Section 94 Contribution is currently \$3,539.00 in the 2016/17 financial year for each applicable lot. The applicable lot is Lot 4.</p> <p>26. A Property Vegetation Plan be prepared for the significant Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland on Lot 4.</p> <p>27. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:</p> <p>a) Any future dwelling to be constructed on lot 4 are to be constructed to a BAL 29 construction standard and comply with sections 3 and 7 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).</p> <p>b) A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 4.</p> <p>c) Any gas service for future dwellings on lot 4 shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p>
27 September 2016	31.09/16	Development Application 43-2016 – 1 Wilkens Street, Uralla - Subdivision	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	Nil	Nil	Nil	That Development Application 43-2016 being for a 2 lot residential subdivision located on Lot 1 DP 1514741 known as 1 Wilkens Street, Uralla be approved subject to the eleven conditions listed in the report to Council.
20 December 2016	08.12/16	Development Application DA-64-2016 – 3 McMahon Street Uralla – Manufactured Home & Garage	B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt K Ward	Nil	T Toomey	R Bell	<p>(a) That having regard to the assessment of the Application, Council approve DA-64-2016, subject to the draft conditions provided in Attachment 1.</p> <p>(b) That those persons that made a submission in relation to the Application be notified of the determination in writing.</p>



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28 March 2017	18.03/17	Development Application DA-55-2016 – 40 Bridge Street, Uralla – Staged Development: Commercial building and four short term accommodation units	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt K Ward	Nil	T Toomey	Nil	<p>That:</p> <p>(a) Council approve DA-55-2016 on land titled Lots 31 & 32 DP 813093 known as 40 Bridge Street, Uralla subject to the following conditions.</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <p>Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:</p> <p>a) development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>b) construction certificate, in every other case.</p> <p>1. The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences.</p> <p>3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the National Construction Code.</p> <p>Erection of signs</p> <p>Please Note: This does not apply in relation to:</p> <p>a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.</p> <p>4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>a) showing the name, address and telephone number of the principal certifying authority for the work, and</p>



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							<p>12. In keeping with the intent of the Main Street Study the paint colour for above the awning and side walls should be either Raffia, Biscuit, Sandstone or Light Stone.</p> <p>13. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council’s Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>14. All vehicles are to enter and leave the site in a forward direction. The driveway, car parking, manoeuvring and service areas are to be designed and constructed in accordance with AS2890 and Council’s engineering requirements.</p> <p>15. All works in Bridge Street will need to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and RMS Supplements.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>16. The plans and specifications accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code.</p> <p>Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.</p> <p>17. Access/facilities for people with disabilities are to be provided in accordance with the current versions of the National Construction Code and Access Premises Standard. The plans and specifications accompanying the Construction Certificate are to demonstrate compliance with these requirements.</p> <p>ADVISING: The applicants/property owner should note that the Commonwealth Disability Discrimination Act 1992 provides opportunity for public complaint potentially leading to legal action if access to premises by people with disabilities or their carers is precluded. The Australian Human Rights Commission has released Advisory Notes on current Premises Standards which are available from Council on request. The Commission can also provide further information on this issue (1300 369 711). In addition to human rights considerations, as a substantial proportion of the community suffer from mobility handicaps, provision of good access to premises is also good business practice.</p> <p>18. The plans and specifications accompanying the Construction Certificate are to demonstrate that driveways and parking areas are designed and constructed in accordance with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking or AS 2890.2—2002, Parking facilities, Part 2: Off-street commercial vehicle facilities and RMS Australian Standard Supplements, Australian Standard—AS2890, Parking Facilities, Parts 1–6 issued by Roads and Maritime Services, and</p>



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							<p>19. The plans and specifications accompanying the Construction Certificate are to demonstrate that buildings, pathways and paved areas used for pedestrian access are designed and constructed in accordance with AS 1428.1—2009, Design for access and mobility, Part 1: General requirements for access—New building work.</p> <p>20. The plans and specifications accompanying the Construction Certificate are to demonstrate that the approved signage will be connected securely to the building.</p> <p>21. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.</p> <p>22. All civil engineering and utility service works undertaken pursuant to this consent, including:</p> <ul style="list-style-type: none"> • Water supply work, • Sewer drainage work, • Stormwater drainage work, <p>are to be inspected and tested upon completion of each stage, and details of works which will become public assets provided to Council’s Director of Engineering or nominee, before the issue of a final occupation certificate for the development.</p> <p>One set of print film copies and an electronic copy of “work as executed” plans are to be provided to Council for works affecting Council property or benefiting Council. Each plan is to have a scale adjacent to the title block showing the scale used on that plan. The location of any fill introduced, by both plan limit and depth, together with relevant classifications shall be shown on the “work as executed” plans to be submitted to Council.</p> <p>23. Connection to the water main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$958.00 per connection.</p> <p>24. Connection to the sewer main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$540.00 per connection.</p> <p>25. All stormwater is to be designed and catered for. All design plans, drainage calculations and soil testing is to be provided for approval by Council prior to construction, alternatively interallotment drainage and drainage easements are to be provided for is the existing drainage flows are to be utilised.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p>



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							<p>26. Council is to be given written notice of the intention to commence works, for each stage, and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with clause 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.</p> <p>For development involving both building and subdivision work authorized by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.</p> <p>27. Before construction commences on the site and throughout the construction phase of each stage of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> divert contaminated run-off away from disturbed areas, <input type="checkbox"/> erect silt fencing along the downhill side of the property boundary, <input type="checkbox"/> prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and <input type="checkbox"/> stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. <p>ADVISING - Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.</p> <p>28. Before commencing any excavation works, the person having the benefit of this development consent must obtain a dilapidation report on any part of a building that is within 2m of the works. If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.</p> <p>29. Suitable landscaping and screening treatments are to be installed to prevent direct views from the proposed accommodation units into the adjoining properties. A detailed landscaping plan is to be submitted to Council and approved by Council’s Manager Town Planning and Regulation prior to the issue of a Construction Certificate. The screening is to be installed prior to the issue of an Occupation Certificate.</p> <p>30. A survey certificate is required for part of the work involving the erection of a new building that is located less than 3m from the lot boundary, with a survey certificate must be given to the principal certifying authority:</p> <ul style="list-style-type: none"> (a) before any form work below the ground floor slab is completed, or (b) if there is no such form work—before the concrete is poured for the ground floor slab.



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							<p>The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>31. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.</p> <p>32. *The structure is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.</p> <p>Applicants should give at least 24 hours notice to guarantee an inspection.</p> <p>33. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.</p> <p>34. A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers. Materials must not be burned on site. All waste generated on site must be disposed of at Council’s Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.</p> <p>35. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.</p> <p>36. Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by:</p> <p>(a) diverting uncontaminated run-off around cleared or disturbed areas, and</p>



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							<p>(b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and</p> <p>(c) preventing the tracking of sediment by vehicles onto roads, and</p> <p>(d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.</p> <p>37. Earthworks, retaining walls and structural support</p> <p>(1) Any earthworks (including any structural support or other related structure for the purposes of the development):</p> <p>(a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and</p> <p>(b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and</p> <p>(c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and</p> <p>(d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the Protection of the Environment Operations (Waste) Regulation 2005.</p> <p>(2) Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.</p> <p>(3) Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.</p> <p>38. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.</p> <p>39. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.</p> <p>40. A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works, if the works:</p>



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							<p>(a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or</p> <p>(b) could cause damage to adjoining lands by falling objects, or</p> <p>(c) involve the enclosure of a public place or part of a public place</p> <p>41. Site maintenance is to include the following measures:</p> <p>(1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.</p> <p>(2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.</p> <p>(3) Copies of receipts stating the following must be given to the principal certifying authority:</p> <p>(a) the place to which waste materials were transported,</p> <p>(b) the name of the contractor transporting the materials,</p> <p>(c) the quantity of materials transported off-site and recycled or disposed of.</p> <p>(4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.</p> <p>(5) During construction:</p> <p>(a) all vehicles entering or leaving the site must have their loads covered, and</p> <p>(b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.</p> <p>(6) At the completion of the works, the work site must be left clear of waste and debris.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>42. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building's occupants.</p> <p>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).</p> <p>43. Landscaping is to be completed in accordance with the approved landscaping plan prior to the issue of an Occupation Certificate.</p>



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							<p>44. A Fire Safety Certificate covering each of the essential fire and other safety measures must be provided to the Certifying Authority prior to the occupation of the building, to ensure the safety of the occupants in the case of an emergency. A copy of the certificate is to be given to the NSW Fire Brigades by e-mail to afss@fire.nsw.gov.au and an additional copy to be displayed in a prominent location within the building, all in accordance with clause 172 of the Environmental Planning and Assessment Regulation 2000.</p> <p>45. The new vehicular crossing, including layback, is to be constructed from the street to the property boundary to provide effective all-weather access to the site and a safe and nuisance-free surface over Council's footpath and is to be completed prior to the use or occupation of any building.</p> <p>Inspection of kerb crossing (Layback) and driveways is to be undertaken by Council's Engineering Department prior to the pouring of any concrete.</p> <p>46. Adequate provision is to be made for the storage and handling of solid wastes generated by the development. Garbage and recycling bin storage is to be provided within the Lot: 31 DP: 813093. The location is not to be located at the street frontage. Where collection is not on the street frontage, adequate loading and turning areas for service vehicles is to be provided within the development. The storage area is to be enclosed and the material stored is to be screened from public view.</p> <p>47. Connection to the sewer main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$540.00 per connection.</p> <p>48. Connection to the water main is required. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current fee for the 2016/2017 year is \$958.00 per connection.</p> <p>49. All civil engineering and utility service works undertaken pursuant to this consent, including:</p> <ul style="list-style-type: none"> • Water supply work, • Sewer drainage work, • Stormwater drainage work, <p>are to be inspected and tested upon completion, and details of works which will become public assets provided to Council's Director of Engineering or nominee, before the issue of a final occupation certificate for the development.</p> <p>One set of print film copies and an electronic copy of "work as executed" plans are to be provided to Council for works affecting Council property or benefiting Council. Each plan is</p>



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							<p>to have a scale adjacent to the title block showing the scale used on that plan. The location of any fill introduced, by both plan limit and depth, together with relevant classifications shall be shown on the “work as executed” plans to be submitted to Council.</p> <p>50. Roof and surface stormwater from paved and impervious areas is to be directed away from the building and any on site waste disposal system to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.</p> <p>51. Roof and surface stormwater from paved and impervious areas is to be directed away from the building and any on site waste disposal system to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.</p> <p>52. The new vehicular crossing, including layback, is to be constructed from the street to the property boundary to provide effective all-weather access to the site and a safe and nuisance-free surface over Council's footpath and is to be completed prior to the use or occupation of any building.</p> <p>Inspection of kerb crossing (Layback) and driveways is to be undertaken by Council’s Engineering Department prior to the pouring of any concrete.</p> <p>53. Internal signage is to be provided limiting the vehicle speed to 5 kms per hour when approaching the entry/exit. This is to be located at the southern end of the retail building.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>54. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.</p> <p>55. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>56. The commercial uses must not be operated outside the hours of 7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.</p> <p>57. The development must comply with the requirements for industrial premises contained in the Noise Policy.</p>



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							<p>Noise emitted by the development:</p> <p>(a) must not exceed an LA (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and</p> <p>(b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded.</p> <p>In this clause, the Noise Policy means the document entitled NSW Industrial Noise Policy (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.</p> <p>58. All new external lighting must:</p> <p>(a) comply with AS 4282–1997 Control of the obtrusive effects of outdoor lighting, and</p> <p>(b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.</p> <p>Lighting at vehicle access points to the development must be provided in accordance with AS/NZS 1158 Set:2010 Lighting for roads and public spaces.</p> <p>59. An annual fire safety statement shall be provided to Council at least once every 12 months as required under clause 177 of the Environmental Planning and Assessment Regulation 2000, to ensure that the required fire safety measures for the building are being properly maintained. A copy of the statement is to be given to the NSW Fire Brigades by e-mail to afss@fire.nsw.gov.au and an additional copy to be displayed in a prominent location within the building.</p> <p>60. All landscaped areas on the site must be maintained on an on-going basis. Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.</p> <p>61. All approved signage has an expiration of 15 years after the date on which the consent becomes effective and operates and the signage is to be removed on the expiration date.</p> <p>62. All driveways and parking areas must be unobstructed at all times. Driveways and car spaces:</p> <p>(a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and</p> <p>(b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.</p> <p>COUNCIL ADVICE ONLY</p> <p>63. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as</p>



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							<p>signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under the Exempt and Complying Development State Environmental Planning Policy).</p> <p>64. Compliance with the National Construction Code: All building work must be carried out in the following manner to ensure compliance with the National Construction.</p> <p>Covenant/s: The applicant/owner has the responsibility of being aware of any covenant which may affect the proposal.</p> <p>65. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.</p> <p>66. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p> <p>a) Those persons that made a submission in relation to the Application be notified of the determination in writing as per the provisions of the Environmental Planning & Assessment Act 1979 and Regulations.</p>
26 April 2017	10.04/17	Division Decision – DA-8-2017 – 26 John Street Uralla – Dual Occupancy, Two Sheds & Strata Title Development	R Bell N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	Nil	B Crouch M Dusting	Nil	<p>That</p> <p>a) Council approve the development application DA-8-2017 for Staged Dual Occupancy including the demolition of 3 small sheds, construction of two separate double car garages and strata subdivision on Lot 2 DP 571495 known as 26 John Street, Uralla, subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p>



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							<p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <ol style="list-style-type: none"> 1. The work must be carried out in accordance with the requirements of the National Construction Code. 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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences. <p>Erection of signs</p> <ol style="list-style-type: none"> 3. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: <ol style="list-style-type: none"> a) showing the name, address and telephone number of the principal certifying authority for the work, and b) showing 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 c) stating that unauthorised entry to the site is prohibited. 4. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. <p>Notification of Home Building Act 1989 requirements</p> <ol style="list-style-type: none"> 5. 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: <ol style="list-style-type: none"> a) in the case of work for which a principal contractor is required to be appointed: <ol style="list-style-type: none"> (i) the name and licence number of the principal contractor, and (ii) the name of the insurer by which the work is insured under Part 6 of that Act, b) in the case of work to be done by an owner-builder: <ol style="list-style-type: none"> (i) the name of the owner-builder, and (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit. 6. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the above becomes out of date, further work must not be carried out unless the principal certifying authority for the development



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							<p>to which the work relates (not being the council) has given the council written notice of the updated information.</p> <p>GENERAL CONDITIONS</p> <p>7. The development must take place in accordance with the approved documents submitted with the application and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>Plan Reference</p> <p>Site Plan & Dwelling Plans: Uniplan Group – Job No. 2185-1E, pages 1-5, dated 13 March 2017; Uniplan Group – Structural Details, Drawing No. 749402, 1 page, dated 10 December 2015</p> <p>Garage Plans (6mx6m): Best Sheds – Job No. 502611, 11 pages including Engineering Schedule, dated 12 March 2017</p> <p>Garage Plans (5mx10m): Best Sheds – Job No. 501902, 11 pages including Engineering Schedule, dated 4 November 2016</p> <p>8. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.</p> <p>9. *The dwelling is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before covering drainage (under hydrostatic test) • before pouring any reinforced concrete structure ** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out. Applicants should give at least 24 hours notice to guarantee an inspection.</p> <p>* All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</p> <p>10. The sheds are to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element **



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							<ul style="list-style-type: none"> before covering any stormwater drainage connections when the building work is completed and all conditions of consent have been addressed** <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out. Applicants should give at least 24 hours notice to guarantee an inspection.</p> <p>11. The sheds are to be used for residential storage only and not as a dwelling, or an industrial purpose. Any other use will require consent from Council.</p> <p>12. For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.</p> <p>13. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council’s Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>14. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.</p> <p>15. No tree removal is allowed from the road reserve unless prior consent has been given by Council.</p> <p>16. Detailed Engineering Drawings are required for:</p> <ul style="list-style-type: none"> Stormwater drainage. Driveway and driveway kerb and gutter crossing. Sediment and erosion Control. <p>A Construction Certificate will be required for the Engineering works required for the subdivision. All works are to be carried out at the full cost of the developer.</p> <p>All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council’s Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>17. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1a and 10a building:</p>



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							<p>Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.</p> <p>Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.</p> <p>18. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.</p> <p>19. The applicant shall have prepared an Erosion and Sediment Control Plan and Soil and Water Management Plan, in accordance with the requirements of the Department of Housing’s Managing Urban Stormwater - Soils and Construction, to be submitted with the application for a Construction Certificate for the development for approval by the relevant Certifying Authority. The Soil and Water Management Plan must include sediment basin calculations and the approved plan implemented in conjunction with the project.</p> <p>20. A detailed Site Plan is to be submitted with the Construction Certificate documentation clearly showing:</p> <ul style="list-style-type: none"> a) Driveway formation. b) Location of services – water, sewer, interallotment drainage and telecommunications. c) Landscaping. Landscaping details are to include a species list and plant size. d) Any fencing details <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>21. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with the cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.</p> <p>For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.</p> <p>22. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> divert contaminated run-off away from disturbed areas,



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							<input type="checkbox"/> erect silt fencing along the downhill side of the property boundary, <input type="checkbox"/> prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and <input type="checkbox"/> stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act. 23. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenient. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed. CONDITIONS TO BE COMPLETED DURING CONSTRUCTION 24. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality. 25. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council. 26. Materials must not be burned on site. All waste generated on site must be disposed of at Council’s Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution. 27. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site. 28. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property. 29. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.



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							<p>If excavations associated with the erection of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, must preserve and protect the building from damage, and if necessary, underpin and support the building in an approved manner.</p> <p>Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.</p> <p>30. Connection to the sewer main is required for the proposed new dwelling. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current sewer connection fee for 2016/17 is \$540.00.</p> <p>31. Connection to the water main is required for the proposed new dwelling. This fee is set out in Councils Operational Plan and is adjusted every financial year. The current water connection fee for 2016/17 is \$958.00.</p> <p>32. All stormwater is to be connected to the kerb and gutter to Queen Street for the proposed new dwelling and garage and to John Street for the existing dwelling and its associated proposed new garage. This is to be completed to a standard approved by the Director of Infrastructure & Regulation and at the expense of the developer</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>33. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building’s occupants.</p> <p>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).</p> <p>34. Approval must be obtained from the pursuant to Chapter 7 of the Local Government Act 1993 for the installation of a manufactured dwelling with all relevant work completed in accordance with such approval.</p> <p>35. Approval must be obtained from the Council as the Local Water Supply and Sewer Authority for any potable water supply, sewerage or on-site waste water system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.</p>



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							<p>36. The Principal Certifying Authority is to contact Council to ensure all the Section 68 conditions of approval have been completed prior to the issue of an Occupation Certificate.</p> <p>37. The property number shall be clearly and permanently displayed on or adjacent to the doorway or on the street frontage to identify the premises to the public and to essential/emergency services. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed</p> <p>38. A backflow prevention device suitable to the degree of hazard must be installed to the premises. The type device will be determined at the time of processing the application for a water service. All external hose taps must be fitted with a backflow prevention device in accordance with AS/NZS 3500.1:2003 before use or occupation of the building, to maintain public health.</p> <p>ADVISING: For information regarding the installation and type of backflow prevention device to be fitted, please contact Council.</p> <p>39. A new 1.8m high Colorbond fence is to be installed between Lot 2 & Lot 1 DP 517495 being 26 and 28 John Street, Uralla, dropping to a maximum height of 900mm 6 metres from the John Street boundary at the expense of the developer.</p> <p>40. A new vehicular crossing, including layback, is to be constructed from the street to the property boundary to provide effective all-weather access to the site and a safe and nuisance-free surface over Council's footpath.</p> <p>The driveway is to be 3m wide at the rear of the layback and 3m wide at the property boundary, and is to be completed prior to the use or occupation of the building.</p> <p>Note - Segmental paving may be used provided it is installed as part of a pavement design in accordance with the Cement & Concrete Association of Australia's "Guide to Design and Construction" for Interlocking Concrete Road Pavements, July 1986.</p> <p>41. Construction of layback kerb and gutter is required for the new dwelling in Queen Street including road reinstatement and bitumen sealing and construction of paved or bitumen sealed driveway across the footpath area in accordance with the engineering design plans that were approved by the Director of Infrastructure & Regulation.</p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>42. A further application is to be made for any change, enlargement or intensification of the premises or land use, including the display/erection of any new structure such as signage, partition walls or building fit-out (unless the proposed work is exempt from the need for consent under State Environmental Planning Policy (Codes SEPP) 2008 for exempt development.</p>



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							<p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>43. Compliance with all conditions for Stage 1 is to be achieved prior to the issue of a Subdivision Certificate.</p> <p>44. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.</p> <p>45. The Subdivision will be provided with reticulated electricity and suitable telephone provisioning. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant shall provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council prior to the release of the Subdivision Certificate.</p> <p>46. Prior to the Issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, Telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>47. A splay corner, 3 metres by 3 metres, is to be dedicated as road at the intersection of John and Queen Streets.</p> <p>b) Those persons who made a submission in relation to the Application be notified of the determination in writing as per the provisions of the Environmental Planning & Assessment Act 1979 and Regulations.</p>
23 May 2017	9.05/17	Development Application 12/2017 – Free Range Piggery – 253 Eastern Avenue, Kentucky South	R Bell M Pearce I Strutt T Toomey	B Crouch L Sampson N Ledger K Ward	Nil	M Dusting	<p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Nil</p> <p>GENERAL CONDITIONS</p> <p>1. The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>2. This approval is for 19 breeding sows equating to a maximum of 190 pigs on the property at any one time.</p> <p>3. A Farm Operational Management Plan is to be prepared prior to commencement of operations incorporating the following:</p> <p>a) Animal husbandry practices</p>



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							<p>b) Environmental management</p> <p>c) Environmental audit log</p> <p>d) Erosion and sediment control</p> <p>e) Complaints register and handling procedures.</p> <p>A copy is to be provided to Council upon request.</p> <p>4. An environmental monitoring, inspection and reporting schedule is to be developed prior to commencement of operations. All the various monitoring requirements are to be incorporated into one document. The results of all testing, inspection and monitoring will be recorded in an environmental audit log and kept on site at all times. A copy is to be provided to Council upon request.</p> <p>5. An environmental management plan (EMP) is to be prepared for the piggery. It is to be incorporated into an overarching Farm Operational Management Plan.</p> <p>The EMP will be based on an environmental management system approach of plan, do, check and act, together with a philosophy of continual improvement of the system and its operation. It will specify:</p> <p>a) the standards and practices for the operation of the piggery</p> <p>b) strategies and measures for minimising environmental risks</p> <p>c) contingency plans for managing any environmental problems that may arise.</p> <p>The objective will be to apply best management practice, in order to minimise the environmental impacts associated with the piggery operations and management, and to comply with legislative requirements. It will include:</p> <p>a) contact details, description of the piggery and operations and an environmental management policy statement</p> <p>b) overall objectives and specific, measurable and time-bounded targets for each identified risk event</p> <p>c) a list of risk events identified using risk management principles</p> <p>d) day-to-day best practice strategies to minimise the potential for risk events</p> <p>e) details of contingency plans to deal with accident and emergencies (e.g. flood; fire; disposal of contaminated material, food and chemical spill; power and/or water interruption), including trigger points and target response times for critical incidents</p> <p>f) details of the responsibilities of the facility owner/manager regarding environmental management</p>



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							<p>g) details of monitoring systems for assessing environmental performance and procedures, to ensure regular and accurate recording of data</p> <p>h) procedures for responding to complaints</p> <p>i) provision for annual review and auditing of performance against EMP objectives, with appropriate adjustment made in light of findings and in accordance with continuous improvement principles</p> <p>j) provision for post-incident investigation, review of emergency actions carried out, and reporting to local council if requested.</p> <p>6. A complaints register is to be kept, as liaison between the piggery owner/manager and neighbours is important. Open lines of communication will help identify problems, verify complaints and successfully apply relevant remedies to minimise the impact of farm operations. Measures used are to include:</p> <p>a) Neighbouring landholders will be informed of unusual events or problems that may arise</p> <p>b) The complainant is informed of outcome and action taken to avoid reoccurrence</p> <p>c) Significant on-farm operational activities are recorded, particularly those with potential impact</p> <p>The Farm Operational Management Plan is to have strategies, measures and contingency actions for managing community liaison and complaints about environmental impacts or problems that may arise.</p> <p>7. For any future water bore the appropriate approval from NSW Office of Water is to be obtained prior to commencement.</p> <p>8. The piggery is to be operated as per:</p> <p>a) Model Code of Practice for the Welfare of Animals – Pigs</p> <p>b) National Environmental Guidelines for Piggeries</p> <p>c) National Environment Guidelines for Rotational Outdoor Piggeries</p> <p>9. All plantings are to be undertaken prior to the establishment of each paddock.</p> <p>10. The road within the property and centrally located to the paddocks is to be formed to a trafficable standard approved by Council, suitable for this type of development.</p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>11. Ground coverage is to be maintained at a minimum of 80% (ground cover as defined in s.12.1.1 of the National Environment Guidelines for Rotational Outdoor Piggeries).</p>



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							<p>12. The farm is to be kept in a tidy condition as this will help the visual amenity. All existing vegetation will be retained where possible with the natural topography of the site and the existing vegetation cover and tree plantings being used to maximize visual screening.</p> <p>13. All fencing is to be maintained in a condition that will contain all pigs on the land.</p> <p>14. All plantings are to be maintained and renewed for the life of the piggery operations.</p> <p>15. All shelters are to be maintained in an orderly and safe condition with appropriate anchorage</p> <p>NOTE: Council requested a variation to Condition 13 and an that an additional Condition 16 be added, requiring that Council be notified of trigger alerts.</p>
27 June 2017	18.06/17	Development Application 8/2016-3 Modification – 13 Stringybark Ridge Road, Invergowrie – Subdivision	R Bell M Dusting N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	B Crouch	Nil	Nil	<p>That Council approve Development Application 8/2016-3 being for a staged development consisting of:</p> <ul style="list-style-type: none"> a) Stage 1A – Boundary Adjustment, b) Stage 1 – 3 Large Lot Residential Subdivision, and c) Stage 2 – 2 Large Lot Residential Subdivision <p>located on Lot 212 DP 1080856 known as 13 Stringybark Ridge Road, Invergowrie, subject to the following conditions:</p> <p>PREScribed CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Nil</p> <p>GENERAL CONDITIONS</p> <p>1. Modified – DA8/2016-2</p> <p>The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision D, and dated 20/05/2016, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>Modified – DA8/2016-3</p> <p>The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision F, and dated 26 July 2016, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, drawn by New England Surveying and Engineering, numbered 20150705, Revision G, and dated</p>



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							<p>29/05/2017, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>3. Prior to the issue of a Subdivision Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of a telecommunications and electricity services.</p> <p>4. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.</p> <p>5. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>6. Modified – DA8/2016-2</p> <p>Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 1 – 17, Lot 2 – 15, Lot 3 – 13 and Lot 4 – 19). The current fee for the 2015/2016 year is \$64.00 per number, which includes installation.</p> <p>Each new driveway is to display rural addressing number. The rural address number for each lot will be Lot 101 – 17 Stringybark Ridge Road, Lot 2 – 23 Rocklea Road, Lot 3 – 25 Rocklea Road and Lot 4 – 19 Stringybark Ridge Road). The current fee for the 2016/2017 year is \$66.00 per number, which includes installation.</p> <p>7. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:</p> <p>a) The wastewater treated on lots 2, 3 and 4 are to be treated to a secondary standard using an aerated wastewater treatment system or similar. The selected wastewater treatment system is to be fitted with a chlorination chamber or ultraviolet steriliser to provide disinfection of effluent prior to irrigation. A minimum land application area of 360m² is required for each system with additional reserve areas being dedicated for future expansion if necessary.</p> <p>b) All future clearing is only to occur in the designated development areas.</p>



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							<p>c) Any mature trees that fall within are to be retained where possible.</p> <p>d) All 'soft felled' trees must be left for a minimum of 2 nights prior to being moved to a stockpile, to allow for resident fauna to vacate tree hollows.</p> <p>e) A copy of the flora and fauna assessment undertaken by Bushfire Safe (Aust) P/L dated December 2015 is to be provided to all future owners to alert them of the presence and ecological value of the Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely's Red Gum Grassy Woodland, thus encouraging them to recognise the biodiversity as an asset to be protected.</p> <p>INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT</p> <p>These conditions are in accordance with Section 91 of the Environmental Planning & Assessment Act 1979 and are issued by the NSW Rural Fire Service.</p> <p>8. Modified – DA8/2016-2</p> <p>The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. C), dated 28 January 2016, except as modified by the following conditions:</p> <p>The development proposal is to comply with the subdivision layout identified on the drawing prepared by New England Surveying & Engineering numbered 20150705 (Rev. F), dated 26 July 2016, except as modified by the following conditions:</p> <p>Asset Protection Zone</p> <p>The intent of measures is to minimize the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following condition shall apply:</p> <p>9. At the issue of subdivision certificate and in perpetuity, the land surrounding the existing dwelling on proposed Lot 1, to a distance of 29 metres to the north and west, and 35 metres to the south and east, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.</p> <p>Further this condition has been added to by Uralla Shire Council in that:</p> <p>A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed on each lot to ensure perpetuity.</p> <p>Water and Utilities</p> <p>The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as</p>



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							<p>not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:</p> <p>10. A 20,000 litre fire fighting water supply shall be provided for the existing dwelling on proposed Lot 1 in accordance with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p> <p>11. Any alteration to the electricity supply network required to service the subdivision shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p> <p>12. Any gas service at the existing dwelling shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p> <p>Access</p> <p>The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:</p> <p>13. Modified – DA8/2016-2 Property access roads shall comply with section 4.1.3(2) of ‘Planning for Bush Fire Protection 2006’.</p> <p>Property access roads shall comply with section 4.1.3(2) of ‘Planning for Bush Fire Protection 2006’, except that an alternative access is not required for proposed Lots 2 and 3.</p> <p>14. Deleted – DA8/2016-2 A restriction to the land use pursuant to section 88B of the ‘Conveyancing Act 1919’ shall be placed over the proposed fire trail shown on the plan prepared by Bushfire Safe (Aust) numbered 15078, dated November 2015. The fire trail shall be constructed and maintained in accordance with section 4.1.3(3) of ‘Planning for Bush Fire Protection 2006’.</p> <p>Design and Construction</p> <p>The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:</p> <p>15. The existing dwelling on proposed Lot 1 is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.</p> <p>16. Roofing of the existing dwelling on proposed Lot 1 shall be gutterless or guttering and valleys are to be screened to prevent the build up of flammable material. Any materials used shall be non-combustible.</p>



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							<p>Stage One Only</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>17. Modified – DA8/2016-2</p> <p>The access to the residue Lot 1 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to within 5 metres of the edge of the asset protection zone in order to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>The access to the residue Lot 100 and 101 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road to the property boundary. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>18. Modified – DA8/2016-2</p> <p>The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Stringybark Ridge Road for the full length of the right of carriageway up to 5 metres from the edge of the asset protection zone for each lot to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>The joint access to Lots 2 and 3 is to be constructed including all necessary concrete culverts with headwalls, and a bitumen seal from Rocklea Road for the full length of the reciprocal right of carriageway and along the internal access for Lot 3 for the full length of the boundary to Lot 3 DP 1028033 to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>19. Modified – DA8/2016-2</p> <p>Vegetation screening is to be planted associated in the plan by New England Surveying and Engineering dated 20 May 2016. This vegetation screening is to be maintained for a two year period to ensure establishment.</p> <p>Vegetation screening is to be planted as shown in the plan by New England Surveying and Engineering dated 26 July 2016 with the plantings to be extended to the eastern most point of Lot 3 DP 1028033. This vegetation screening is to be maintained for a two year period to ensure establishment.</p> <p>20. A Section 88B Instrument is to be submitted with the application for a subdivision certificate. The final plan of subdivision and accompanying Section 88B Instrument are to provide for the following items listed:</p>



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							<p>a) Easement to supply electricity for future infrastructure as required (width as directed by Essential Energy)</p> <p>b) Reciprocal Right of Carriageway, 5 metre wide (over access handle to jointly benefit proposed Lots 2 and 3)</p> <p>c) Details of maintenance responsibilities and any future upgrading of the reciprocal right of carriageway.</p> <p>21. Modified – DA8/2016-2</p> <p>To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the right of carriageway, identifying each lot. The current fee for the 2015/2016 year is \$64.00, which includes installation.</p> <p>To enable emergency services to identify each property, a separate rural address numbering post is to be erected at the branch of the reciprocal right of carriageway, identifying lot 2 and 3. The current fee for the 2015/2016 year is \$66.00, which includes installation.</p> <p>22. Modified – DA8/2016-2</p> <p>Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p>The Section 94 Contribution is currently \$3,489.00 for each applicable lot. This is applicable for Lots 2 and 3.</p> <p>The Section 94 Contribution is currently \$3,539.00 in the 2016/17 financial year for each applicable lot. This is applicable for Lots 2 and 3.</p> <p>23. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:</p> <p>a) Any future dwelling to be constructed on lots 2 and 3 are to be constructed to a BAL 12.5 construction standard and comply with sections 3 and 5 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).</p> <p>b) A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 2 and 3.</p>



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							<p>c) Any gas service for future dwellings on lots 2 & 3 shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.</p> <p>Stage Two Only</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>24. Modified – DA8/2016-2</p> <p>The access to lot 4 is to be constructed including all necessary concrete culverts, with headwalls, and a bitumen seal from Stringybark Ridge Road to the edge of the building envelope to reduce dust on Lot 1. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>The access to lot 4 is to be constructed including all necessary concrete culverts, with headwalls, and a bitumen seal from Stringybark Ridge Road to the boundary line to reduce dust on Lot 1. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>25. Modified – DA8/2016-2</p> <p>Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made (or secured by bank guarantee) prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p>The Section 94 Contribution is currently \$3,489.00 for each applicable lot. The applicable lot is Lot 4.</p> <p>The Section 94 Contribution is currently \$3,539.00 in the 2016/17 financial year for each applicable lot. The applicable lot is Lot 4.</p> <p>26. A Property Vegetation Plan be prepared for the significant Critically Endangered Box-Gum-Woodlands Ecological Community known as the White Box – Yellow Box – Blakely's Red Gum Grassy Woodland on Lot 4.</p> <p>27. A section 88b instrument is to be prepared under the Conveyancing Act 1919 to state that:</p> <p>a) Any future dwelling to be constructed on Lot 4 are to be constructed to a BAL 29 construction standard and comply with sections 3 and 7 as outlined within Australian Standard AS 3959 (2009) Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2009).</p> <p>b) A minimum of 20,000ltr water tank is to be installed as an additional static water supply to be used for fire fighting purposes at the time of construction of any future dwelling on lot 4.</p>



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							c) Any gas service for future dwellings on Lot 4 shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
Planning Decisions 2017-18							
22 August 2017	8.08/17	Development Application 28/2017 – K Smith – Dual Occupancy – 55 Budumba Road, Invergowrie	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt K Ward	Nil	Nil	T Toomey	<p>That Council approve Development Application 28/2017 submitted by K Smith for a dual occupancy building on land known as 55 Budumba Road, Invergowrie, being Lot 111 DP 1153542 subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p><i>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</i></p> <ol style="list-style-type: none"> The work must be carried out in accordance with the requirements of the National Construction Code. 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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences. <p>Erection of signs</p> <ol style="list-style-type: none"> A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: <ol style="list-style-type: none"> showing the name, address and telephone number of the principal certifying authority for the work, and showing 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 stating that unauthorised entry to the site is prohibited. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. <p>Notification of <i>Home Building Act 1989</i> requirements</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> in the case of work for which a principal contractor is required to be appointed:



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							<p>(i) the name and licence number of the principal contractor, and</p> <p>(ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p> <p>b) in the case of work to be done by an owner-builder:</p> <p>(i) the name of the owner-builder, and</p> <p>(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit.</p> <p>6. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p> <p>136D Fulfilment of BASIX commitments</p> <p>7. This clause applies to the following development:</p> <p>a) BASIX affected development,</p> <p>b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).</p> <p>8. A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.</p> <p>GENERAL CONDITIONS</p> <p>9. The development must take place in accordance with the approved plans (bearing the Uralla Council approval stamp) and documents submitted with the application, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>10. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>11. *The dwelling is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> before the pouring of footings**



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							<ul style="list-style-type: none"> before covering drainage (under hydrostatic test) before pouring any reinforced concrete structure ** before covering the framework for any wall, roof or other building element ** before covering waterproofing in any wet area** before covering any stormwater drainage connections when the building work is completed and all conditions of consent have been addressed** in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the <u>Swimming Pools Act 1992</u>) has been erected and before the pool is filled with water, <p><i>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.</i></p> <p><i>Applicants should give at least 24 hours notice to guarantee an inspection.</i></p> <p><i>*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</i></p> <p>12. The existing dwelling is not to be used as accommodation on a commercial basis.</p> <p>13. The construction of the dwelling is to comply with:</p> <ul style="list-style-type: none"> AS 3959 – 2009 for BAL 12.5, sections 3 and 5 with gutter guards the NSW Rural Fire Service publication Planning for Bushfire Protection 2006 Section A3.7 of Addendum Appendix 3 and Section 4.1.3 for gas and electricity installation. <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>14. The plans and specifications accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1(a) building.</p> <p>Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.</p> <p>Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.</p>



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							<p>15. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION COMMENCING</p> <p>16. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with clause 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.</p> <p>17. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> - divert contaminated run-off away from disturbed areas, - erect silt fencing along the downhill side of the property boundary, - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. <p>Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>18. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and between 8.00am and 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.</p> <p>19. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.</p>



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							<p>20. Materials must not be burned on site. All waste generated on site must be disposed of at Council’s Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.</p> <p>21. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.</p> <p>22. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.</p> <p>23. Construction of an internal all-weather access road from the property boundary to the dwelling is to be undertaken in order to minimise soil erosion with suitable profiling and drainage to reduce surface water run off volumes and velocity with relation to the slope of the land.</p> <p>The width of the carriageway is to be 4 metres with a 1 metre verge either side maintained in a fuel reduced state. The vertical clearance of 4 metres to any overhanging branches is to be maintained.</p> <p>All Engineering works to be designed by a competent person e.g. Professional Engineer and carried out in accordance with Councils Engineering Code unless otherwise indicated, to ensure that these works are of a sustainable and safe standard</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>24. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building’s occupants.</p> <p><i>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).</i></p> <p>25. Approval must be obtained from the Council as the Local Water Supply and Sewer Authority for any potable water supply, sewerage or on-site waste water system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.</p>



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							<p>26. The Principal Certifying Authority is to contact Council to ensure all the Section 68 conditions of approval have been completed prior to the issue of an Occupation Certificate.</p> <p>27. Storage tank overflow, roof and surface stormwater from paved and impervious areas is to be directed away from the building and any on site waste disposal system to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.</p> <p>28. Provision of not less than 90,000 litres of domestic water storage. However, where the property has an additional water source or storage, e.g. dams, bores, streams or swimming pool, not less than 45,000 litres of domestic water storage will be required.</p> <p>Although not specifically required by Council, it is recommended that landowners consider providing a greater storage capacity where an additional water source or storage is not available.</p> <p>The minimum quantities of water storage required above, are to include at least 20,000 litres reserved for fire fighting purposes. A suitable connection for Rural Fire Service purposes must be made available. In general a 65mm Storz outlet with a Gate or Ball valve should be provided. Underground tanks with an access hole of 200mm will allow bushfire fighting tankers to refill direct from the tank. Any underground tanks shall be fitted with a childproof access hole of 200mm x 200mm will allow bushfire fighting tankers to refill direct from the tank. Tanks for fire fighting water must be constructed of a Metal or Concrete unless screening is provided and must incorporate a 65mm storz fitting.</p> <p>29. Signage must be provided to the Front Gate and the location of the Storz valve connection with a Static Water Supply (SWS) sign.</p> <p>30. Tanks for fire fighting water must be constructed of a Metal or Concrete unless screening is provided and must incorporate a 65mm storz fitting.</p> <p>31. Stormwater tanks to also to be provided with first flush disposal device to prevent the potential pollution of the potable water supply by contaminants contained in the roof gutter drainage system.</p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>32. The construction of the dwelling, vegetation maintenance, landscaping and Asset Protection Zones are to comply with the NSW Rural Fire Service publication <i>Planning for Bushfire Protection 2006</i>.</p>



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							33. The Asset protection Zone surrounding the new dwelling shall be managed as an Inner Protection Area (IPA) and regularly maintained with a surface fuel load less than 8t/Ha. Patches of shade trees can be retained within the APZ if the canopy is separated by >5m between patches of trees. There are to be no over-storey vegetation within 5 metres of the proposed dwelling.
22 August 2017	20.08/17	Development Application 25/2017 – M Smith & L Ducat Staged Development – 4 Rocklea Road Invergowrie	R Bell B Crouch M Pearce L Sampson I Strutt K Ward	Nil	M Dusting N Ledger	T Toomey	<p>That Council:</p> <p>a) Support the Clause 4.6 Development Application 25/2017 being for a variation of minimum lot size on land known as 4 Rocklea Road, Invergowrie, being Lot 13 DP 875212 under the ownership of PJ & CM Ducat subject to conditions.</p> <p>b) Request concurrence from the Director General of the NSW Office of Planning & Environment</p> <p>c) Upon receipt of concurrence from the Director General of the NSW Office of Planning & Environment, delegate the General Manager to approve Development Application 25/2017 submitted by M Smith and L Ducat for a staged development being:</p> <ul style="list-style-type: none"> • Stage 1 - Subdivision of two lots being Lots 3 and 4 with building envelopes, and the construction of a dwelling in the E4 zoned land • Stage 2 - Subdivision of two lots being Lot 1 and 2 along the zone boundary with a building envelope on Lot 2 <p>on land known as 4 Rocklea Road, Invergowrie, being Lot 13 DP 875212 subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p><i>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</i></p> <ol style="list-style-type: none"> 1. The work must be carried out in accordance with the requirements of the <i>National Construction Code</i>. 2. In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.



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							<p>3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the <i>National Construction Code</i>.</p> <p>Erection of signs</p> <p>4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <ul style="list-style-type: none"> a) showing the name, address and telephone number of the principal certifying authority for the work, and b) showing 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 c) stating that unauthorised entry to the site is prohibited. <p>5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p><i>Notification of Home Building Act 1989 requirements</i></p> <p>6. Residential building work within the meaning of the <i>Home Building Act 1989</i> 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:</p> <ul style="list-style-type: none"> a) in the case of work for which a principal contractor is required to be appointed: <ul style="list-style-type: none"> (i) the name and licence number of the principal contractor, and (ii) the name of the insurer by which the work is insured under Part 6 of that Act, b) in the case of work to be done by an owner-builder: <ul style="list-style-type: none"> (i) the name of the owner-builder, and (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit. <p>7. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p>



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							<p>136D Fulfilment of BASIX commitments</p> <p>8. This clause applies to the following development:</p> <ul style="list-style-type: none"> a) BASIX affected development, b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied). <p>9. A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.</p> <p>GENERAL CONDITIONS</p> <p>10. The development must take place in accordance with the approved plans (bearing the Uralla Council approval stamp) and documents submitted with the application, and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>11. Approval is being given for Stage 1 being;</p> <ul style="list-style-type: none"> • Lot 3 & 4 and building envelopes • Construction of a dwelling on Lot 1 in the E4 zone <p>Approval is being given for Stage 2 being;</p> <ul style="list-style-type: none"> • Lot 1 & 2 being subdivided along the zone boundary • Building envelope on Lot 2 <p>12. Stage 2 is not to commence until such time as an amendment to the <i>Uralla Local Environmental Plan 2012</i> has taken place:</p> <ul style="list-style-type: none"> • Adjusting the zone boundary between the E4 and R5 zone to being 50 metres away from the working edge of both quarries, and • Altering Clause 4.1A to enable the subdivision <p>13. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Council's Engineering Code, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>14. Prior to the issue of a Subdivision Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that</p>



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							<p>satisfactory arrangements have been made for the provision of a telecommunications and electricity services.</p> <p>15. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.</p> <p>16. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>17. Each new driveway is to display a rural addressing number. The rural address number for each lot will be Lot 1 – 1489 Bundarra Road, Lot 2 – 4 Rocklea Road, Lot 3 – 6 Rocklea Road and Lot 4 – 8 Rocklea Road. The current fee for the 2017/2018 year is \$68.00 per number, which includes installation.</p> <p><u>Stage One Only</u> GENERAL CONDITIONS</p> <p>18. Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>19. *The dwelling is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before covering drainage (under hydrostatic test) • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering waterproofing in any wet area** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed**

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							<ul style="list-style-type: none"> in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the <i>Swimming Pools Act 1992</i>) has been erected and before the pool is filled with water, <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.</p> <p><i>Applicants should give at least 24 hours' notice to guarantee an inspection.</i></p> <p><i>*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</i></p> <p>20. The following are requirements to be undertaken for compliance of a dwelling to a Bushfire Attack Level of BAL12.5 under the <i>Planning for Bushfire 2006</i> and Addendum 3.</p> <ol style="list-style-type: none"> External Walls: Non-combustible material. Parts less than 400mm above ground or decks to be of non-combustible material, 6mm fibre cement cladding or bushfire resistant / naturally resistant timber. Joints: Joints to be covered and sealed to prevent gaps greater than 3mm or sarking to be applied to frame. Vents and Weep holes: Vents and Weepholes shall be screened with mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium except where they are less than 3mm. External Windows: Protected by bushfire shutter, or screened with mesh with a max aperture of 2mm made of corrosion resistant steel, bronze or aluminium mesh or 4mm grade A safety glass or glass blocks within 400mm of ground, deck etc. Operable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber. Sliding Doors: Protected by bushfire shutter or screened with mesh with a max aperture of 2mm made from corrosion resistant steel, bronze or aluminium or A grade safety glass. External Door: Protected by bushfire shutter or screened with steel, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above ground, decking etc. Tight fitting with weather strips at base.



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							<p>g) <u>Garage Door / Doors</u>: Vehicle access doors within 400mm of the ground when the door is closed to be non-combustible material or bushfire resistant material or 6mm fibre cement sheet. Panel lift doors to be fitted with weather strips or draught excluders with maximum gap of 3mm, Roller doors to have guide tracks with maximum gap of 3mm and fitted with nylon brush, no ventilation slots allowable.</p> <p>h) <u>Roofs</u>: Non-combustible covering. Roof / Wall junction sealed to prevent openings greater than 3mm. Openings fitted with non-combustible ember guards. Roof ventilation openings be fitted with ember guards with maximum aperture of 2mm.</p> <p>i) <u>Gutters and Downpipes</u>: If installed, gutter and valley leaf guards shall be non-combustible.</p> <p>j) <u>Roof Penetrations</u>: Roof penetrations shall be sealed at the roof to prevent gaps greater than 3mm. Flashing to be non-combustible. Overhead glazing to be A grade safety glass. Evaporative cooling units to be fitted with butterfly closers at ceiling level with a maximum aperture of 2mm, made from corrosion resistant steel, bronze or aluminium.</p> <p>k) <u>Eaves</u>: Eaves penetrations to be protected the same as for roof penetrations, see clause 5.6.5. Eave ventilation openings greater than 3mm shall be fitted with ember guards made of non-combustible material or mesh with maximum aperture of 2mm.</p> <p>l) <u>Verandas, Patios and Decks etc.</u>: Enclosed subfloor space- no special requirements for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant with in 300mm horizontally and 400mm vertically from a glazed element.</p> <p>m) <u>Water and Gas Supply lines</u>: Above ground, exposed water and gas supply pipes shall be metal.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>21. The plans and specifications accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 1(a) building.</p>



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							<p>Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.</p> <p>Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.</p> <p>22. <i>For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.</i></p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION COMMENCING</p> <p>23. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with clause 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.</p> <p>24. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> - divert contaminated run-off away from disturbed areas, - erect silt fencing along the downhill side of the property boundary, - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. <p>Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>25. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.</p>



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							<p>26. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be connected to an accredited sewage management facility approved by the council or some other sewage management facility approved by the council.</p> <p>27. Materials must not be burned on site. All waste generated on site must be disposed of at Council’s Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.</p> <p>28. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.</p> <p>29. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.</p> <p>30. Construction of an internal all-weather access road from the property boundary to the dwelling is to be undertaken in order to minimise soil erosion with suitable profiling and drainage to reduce surface water run off volumes and velocity with relation to the slope of the land.</p> <p>The intersection of the access to the land with the public road is to be located such that a 100 kilometre per hour safe intersection sight distance requirement is satisfied in both approach directions.</p> <p>A vehicular entrance must be provided in accordance with Council’s standards, incorporating a 375 mm diameter stormwater pipe and concrete headwalls and minimum 150mm road base. Alternately where sufficient depth is not available, a 6m long by 1.5m wide reinforced concrete slab dish drain shall be constructed to provide access to the property. Where the property entrance abuts a sealed road, the driveway between the edge of the existing seal and the property boundary shall also be sealed with a minimum 2 coat bitumen or emulsion seal.</p> <p>All Engineering works to be designed by a competent person e.g. Professional Engineer and carried out in accordance with Councils Engineering Code unless otherwise indicated, to ensure that these works are of a sustainable and safe standard.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>31. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building’s occupants.</p>



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							<p>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).</p> <p>32. Approval must be obtained from the Council as the Local Water Supply and Sewer Authority for any potable water supply, sewerage or on-site waste water system serving the site, pursuant to Chapter 7 of the Local Government Act 1993 with all relevant work completed in accordance with such approval.</p> <p>33. The Principal Certifying Authority is to contact Council to ensure all the Section 68 conditions of approval have been completed prior to the issue of an Occupation Certificate.</p> <p>34. Storage tank overflow, roof and surface stormwater from paved and impervious areas is to be directed away from the building and any on site waste disposal system to protect the site and adjoining property from the effects of flooding. Such work must be completed prior to the use and/or occupation of the premises commencing.</p> <p>35. Provision of not less than 90,000 litres of domestic water storage. However, where the property has an additional water source or storage, e.g. dams, bores, streams or swimming pool, not less than 45,000 litres of domestic water storage will be required. Although not specifically required by Council, it is recommended that landowners consider providing a greater storage capacity where an additional water source or storage is not available.</p> <p>The minimum quantities of water storage required above, are to include at least 10,000 litres reserved for fire fighting purposes. A suitable connection for Rural Fire Service purposes must be made available. In general a 65mm Storz outlet with a Gate or Ball valve should be provided. Underground tanks with an access hole of 200mm will allow bushfire fighting tankers to refill direct from the tank. Any underground tanks shall be fitted with a childproof access hole of 200mm x 200mm will allow bushfire fighting tankers to refill direct from the tank. Tanks for fire fighting water must be constructed of Metal or Concrete unless screening is provided and must incorporate a 65mm storz fitting.</p> <p>36. Signage must be provided to the Front Gate and the location of the Storz valve connection with a Static Water Supply (SWS) sign.</p>



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							<p>37. Stormwater tanks to also to be provided with first flush disposal device to prevent the potential pollution of the potable water supply by contaminants contained in the roof gutter drainage system.</p> <p>38. The access to the dwelling is to be constructed including a concrete pipe culvert with headwalls, and a bitumen seal from Bundarra Road to the property boundary. This is to be designed by an appropriately qualified engineer and constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>39. The construction of the dwelling, vegetation maintenance, landscaping and Asset Protection Zones are to comply with the NSW Rural Fire Service publication <i>Planning for Bushfire Protection 2006</i>.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>40. The access to the Lots 3 and 4 are to be designed by an appropriately qualified engineer and constructed including a concrete pipe culvert with headwalls, and gravel from Rocklea Road to the property boundary. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>41. The access to the gravel pit is to be relocated along Rocklea Road, designed by an appropriately qualified engineer and constructed including a concrete pipe culvert with headwalls. This is to be constructed to a standard approved by the Director of Infrastructure & Regulation and is at the expense of the developer.</p> <p>42. Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p><i>The Section 94 Contribution is currently \$3,619.00 in the 2017/18 financial year for each applicable lot. This is applicable for Lots 3 and 4.</i></p> <p><u>Stage Two Only</u></p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>43. Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that</p>



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							<p>the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p><i>The Section 94 Contribution is currently \$3,619.00 in the 2017/18 financial year for each applicable lot. The applicable lot is Lot 1.</i></p> <p>INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT</p> <p><i>These conditions are in accordance with Section 91of the Environmental Planning & Assessment Act 1979 by the NSW Rural Fire Service.</i></p> <p>44. The proposed development is to comply with the plan submitted in Council referral dated 17 May 2017, except where modified by conditions of this Bush Fire Safety Authority.</p> <p>Asset Protection Zones</p> <p><i>The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:</i></p> <p>45. At the commencement of building works and in perpetuity the property around the proposed dwelling on proposed Lot 1 shall be managed as follows:</p> <ul style="list-style-type: none"> • Northwest for a distance of 20 metres as an Inner Protection Area. • Northeast for a distance of 29 metres as an Inner Protection Area. • Southeast for a distance of 14 metres as an Inner Protection Area. • Southwest for a distance of 29 metres as an Inner Protection Area. <p>Requirements for an Inner Protection Area are outlined within section 4.1.3 and appendix 5 of 'Planning for Bush Fire Protection 2006' (PBP) and the NSW Rural Fire Service's document 'Standards for asset protection zones'.</p> <p><i>Addition to Condition by Uralla Shire Council.</i></p> <p>A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed on the lot to ensure perpetuity.</p> <p>Water and Utilities</p> <p><i>The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:</i></p>



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							<p>46. a) Fire fighting water supply may be provided by a tank, a swimming pool or a dam that shall be located not less than 5 metres and not more than 20 metres from the approved structure</p> <p>b) A hardened ground surface for fire fighting truck access is to be constructed up to and within 4 metres of the fire fighting water supply.</p> <p>c) New above ground fire fighting water supply storages are to be manufactured using non-combustible material (concrete, metal, etc.). Where existing fire fighting water supply storages are constructed of combustible (polycarbonate, plastic, fibreglass, etc.) materials, they shall be shielded from the impact of radiant heat and direct flame contact.</p> <p>d) Non-combustible materials (concrete, metal, etc.) will only be used to elevate or raise fire fighting water supply tank(s) above the natural ground level.</p> <p>e) A 65mm metal Storz outlet with a gate or ball valve shall be fitted to any fire fighting water supply tank(s) and accessible for a fire fighting truck.</p> <p>f) The gate or ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material.</p> <p>g) All associated fittings to the fire fighting water supply tank(s) shall be non-combustible.</p> <p>h) Any below ground fire fighting water supply tank(s) constructed of combustible (polycarbonate, plastic, fibreglass, etc.) materials shall be shielded from the impact of radiant heat and direct flame contact.</p> <p>i) Any fire fighting water supply tank(s) located below ground shall be clearly delineated to prevent vehicles being driven over the tank.</p> <p>j) All water supplies for fire fighting purposes shall be clearly signposted as a fire fighting water supply.</p> <p>k) Below ground fire fighting water supply tank(s) shall have an access hole measuring a minimum 200mm x 200mm to allow fire fighting trucks to access water direct from the tank.</p> <p>l) A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:</p> <ol style="list-style-type: none"> 1. Markers must be fixed in a suitable location so as to be highly visible; and



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							<p>2. Markers should be positioned adjacent to the most appropriate access for the water supply.</p> <p>Note: <i>The definition of below ground dedicated fire fighting water supply tank(s) is when the outlet valve is located below natural ground level.</i></p> <p>Access</p> <p><i>The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:</i></p> <p>47. Property access roads shall comply with the following requirements of section 4.1.3(2) of 'Planning for Bush Fire Protection 2006'.</p> <ul style="list-style-type: none"> a) At least one alternative property access road is provided for individual dwellings (or groups of dwellings) that are located more than 200 metres from a public through road. b) Bridges clearly indicate load rating and pavements and bridges are capable of carrying a load of 15 tonnes. c) Roads do not traverse a wetland or other land potentially subject to periodic inundation (other than a flood or storm surge). d) A minimum carriageway width of 4 metres. e) Any carriageway constriction along the property access road shall be no less than 3.5 metres in width and for a distance of no greater than 30m. f) Property access roads shall have passing bays every 200 metres and where the view is restricted, for example on corners and crests, which are 20 metres long by 2 metres wide, making a minimum trafficable width of 6 metres at the passing bay. g) A minimum vertical clearance of 4 metres to any overhanging obstruction, including tree branches. h) Internal roads provide a loop road around any dwelling or incorporate a turning circle with a minimum 12 metre outer radius. i) Curves have a minimum inner radius of 6 metres and are minimal in number to allow for rapid access and egress. j) The minimum distance between the inner and outer curves is 6 metres. k) The crossfall is not to exceed 10 degrees.



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							<p>l) Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.</p> <p><i>The intent of measures for fire trails is to provide suitable access for fire management purposes and maintenance of APZs. To achieve this, the following conditions shall apply:</i></p> <p>48. Fire trails shall comply with section 4.1.3(3) of ‘Planning for Bush Fire Protection 2006’.</p> <p>Design and Construction</p> <p><i>The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attach. To achieve this, the following conditions shall apply:</i></p> <p>49. New construction of the proposed dwelling on proposed Lot 1 shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 ‘Construction of buildings in bush fire-prone areas’ and section A3.7 Addendum Appendix 3 of ‘Planning for Bush Fire Protection’.</p> <p>d) Amend Uralla Local Environmental Plan 2012 to:</p> <ul style="list-style-type: none"> Alter the zone boundary on Lot 13 DP 875212 between the E4 and R5 zone to be 50 metres from the edge of the working face of the quarry, and <p>Amend Clause 4.1A by modifying the wording to reflect the current model clause and one that would better suit the subdivision of split zoned land circumstance and be clearer in its intent.</p>
26 September 2017	6.09/17	Development Application 29/2017 - Dwelling - 5A Bridge Street, Uralla	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	Nil	Nil	Nil	That Council delete Condition 29 of DA-29-2017, as Lot 30 DP 1103635 was created in 2005 and the subdivision met all the conditions at this time.
26 September 2017	24.09/17	Development Application 33/2017 – M Hillard & J Van Der Lee – 2 Lot Residential Subdivision – 35 John Street, Uralla	R Bell B Crouch N Ledger M Pearce L Sampson I Strutt T Toomey	Nil	M Dusting	Nil	That Council approve Development Application 33/2017 submitted by M Hillard & J Van Der Lee for a 2 lot residential subdivision on land known as 35 John Street, Uralla, being Lot 7 Section 21A DP 113167 subject to the following conditions: PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000) <i>Nil</i> GENERAL CONDITIONS



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			K Ward				<ol style="list-style-type: none"> 1. The development must take place in accordance with the approved plans (bearing the Council approval stamp) and documents submitted with the application, and subject to the conditions below to ensure the development is consistent with Council's consent. 2. All Engineering works to be designed by an appropriately qualified person and carried out in accordance with Armidale Regional Council Engineering Design Codes in force at the commencement of works unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard. 3. Detailed Engineering Drawings are required for: <ul style="list-style-type: none"> • Stormwater drainage • Water and sewer extensions and connections • Driveway and driveway kerb and gutter crossing • Sediment and erosion Control 4. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer. <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <ol style="list-style-type: none"> 5. The Subdivision will be provided with reticulated electricity and suitable telephone provisioning. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant shall provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council prior to the release of the Subdivision Certificate. 6. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application. 7. A Section 88b instrument is to be prepared detailing the maintenance arrangements and responsibilities for the right of carriageway(s) and easements for services over the access handle. 8. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That



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							<p>is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>9. The existing dwelling on proposed Lot 1 is connected to the water main. Connection to the water main is required for proposed Lot 2. The connection fee is set out in Council's Operational Plan and is reviewed annually. The current fee in the 2017/2018 financial year is \$979.56. The water meter should be located on John Street on the southern side of the driveway within the property boundary.</p> <p>10. A Water Hydrant is to be located outside the property boundary on the 150mm water meter line on the north side of John Street. This hydrant will be installed in accordance with Armidale Engineering Design Codes in force at the commencement of works, to a standard approved by the Director of Infrastructure and Regulation, and will be at the expense of the developer.</p> <p>11. Should a pressure test be required for the hydrant this will be at the expense of the developer.</p> <p>12. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.</p> <p>13. A sewer main extension is required from the existing sewer line north-east of the property at the eastern corner of proposed Lot 1 along the boundary fence with Lot 6 Sec 21A DP 759022. This extension is to be constructed in accordance with Armidale Regional Council Engineering Design Codes in force at the commencement of works, to a standard approved by the Director of Infrastructure and Regulation, and will be at the expense of the developer. Current property sewer infrastructure must be realigned to connect to this sewer main extension.</p> <p>14. At the time of registration of the Plan of Survey at the Land Titles Office, the applicant shall dedicate a 3 metre wide easement over the existing sewer main, and the sewer main extension, in favour of Council, and at no cost to Council.</p> <p>15. Inter-allotment drainage is to be provided to all lots within the subdivision and necessary easements created. This is to be designed and constructed in accordance with Armidale Regional Council Engineering Design Codes in force at the commencement of works, to a standard approved by the Director of Infrastructure and Regulation, and will be at the expense of the developer.</p> <p>16. Kerb, guttering, laybacks and sealing of the shoulder as well as necessary associated drainage works are required to the frontage of John Street. This is to be designed and constructed in accordance with Armidale Regional Council Engineering Design Codes</p>



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							<p>in force at the commencement of works, to a standard approved by the Director of Infrastructure and Regulation, and will be at the expense of the developer.</p> <p>17. The details of the proposed fencing are to be submitted to Council for approval prior to erection. Fence construction material and form selected are to be sympathetic to the location and neighbour impacts are minimised. The maximum height of a side fence or fence between the front of the dwelling and John Street shall be 900mm unless otherwise exempt under the provisions of an environmental planning instrument. Side or rear fences behind the front building line may be built to a maximum height of 1,800mm.</p> <p>18. The access handle to the proposed second lot is to be:</p> <ul style="list-style-type: none"> • A minimum of 6 metres wide. • Concreted or bitumen sealed for the entire length and to a minimum width of 3.65 metres. <p>19. A Section 88b instrument is to be prepared detailing the turning facilities to be provided within the proposed Lot 2.</p> <p>INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT</p> <p><i>These conditions are in accordance with Section 91 of the Environmental Planning & Assessment Act 1979 by the NSW Rural Fire Service.</i></p> <p><i>This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:</i></p> <p>20. The development proposal is to comply with the subdivision layout identified on the drawing titled 'Proposed Subdivision of Lot 7 DP 113167, 35 John Street Uralla' as submitted in Stephen Cotter's 'Bushfire Hazard Assessment Report' dated 16th May, 2016.</p> <p>Asset Protection Zones</p> <p><i>The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:</i></p> <p>21. At the issue of subdivision certificate and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.</p> <p><i>Further this condition has been added to by Uralla Shire Council in that:</i></p>



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							<p>A restriction to the land use pursuant to section 88B of the Conveyancing Act 1919 shall be placed on each lot to ensure perpetuity.</p> <p>Water and Utilities</p> <p><i>The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:</i></p> <p>22. Any alteration to electricity services over bush fire prone land shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.</p> <p>General Advice</p> <p>This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.</p>
24 October 2017	08.10/17	Development Application 47/2017 – 5 Bay Shed – 24 McDonalds Lane, Rocky River	R Bell M Dusting N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	Nil	B Crouch	Nil	<p>That Council approve Development Application 47/2017 submitted by A & D Vanden Hoogen for a 5 bay shed on land known as 24 McDonalds Lane, Rocky River, being Lot 52 DP 755846 subject to the following conditions below and a further condition that the shed be set back 5m from the boundary.</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p><i>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</i></p> <p>1. The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>Erection of signs</p> <p>2. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>b) showing 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</p> <p>c) stating that unauthorised entry to the site is prohibited.</p>



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							<p>3. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>GENERAL CONDITIONS</p> <p>4. The structure in its entirety must be finished in dark green. <i>Reason: to minimise any detrimental effects on the visual amenity of surrounding residents.</i></p> <p>5. The development must take place in accordance with the approved documents submitted with the application and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>6. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.</p> <p>7. The Structure is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** <p><i>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out. Applicants should give at least 24 hours notice to guarantee an inspection.</i></p> <p><i>* All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</i></p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>8. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 10a building: Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.</p>



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							<p>Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.</p> <p>9. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION COMMENCING</p> <p>10. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with the cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.</p> <p>For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.</p> <p>11. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> - divert contaminated run-off away from disturbed areas, - erect silt fencing along the downhill side of the property boundary, - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. <p>Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.</p> <p>12. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenient. The erected hoarding is to be sufficient to</p>



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							<p>prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>13. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.</p> <p>14. Materials must not be burned on site. All waste generated on site must be disposed of at Council’s Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.</p> <p>15. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.</p> <p>16. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.</p> <p>17. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.</p> <p>18. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.</p> <p>If excavations associated with the erection of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, must preserve and protect the building from damage, and if necessary, underpin and support the building in an approved manner.</p> <p>Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.</p>



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							<p>19. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>20. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>21. All glass installation shall comply with the requirements of AS 1288 Glass in buildings, and AS 2047 Windows in buildings, as applicable. The installer shall provide certification that the glazing complies with the requirements of AS 1288 and AS 2047 immediately following installation.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>22. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building's occupants.</p> <p><i>NOTE: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).</i></p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>23. The building must not be used as a dwelling or domicile without prior written approval from Council.</p> <p>24. The development shall be implemented in accordance with:</p> <p>a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p><i>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</i></p> <p>25. Roof water is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <p>a) onto a hardened surface and directed away from the building.</p>



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							<p>b) 3.0 metres clear of any building to a rubble pit.</p> <p>26. Any rainwater tank must be installed so that it is on the downhill side of the building at a minimum distance of 3 metres from any boundary of the property or any structure so as to prevent damage to any structure.</p> <p>A 20,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the site. The gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction.</p>
28 November 2017	12.11/17	Development Application 47/2017 – 5 Bay Shed – 24 McDonalds Lane, Rocky River	R Bell M Dusting M Pearce L Sampson I Strutt K Ward	N Ledger T Toomey	B Crouch	Nil	<p>That Council, remove the determination condition requiring a minimum five metre boundary setback for Development Application 47/2017 imposed by Council at the 24 October 2017 ordinary meeting and approve the original application subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000) <i>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</i></p> <ol style="list-style-type: none"> The work must be carried out in accordance with the requirements of the <i>National Construction Code</i>. <p>Erection of signs</p> <ol style="list-style-type: none"> A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: <ol style="list-style-type: none"> showing the name, address and telephone number of the principal certifying authority for the work, and showing 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 stating that unauthorised entry to the site is prohibited. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. <p>GENERAL CONDITIONS</p> <ol style="list-style-type: none"> The structure in its entirety must be finished in dark green. <p><i>Reason: to minimise any detrimental effects on the visual amenity of surrounding residents.</i></p>



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							<p>5. The development must take place in accordance with the approved documents submitted with the application and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>6. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.</p> <p>7. The Structure is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** <p><i>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out. Applicants should give at least 24 hours notice to guarantee an inspection.</i></p> <p><i>* All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</i></p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>8. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 10a building:</p> <p>Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.</p> <p>Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.</p> <p>9. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p>



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							<p>10. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with the cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.</p> <p>For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.</p> <p>11. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> - divert contaminated run-off away from disturbed areas, - erect silt fencing along the downhill side of the property boundary, - prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and - stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. <p>Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.</p> <p>12. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenient. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>13. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.</p>



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							<p>14. Materials must not be burned on site. All waste generated on site must be disposed of at Council’s Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.</p> <p>15. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.</p> <p>16. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.</p> <p>17. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.</p> <p>18. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.</p> <p>If excavations associated with the erection of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, must preserve and protect the building from damage, and if necessary, underpin and support the building in an approved manner.</p> <p>Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>19. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>20. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers’ instructions and any applicable Australian Standards.</p>



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							<p>21. All glass installation shall comply with the requirements of AS 1288 Glass in buildings, and AS 2047 Windows in buildings, as applicable. The installer shall provide certification that the glazing complies with the requirements of AS 1288 and AS 2047 immediately following installation.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>22. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building's occupant.</p> <p><i>NOTE: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).</i></p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>23. The building must not be used as a dwelling or domicile without prior written approval from Council.</p> <p>24. The development shall be implemented in accordance with:</p> <ul style="list-style-type: none"> a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application, b) the details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent. <p><i>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</i></p> <p>25. Roof water is to be disposed in a manner the does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <ul style="list-style-type: none"> a) onto a hardened surface and directed away from the building. b) 3.0 metres clear of any building to a rubble pit. <p>26. Any rainwater tank must be installed so that it is on the downhill side of the building at a minimum distance of 3 metres from any boundary of the property or any structure so as to prevent damage to any structure.</p> <p>27. A 20,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the site. The gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction.</p>



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							<p>COUNCIL ADVICE ONLY</p> <p>28. Covenant/s: The applicant/owner has the responsibility of being aware of any covenant which may affect the proposal.</p> <p>29. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.</p> <p>30. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p> <p>31. Compliance with the National Construction Code: All building work must be carried out in the following manner to ensure compliance with the National Construction Code (Volume 2: Housing Provisions):</p> <p>32. Drainage of surface water surrounding the building: Finished ground or paving level must be at least 150mm below the level of any floor. Such finished ground level is measured not more than one (1) metre from external walls with the ground surface graded to allow effective drainage of surface water away from the building (in accordance with AS 2870 – 1996).</p> <p>Rainwater Tanks: Council requires rainwater tanks to be installed in accordance with the State Environmental Planning Policy No 4. Direct connection between the rainwater tank and reticulated potable water supply will not be permitted; however, the reticulated potable supply may be used to top up the tank via a physical air gap. Maintenance of the</p>



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							tank or tanks should be in accordance with the guidelines from the New South Wales Department of Health for the use and maintenance of rainwater tanks.
28 November 2017	14.11/17	Development Application 52/2017 – 5 Bay Shed – 166 Kingstown Road, Uralla	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt K Ward	Nil	T Toomey	Nil	<p>That Council approve Development Application 52/2017 submitted by R and J Blair for a 5 bay shed on land known as 166 Kingstown Road, Uralla, being Lot 2 DP 844418 subject to the following conditions of consent:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000) <i>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</i></p> <ol style="list-style-type: none"> 1. The work must be carried out in accordance with the requirements of the <i>National Construction Code</i>. 2. In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences. <p><i>Erection of signs</i></p> <ol style="list-style-type: none"> 3. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: <ol style="list-style-type: none"> a) showing the name, address and telephone number of the principal certifying authority for the work, and b) showing 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 c) stating that unauthorised entry to the site is prohibited. 4. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. <p>GENERAL CONDITIONS</p> <ol style="list-style-type: none"> 5. The development shall be implemented in accordance with: <ol style="list-style-type: none"> a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application, b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.



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							<p><i>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</i></p> <p>6. The owner of the property is to ensure that any structure is installed:</p> <ul style="list-style-type: none"> a) to meet the setback requirements of the approved plans, b) to be located within the confines of the lot, and; c) so that it does not interfere with any easements or covenants upon the land. <p><i>Reason: To avoid any structures being erected in a location where it would be inappropriate.</i></p> <p>7. The Structure is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** <p><i>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out. Applicants should give at least 24 hours notice to guarantee an inspection.</i></p> <p><i>* All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</i></p> <p><i>Reason: To ensure compliance with appropriate standards.</i></p> <p>8. A Construction Certificate must be obtained from a Certifying Authority before work commences.</p> <p><i>Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</i></p> <p>9. Occupancy of the building is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued. All required trade certifications are to be available to the PCA before the final inspection will be carried out.</p> <p><i>Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development</i></p>



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							<p><i>Consent have been complied with so as to ensure the health and safety of occupants of the building.</i></p> <p>10. Roof water is to be disposed in a manner the does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <p>a) onto a hardened surface and directed away from the building.</p> <p>b) 3.0 metres clear of any building to a rubble pit.</p> <p><i>Reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</i></p> <p>11. Any rainwater tank must be installed so that the overflow is on the downhill side of the dwelling/building at a minimum distance of 3 metres from any boundary of the property or any structure so as to prevent damage to any structure.</p> <p><i>Reason: To prevent structural damage to buildings and protect public health.</i></p> <p>12. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers’ instructions and any applicable Australian Standards.</p> <p><i>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</i></p> <p>13. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p><i>Reason: To prevent pollution from detrimentally affecting the public or environment.</i></p> <p>14. The building must not be used as a dwelling or domicile without Council’s consent.</p> <p><i>Reason: To ensure the development is utilised as proposed in the application.</i></p> <p>15. The building/shed must not be used for commercial or industrial purposes of storage of goods associated with industrial or commercial undertakings.</p> <p><i>Reason: To ensure the development is utilised as proposed in the application.</i></p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>16. Any Construction Certificate that may be issued in association with this development consent must ensure that any certified plans and designs are generally consistent (in terms of site layout, site levels, building location, size, external configuration and appearance) with the approved Development Application plans.</p>



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							<p><i>Reason: To ensure the design of the proposed work may be assessed in detail before construction commences and because it is in the public interest that the development complies with the appropriate construction standards.</i></p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>17. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p><i>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</i></p> <p>18. The owner of the property is to ensure that any building is constructed:</p> <ul style="list-style-type: none"> a) to meet the setback requirements of the approved plans, b) to be located within the confines of the lot, and; c) so that it does not interfere with any easements or covenants upon the land. <p><i>Reason: To avoid any buildings being erected in a location where it would be inappropriate.</i></p> <p>19. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p><i>Reason: To ensure that public amenity is not unduly affected by noise.</i></p> <p>20. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p><i>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</i></p> <p>21. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA.</p> <p><i>Reason: To ensure compliance with approved plans can be readily confirmed.</i></p>



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							<p>22. Any alterations or additions marked by Council on the approved plans and/or the specifications must be carried into effect.</p> <p><i>Reason: It is in the public interest that work is carried out in accordance with the approved plans.</i></p> <p>ADVISORY NOTES – GENERAL</p> <p>23. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>24. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>25. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p> <p>26. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>27. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p>



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28 November 2017	27.11/17	Development Application 50/2017 – 2 lot subdivision – 1301 Bundarra Road, Invergowrie	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt K Ward	Nil	T Toomey	Nil	<p>Council approve Development Application 50/2017 submitted by R and S Andersen for a 2 lot subdivision on land known as 1301 Bundarra Road, Invergowrie, being Lot 4 DP 249071, subject to the following conditions of consent:</p> <p>GENERAL CONDITIONS</p> <p>1. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>2. That two lots are created by the subdivision of the existing Lot 4 DP 249071, one of about 5.8 hectares and the other about 12.4 hectares.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>3. Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p>The Section 94 Contribution is currently \$3,619.00 in the 2017/18 financial year for each applicable lot. This is applicable for Lots 1 and 2.</p> <p>Reason: To ensure compliance with Uralla Shire Council Section 94 contributions plans and the provision of adequate infrastructure.</p> <p>4. A surveyor’s plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.</p> <p>Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council.</p> <p>5. Accesses to Bundarra Road for each lot are to be:</p> <ul style="list-style-type: none"> • Bitumen sealed to the property boundary,



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							<ul style="list-style-type: none"> Formed with a pipe culvert, Designed in accordance with Roads and Maritime Services requirements with adequate sight distances. Constructed to a standard approved by Council’s Director of Infrastructure and Regulation or nominee. <p>Reason: To ensure safe and suitable access to each lot in the proposed subdivision.</p> <p>BUSHFIRE CONDITIONS</p> <p>6. The development proposal is to comply with the subdivision layout identified on the drawing titled 'Proposed Subdivision of Lot 4 DP249071 being 1301 Bundarra Rd, Invergowrie NSW 2350' prepared by Croft Surveying & Mapping, referenced 17996-A, sheet 1 of 2 and dated 4th August, 2017.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council and to comply with Rural Fire Service conditions of consent.</p> <p>7. At the issue of subdivision certificate and in perpetuity, the land surrounding the existing dwelling(s) on proposed Lot 1, to a distance of 15 metres, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.</p> <p>Reason: To ensure compliance with NSW Rural Fire Service guide “Planning for Bushfire Protection 2006”.</p> <p>8. Prior to the issue of subdivision certificate the land surrounding the existing dwelling on proposed Lot 1, to a distance of 15 metres, shall be maintained as an inner protection area (IPA).</p> <p>Reason: To ensure compliance with NSW Rural Fire Service guide “Planning for Bushfire Protection 2006”.</p> <p>9. Any new dwelling to on the proposed lots shall comply with Australian Standard AS3959-2009 ‘Construction of buildings in bush fire-prone areas’ and section A3.7 Addendum Appendix 3 of ‘Planning for Bush Fire Protection’.</p> <p>Reason: To ensure compliance with NSW Rural Fire Service guide “Planning for Bushfire Protection 2006” and 79BA Bushfire Hazard Assessment Report.</p> <p>10. The Inner Protection Area (IPA) shall be maintained in such a manner that;</p> <ul style="list-style-type: none"> Minimal fire fuel that could be set alight by bushfire (e.g. long grass, tree branches etc.) is present at ground level, Vegetation does not provide a path for the transfer of fire to the development,



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							<ul style="list-style-type: none"> Trees are a minimum of 5 metres away from any building, measured from the edge of the foliage to the roof line or any open balconies, Bark chips and the like are not present within 5 metres of any building, Any trees present have a minimum canopy separation of 2 metres, and Any trees present are not species that retain dead material or deposit excessive amounts of ground fuel in a short time. <p>Reason: To ensure compliance with NSW Rural Fire Service guide “Planning for Bushfire Protection 2006” and 79BA Bushfire Hazard Assessment Report</p> <p>11. Trees are to be a minimum of 5 metres away from any building, measured from the edge of the foliage to the roof line or any open balconies.</p> <p>Reason: To ensure compliance with NSW Rural Fire Service guide “Planning for Bushfire Protection 2006” and 79BA Bushfire Hazard Assessment Report</p> <p>12. Any alteration to electricity supply shall comply with section 4.1.3 of ‘Planning for Bush Fire Protection 2006’.</p> <p>Reason: To ensure compliance with NSW Rural Fire Service guide “Planning for Bushfire Protection 2006” and to comply with Rural Fire Service conditions of consent.</p> <p>13. Bark chips and the like are not to be present within 2 metres of any building.</p> <p>Reason: To ensure compliance with NSW Rural Fire Service guide “Planning for Bushfire Protection 2006” and 79BA Bushfire Hazard Assessment Report.</p> <p>ADVISORY NOTES - GENERAL</p> <p>14. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>15. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>16. This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the 'Building Code of Australia' must be subject to separate application under section 79BA of the EP & A Act and address the requirements of 'Planning for Bush Fire Protection 2006'.</p> <p>17. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or</p>

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							<p>design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p> <p>18. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>19. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.</p>
27 February 2018	14.02/18	Development Application 2/2018 – 5 Bay Shed – 156 Bridge Street, Uralla	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	Nil	Nil	Nil	<p>That Council approve Development Application 2/2018 submitted by Ponz Pty Ltd for a 5 bay shed on land known as 156 Bridge Street, Uralla, being Lot A DP 407571 subject to the following conditions of consent:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <ol style="list-style-type: none"> The work must be carried out in accordance with the requirements of the National Construction Code. 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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the National Construction Code. <p>Erection of signs</p>



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							<p>4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing 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</p> <p>(c) stating that unauthorised entry to the site is prohibited.</p> <p>5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>Notification of Home Building Act 1989 requirements</p> <p>6. 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:</p> <p>(a) in the case of work for which a principal contractor is required to be appointed:</p> <p>(i) the name and licence number of the principal contractor, and</p> <p>(ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p> <p>(b) in the case of work to be done by an owner-builder:</p> <p>(i) the name of the owner-builder, and</p> <p>(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit.</p> <p>7. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p> <p>GENERAL CONDITIONS</p> <p>8. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p>



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							<p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>9. The owner of the property is to ensure that any structure is installed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any structures being erected in a location where it would be inappropriate.</p> <p>10. The structure is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before covering drainage (under hydrostatic test) • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering waterproofing in any wet area** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** • in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the Swimming Pools Act 1992) has been erected and before the pool is filled with water, <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.</p> <p>Applicants should give at least 24 hours notice to guarantee an inspection.</p> <p>*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</p> <p>Reason: To ensure compliance with appropriate standards.</p> <p>11. A Construction Certificate must be obtained from a Certifying Authority before work commences.</p> <p>Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p>



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							<p>12. Occupancy of the building is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development Consent have been complied with so as to ensure the health and safety of occupants of the building.</p> <p>13. Roof water is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <p>(a) By piping to the street gutter.</p> <p>(b) By piping to a rainwater tank and then via the overflow to the street gutter.</p> <p>Reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p> <p>14. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>15. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>16. Any rainwater tank must be installed so that it is:</p> <p>(a) Not interconnected in any way with Council's water supply without a backflow prevention device.</p> <p>(b) If it is connected with Council's water supply, then it must have a backflow prevention device that is compliant with AS 3500 National Plumbing and Drainage Code - Compendium</p> <p>(c) The overflow is to be connected to the stormwater system.</p> <p>Reason: To prevent structural damage to buildings and protect public health.</p> <p>17. The shed is not to be used as a domicile or commercial / industrial premises without prior written approval from Council.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>18. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which</p>



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							<p>Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate.</p> <p>Reason: To ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>19. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>20. The owner of the property is to ensure that any building is constructed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any buildings being erected in a location where it would be inappropriate.</p> <p>21. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>Reason: To ensure that public amenity is not unduly affected by noise.</p> <p>22. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>23. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA.</p> <p>Reason: To ensure compliance with approved plans.</p> <p>24. Where the proposed building works necessitate the cutting-in of new stormwater outlets into the existing street kerb, the applicant and plumbing/drainage contractor shall ensure that the following procedures are adopted.</p>

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							<p>(a) A kerb adaptor suitable for the particular kerb profile and capable of withstanding vehicular loadings is to be utilised,</p> <p>(b) Create the opening in the kerb by use of either a saw cut or bored hole only – breaking out the kerb by impact methods is not permitted,</p> <p>(c) The kerb adaptor is to be kept flush with the top and outside face of the kerb, and</p> <p>(d) The fixing of the kerb adaptor and filling in of side gaps is to be undertaken by the use of an epoxy resin – mortar or concrete is not to be used.</p> <p>Reason: Requirement of Council as the Road Authority.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE</p> <p>1. Any damage caused to kerb, guttering crossovers and/or footpaths during building operations shall be rectified by the developer to the satisfaction of Uralla Shire Council's Director Infrastructure & Regulation.</p> <p>Reason: To ensure that public infrastructure is maintained.</p> <p>2. The developer is to meet the cost of and be responsible for the construction of vehicular entrances and exits in accordance with Council's requirements.</p> <p>Reason: To provide appropriate access to the site.</p>
27 March 2018	16.03/18	Planning Proposal, Rezoning of Land at The Gap Road, Uralla (Lots 29, 61, 119-120, 122-123, 255, 401-409, 415-416, 491 in DP 755846, Lot 1-2 in DP 167083 and Lot B in DP 400556) from RU1 Primary Production to RU4 Small Primary Production Lots	B Crouch N Ledger L Sampson K Ward	M Dusing M Pearce I Strutt	T Toomey	R Bell	That Council resolve to endorse Planning Proposal - Rezoning of Land at The Gap Road, Uralla (Lots 29, 61, 119-120, 122-123, 255, 401-409, 415-416, 491 in DP 755846, Lot 1-2 in DP 167083 and Lot B in DP 400556) from RU1 Primary Production to RU4 Small Primary Production Lots, and to submit the document to the Department of Planning and Environment for a Gateway Determination.
27 March 2018	39.03/18	Development Application 7/2018 – Primitive Camping Ground – 33 Plane Avenue, Uralla	B Crouch M Dusing M Pearce L Sampson I Strutt T Toomey	N Ledger	K Ward	R Bell	That: 1. Council approve Development Application 7/2018 submitted by Rowan Chandler for a Primitive Camping Ground on land known as 33 Plane Avenue, Uralla, being Lots 68 and 72 DP 3378 subject to the following conditions of consent: 2. That; any initial approval to operate a primitive camping ground under Section 68 of the Local Government Act will not exceed 12 months after the date of development consent.



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							<p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <ol style="list-style-type: none"> 1. The work must be carried out in accordance with the requirements of the National Construction Code. 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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences. 3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the National Construction Code. <p>Erection of signs</p> <ol style="list-style-type: none"> 4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: <ol style="list-style-type: none"> (d) showing the name, address and telephone number of the principal certifying authority for the work, and (e) showing 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 (f) stating that unauthorised entry to the site is prohibited. 5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. <p>GENERAL CONDITIONS</p> <ol style="list-style-type: none"> 6. The development shall be implemented in accordance with: <ol style="list-style-type: none"> (c) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application, (d) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent. <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> 7. The owner of the property is to ensure that any structure is installed:



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							<p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any structures being erected in a location where it would be inappropriate.</p> <p>8. A sign is to be erected and maintained at the entrance to the site which states: Uralla Golf Club Primitive Camping Ground</p> <p>Conditions of use:</p> <ul style="list-style-type: none"> • Use designated camp sites only. • Only one caravan, bus or motor home is permitted per site. • Maximum of 12 persons in tents per designated camp site. • Tents must be kept a minimum of 3 metres apart. • Unoccupied caravans, campervans and tents are not permitted to remain on site for more than 24 hours. • Maximum length of stay is seven nights. <p>Reason: To ensure compliance with the principles of clause 132 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p> <p>9. A maximum of ten (10) camp sites are to be established on the primitive camping ground area as per the supplied plan. Each site is to be marked out by logs or similar barriers.</p> <p>Reason: To ensure compliance with the principle of sub-section 132(2)(b) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p> <p>10. Use of the five (5) campsites to the north of the clubhouse is only to occur during the annual Uralla Golf Club's Veteran's Week, and this use is limited to a maximum period of seven consecutive days. For the remainder of the year, only the five (5) campsites to the south of the clubhouse may be used.</p> <p>Reason: To protect the general amenity of surrounding dwellings.</p> <p>11. Approval to operate a primitive camping ground under Section 68 of the Local Government Act expires five (5) years after the date of development consent.</p>



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							<p>Reason: Section 103 of the Local Government Act 1993 provides that approvals issued under Section 68 lapse after 5 years. Application can be made to extend or renew the approval within a 3 month period prior to the approval lapsing (see S.107).</p> <p>12. 1) The maximum number of designated camp sites is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground),</p> <p>2) Camping is not permitted within the primitive camping ground other than on designated camp sites,</p> <p>3) A caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent,</p> <p>4) A tent must not be allowed to be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent,</p> <p>5) The camping ground must be provided with a water supply, toilet and refuse disposal facilities,</p> <p>6) Unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,</p> <p>7) If a fee is charged for camping, a register must be kept that specifies the size of the group (if any) with whom the person listed in the register camped.</p> <p>Reason: To ensure provision of an appropriate level of amenity for users and compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p> <p>13. An all-weather 2WD access hardstand parking surface must be provided for each site, and all vehicles must be able to enter and exit the site in a forward direction.</p> <p>Reason: To ensure the applicant provides sufficient parking arrangements for vehicles.</p> <p>14. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the works is completed in accordance with the approval and are in a safe and healthy condition for use by occupants.</p> <p>15. Parking facilities, including one (1) disabled car parks, are to comply with Part D3.5 of Building Code of Australia and the requirements of Australian Standard 2890.1 – Parking Facilities – Off-street Car Parking and Australian Standard 2890.6 – Off Street Parking for People with Disabilities.</p>



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							<p>Reason: To enable use of the car space by people with disabilities and to ensure compliance with the requirements of the Building Code of Australia.</p> <p>16. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>17. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.</p> <p>Reason: To prevent the intrusion of light onto adjoining premises.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>A Section 68 approval to operate a camping ground must be obtained from Council.</p> <p>Reason: To ensure compliance with the Local Government Act 1993</p> <p>ADVISORY NOTES - GENERAL</p> <p>18. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>19. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>20. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p> <p>21. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p>



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							22. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.
22 May 2018	19.05/18	Development Application 14/2018 – C Hull – 2 Lot Residential Subdivision – 51 John Street, Uralla	M Pearce L Sampson I Strutt T Toomey K Ward	N Ledger	B Crouch M Dusting	R Bell	That Council refuse Development Application 14/2018 submitted by C Hull for a 2 lot residential subdivision on land known as 51 John Street, Uralla, being Lot 12 DP 1198902 due to not satisfying clause 4.6 of the Uralla LEP 2012 and Council considers that the variation in the development standard for minimum lot size is not in the public interest.
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24 July 2018	15.07/18	Development Application 35/2017 – Dwelling – 36 Uralla Street, Uralla	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	Nil	Nil	Nil	That Report 5 lay on the table awaiting further information from the applicant.
24 July 2018	18.07/18	Development Application 34/2018 – Wind turbine – 24 McDonalds Lane, Rocky River	R Bell M Dusting N Ledger M Pearce L Sampson T Toomey K Ward	Nil	B Crouch I Strutt	Nil	That; Council refuse the Development Application 34/2017 for a wind turbine at 24 McDonalds Lane Rocky River, being Lot 52 DP 755846, due to the negative impact on the amenity of neighbours.
28 August 2018	12.08/18	Modification of Development Application 47/2017 – 5 Bay Shed – 24	R Bell M Dusting N Ledger M Pearce L Sampson	Nil	B Crouch I Strutt	K Ward	That; Council approve the modification to Development Application 47/2017 for a shed at 24 McDonalds Lane, Rocky River, being Lot 52 DP 755846, subject to the following conditions: PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)



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		McDonalds Lane, Rocky River	T Toomey				<p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <p>1. The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>Erection of signs</p> <p>2. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>b) showing 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</p> <p>c) stating that unauthorised entry to the site is prohibited.</p> <p>3. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>GENERAL CONDITIONS</p> <p>4. The structure in its entirety must be finished in dark green.</p> <p>Reason: to minimise any detrimental effects on the visual amenity of surrounding residents.</p> <p>5. The development must take place in accordance with the approved documents submitted with the application and subject to the conditions below to ensure the development is consistent with Council's consent.</p> <p>6. A Construction Certificate must be obtained from a Certifying Authority before work commences, in accordance with Cl.146 of the EP&A Regulations 2000.</p> <p>7. The Structure is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a development where a critical stage or other nominated inspection has not been carried out.</p> <p>Applicants should give at least 24 hours' notice to guarantee an inspection.</p>



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							<p>* All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>8. The plans and specification accompanying the Construction Certificate are to demonstrate compliance with the requirements of the deemed-to-satisfy provisions of the National Construction Code for a Class 10a building:</p> <p>Amended plans are to be submitted to the Principal Certifying Authority for authentication of NCC compliance and issue of a Construction Certificate.</p> <p>Should the external configuration of the building be modified as a result of achieving NCC compliance, the plans accompanying this development consent must also be modified.</p> <p>9. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The Application must be approved prior to the issue of a Construction Certificate, to ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>10. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement, in accordance with the cl 103 and 104 of the Environmental Planning and Assessment Regulation 2000. Such notice is given using the form enclosed with this consent.</p> <p>For development involving both building and subdivision work authorised by the same development consent, a separate appointment of a Principal Certifying Authority for each type of work is required, in accordance with Section 109E of the Environmental Planning & Assessment Act 1979.</p> <p>11. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> divert contaminated run-off away from disturbed areas, <input type="checkbox"/> erect silt fencing along the downhill side of the property boundary, <input type="checkbox"/> prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and <input type="checkbox"/> stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate.



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							<p>Failure to take effective action may render the developer liable to prosecution under the NSW Protection of the Environment Operations Act.</p> <p>12. A hoarding or fence must be erected between the work site and any public place if the work is likely to cause traffic (pedestrian or vehicular) in a public place to be obstructed or otherwise inconvenient. The erected hoarding is to be sufficient to prevent any substance from or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. The hoarding, fence or awning is to be removed once the work has been completed.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>13. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.</p> <p>14. Materials must not be burned on site. All waste generated on site must be disposed of at Council’s Waste Disposal Depot or Waste Transfer Station, to protect the amenity of the area and avoid the potential of air pollution.</p> <p>15. Effective dust control measures are to be maintained during construction to maintain public safety/amenity. Construction activities are to be undertaken so as not to inconvenience the adjoining land owners and are to be restricted solely to the subject site.</p> <p>16. No material or equipment associated with the development is to be placed on public land without the written consent of the Council, and any activity located in close proximity to public areas is to be fenced to prevent damage to persons or property.</p> <p>17. Retaining walls associated with the erection of the building or other approved methods for preventing the movement of the soil must be provided where soil conditions are inadequate, ensuring adequate provision is made for drainage.</p> <p>18. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.</p> <p>If excavations associated with the erection of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, must preserve and protect the building from damage, and if necessary, underpin and support the building in an approved manner.</p> <p>Notice of intention to do so must be given to the owner of the adjoining land at least seven days before the commencement of excavation work. The owner of the adjoining allotment</p>



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							<p>of land is not liable for any part of the cost of work, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>19. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:</p> <table border="0"> <tr> <td>Monday to Saturday</td> <td>7.00 AM to 5.00 PM</td> </tr> <tr> <td>Sunday & public Holidays</td> <td>No construction activities are to take place.</td> </tr> </table> <p>20. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>21. All glass installation shall comply with the requirements of AS 1288 Glass in buildings, and AS 2047 Windows in buildings, as applicable. The installer shall provide certification that the glazing complies with the requirements of AS 1288 and AS 2047 immediately following installation.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p> <p>22. An Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning and Assessment Act and to ensure the health and safety of the building's occupants.</p> <p>NOTE: Failure to obtain an Occupation Certificate is an offence under the legislation. Penalty advice for buildings (penalties do not apply to uses detailed in sections 109M and 109N; i.e. Crown projects, Class 1a and 10 buildings or as detailed for places of public entertainment).</p> <p>CONDITIONS RELATING TO ONGOING OPERATIONS</p> <p>23. The building must not be used as a dwelling or domicile without prior written approval from Council.</p> <p>24. The development shall be implemented in accordance with:</p> <ul style="list-style-type: none"> (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application, (b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent. <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>25. Roof water is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p>	Monday to Saturday	7.00 AM to 5.00 PM	Sunday & public Holidays	No construction activities are to take place.
Monday to Saturday	7.00 AM to 5.00 PM										
Sunday & public Holidays	No construction activities are to take place.										



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							<p>(a) Onto a hardened surface and directed away from the building.</p> <p>(b) 3.0 metres clear of any building to a rubble pit.</p> <p>26. Any rainwater tank must be installed so that it is on the downhill side of the building at a minimum distance of 3 metres from any boundary of the property or any structure so as to prevent damage to any structure.</p> <p>27. A 20,000L water supply with 65mm metal Storz outlet with a gate or ball valve is provided for fire fighting purposes on the site. The gate or ball valve, pipes and tank penetrations are to be designed to allow for a full 50mm inner diameter water flow through the Storz fitting and must be of a metal construction.</p> <p>COUNCIL ADVICE ONLY</p> <p>28. Covenant/s: The applicant/owner has the responsibility of being aware of any covenant which may affect the proposal.</p> <p>29. Dial Before You Dig: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.</p> <p>30. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p> <p>31. Compliance with the National Construction Code:</p> <p>All building work must be carried out in the following manner to ensure compliance with the National Construction Code (Volume 2: Housing Provisions):-</p> <p>32. Drainage of surface water surrounding the building: Finished ground or paving level must be at least 150mm below the level of any floor. Such finished ground level is measured not</p>

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							<p>more than one (1) metre from external walls with the ground surface graded to allow effective drainage of surface water away from the building (in accordance with AS 2870 – 1996).</p> <p>33. Rainwater Tanks: Council requires rainwater tanks to be installed in accordance with the State Environmental Planning Policy No 4. Direct connection between the rainwater tank and reticulated potable water supply will not be permitted; however, the reticulated potable supply may be used to top up the tank via a physical air gap. Maintenance of the tank or tanks should be in accordance with the guidelines from the New South Wales Department of Health for the use and maintenance of rainwater tanks.</p>
25 September 2018	08.09/18	Clarification of imposition of positive covenant – Development Application 27-2018	R Bell B Crouch M Dusting N Ledger L Sampson T Toomey	M Pearce I Strutt K Ward	Nil	Nil	<p>That;</p> <p>Council remove the following condition from the determination for DA 27 2018:</p> <p>3. The creation by the developer under Section 88B of the Conveyancing Act, a covenant stating that the land around the dwelling on Lot 158 DP 249074 for a distance of 20 metres shall be managed as an inner protection area (IPA) as outlined within the section 4.1.3 and Appendix 5 of Planning for Bushfire Protection 2006 and the NSW Rural Fire Services Document “Standards for asset protection zones.</p> <p>Reason: to ensure compliance with the NSW Rural Fire Service guide “Planning for Bushfire Protection 2006 and 79BA Bushfire Hazard Assessment Report.</p> <p>And insert the following condition in the determination for DA 27 2018:</p> <p>3. An Asset Protection Zone surrounding the dwelling on Lot 158 DP 249074 for a distance of 20 metres or the boundary of the property, whichever is less, shall be managed as an inner protection area (IPA) as outlined within the section 4.1.3 and Appendix 5 of Planning for Bushfire Protection 2006 and the NSW Rural Fire Services Document “Standards for Asset Protection Zones.”</p> <p>Reason: to ensure compliance with the NSW Rural Fire Service guide “Planning for Bushfire Protection 2006 and 79BA Bushfire Hazard Assessment Report”;</p> <p>Subject to the Rural Fire Service concurrence.</p>
25 September 2018	22.09/18	Planning Proposal, Amendment to the Uralla Local Environment Plan 2012 (ULEP 2012) by the inclusion of site specific enabling clause under Schedule 1	R Bell B Crouch N Ledger M Pearce L Sampson I Strutt T Toomey K Ward	Nil	M Dusting	Nil	<p>That;</p> <p>Council endorse Planning Proposal – Amendment to Schedule 1 of the Uralla LEP 2012, prepared by Bath Stewart Associates Pty Ltd for Kanha Pty Ltd and submit the document to the Department of Planning and Environment for a Gateway Determination.</p>



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		'Additional permitted uses' of the ULEP 2012					
27 November 2018	19.11/18	Development Application 38/2018 - T and J Schofield - 14 Lot Residential Subdivision - 17 Leece Road, Uralla	R Bell M Dusting N Ledger M Pearce L Sampson I Strutt T Toomey	Nil	B Crouch	Nil	<p>That;</p> <p>Council approve Development Application 38/2018 submitted by Trevor and Jennifer Schofield for a 14 lot residential subdivision on land known as 17 Leece Road, Uralla, being Lot 21 DP 1113205 subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <p>Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:</p> <p>(a) development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) construction certificate, in every other case.</p> <p>1. The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences.</p> <p>Erection of signs</p> <p>Please Note: This does not apply in relation to:</p> <p>(a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State's building laws.</p> <p>(c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.</p> <p>3. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p>



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							<p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing 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</p> <p>(c) stating that unauthorised entry to the site is prohibited.</p> <p>4. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>Notification of Home Building Act 1989 requirements</p> <p>Please Note: This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>5. 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:</p> <p>(a) in the case of work for which a principal contractor is required to be appointed:</p> <p style="padding-left: 40px;">(i) the name and licence number of the principal contractor, and</p> <p style="padding-left: 40px;">(ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p> <p>(b) in the case of work to be done by an owner-builder:</p> <p style="padding-left: 40px;">(i) the name of the owner-builder, and</p> <p style="padding-left: 40px;">(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit.</p> <p>6. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p> <p>Shoring and adequacy of adjoining property</p> <p>Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p>



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							<p>7. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person’s own expense:</p> <p>(a) protect and support the adjoining premises from possible damage from the excavation, and</p> <p>(b) where necessary, underpin the adjoining premises to prevent any such damage.</p> <p>GENERAL CONDITIONS</p> <p>8. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>9. The owner of the property is to ensure that any structure is installed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any structures being erected in a location where it would be inappropriate.</p> <p>10. This approval is for two stages being:</p> <ul style="list-style-type: none"> • Stage One being Lots 1 to 6 • Stage Two being Lots 7 to 14 <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>11. A Construction Certificate must be obtained from a Certifying Authority before work commences.</p> <p>Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>12. All engineering works to be designed by an appropriately qualified person and carried out in accordance with Armidale Regional Council Engineering Design Codes in force at the</p>



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							<p>time, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>13. Council is to be given written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with clause 103 and 104 of the Environmental Planning and Assessment Regulation 2000.</p> <p>14. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> • divert contaminated run-off away from disturbed areas, • erect silt fencing along the downhill side of the property boundary, • prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and • stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>15. No storage of building materials, soil or equipment is to occur on Council's property or roads without the written consent of Council's Director of Infrastructure and Regulation. No unfenced, potentially dangerous activity or material is to be located in close proximity to the street boundary or pedestrian walkway adjoining the site. No unsupervised transit of plant, equipment or vehicles across public areas or other obstruction of those areas is permitted.</p> <p>Reason: To ensure that construction impacts from the development are generally contained within the site.</p> <p>16. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>17. Under-road conduits are to be provided to cater for electricity, telecommunications, gas supply or other underground utility services. Utility crossings of public roads are to be under-road bored and Council's Director of Infrastructure & Regulation advised of the</p>



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							<p>intention to commence work at least 48 hours in advance. The developer and its agents are responsible for ascertaining the location of existing underground services before commencing work. Any damage to existing services or to the road construction is to be made good at the expense of the developer.</p> <p>Reason: To ensure that costs associated with establishing the subdivision are borne by the developer.</p> <p>18. Effective dust control measures are to be maintained during construction to maintain public safety/amenity and construction activities are to be restricted solely to the subject site. No vehicular access from Depot Road is permitted during construction.</p> <p>Reason: To preserve public amenity and minimise impacts on surrounding properties during construction.</p> <p>19. Any fill which is placed on the site shall be free of any contaminants and placed in accordance with the requirements of AS 3798-1990 Guidelines on Earthworks for Commercial and Residential Developments. The developer’s structural engineering consultant shall:</p> <ul style="list-style-type: none"> • identify the source of the fill and certify that it is free from contamination; and • classify the area within any building envelope on any such filled lot in accordance with the requirements of "Residential Slabs and Footings" AS 2870.1. <p>Reason: To ensure any fill used in construction is of an appropriate standard.</p> <p>20. The driveway in the access handle is to be gravel and bitumen sealed or concreted for a width of 3 metres. This is to be constructed to a standard approved by the Director of Infrastructure and Regulation and is to be at the expense of the developer.</p> <p>Reason: To ensure an appropriate level of access.</p> <p>21. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.</p> <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>22. The internal water mains within the estate are to form a looped system with no dead ends. The design must comply with firefighting minimum pressures and standards which are to be supplied in addition to peak instantaneous demands for a typical residential water demand.</p> <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>23. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which</p>



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							<p>Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate.</p> <p>Reason: To ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE</p> <p>24. The subdivision will be provided with reticulated electricity and suitable telephone provisioning. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant shall provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council prior to the release of the subdivision certificate.</p> <p>Reason: To ensure that subdivision is adequately serviced by utilities.</p> <p>25. Prior to the issue of a subdivision certificate, an application for a subdivision certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.</p> <p>Reason: To ensure provision of appropriate documentation.</p> <p>26. Prior to the issue of a subdivision certificate, the applicants shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, telecommunications, connected to or used in each of the buildings within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>Reason: To ensure that subdivision is adequately serviced by utilities.</p> <p>27. The applicants shall provide one set of print film copies of “work as executed” plans to Council for works carried out on Council property or benefiting Council. Each plan is to have a scale adjacent to the title block showing the scale used on that plan. The location of any fill introduced, by both plan limit and depth, together with relevant classifications shall be shown on the “work as executed” plans to be submitted to Council.</p> <p>Reason: To ensure Council has been provided with the location of new infrastructure.</p> <p>28. The applicant / developer shall have prepared documentation for presentation to the Land Titles Office for the dedication to Council of all drainage easements in order to protect the area from inadvertent filling or destruction that could change the flow characteristics of the flow regime.</p> <p>Reason: To protect drainage lines from inappropriate development.</p>



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							<p>29. Where applicable, the developer must create an easement under Section 88B of the Conveyancing Act in the following context:</p> <p>(a) The purpose is an “easement for sewerage drainage” in favour of the proposed Lots.</p> <p>(b) It must be located centrally over the new sewer line.</p> <p>(c) It must have a minimum width of 3 metres.</p> <p>Reason: To protect sewer lines from inappropriate development.</p> <p>30. Where applicable, the developer must create an easement under Section 88B of the Conveyancing Act in the following context:</p> <p>(a) The purpose is an “easement for water supply” in favour of the proposed Lots.</p> <p>(b) It must be located centrally over the new water line.</p> <p>(c) It must have a minimum width of 3 metres.</p> <p>Reason: To protect water lines from inappropriate development.</p> <p>31. Where applicable, the developer must create an easement under Section 88B of the Conveyancing Act in the following context:</p> <p>(a) The purpose is an “easement for inter allotment drainage” in favour of the proposed Lots.</p> <p>(b) It must be located centrally over the inter allotment drainage.</p> <p>(c) It must have a minimum width of 1 metre.</p> <p>Reason: To protect drainage lines from inappropriate development.</p> <p>32. The developer must pay for the extension of Uralla Shire Council’s water main, and sewerage/effluent main to service the subdivision.</p> <p>Reason: To ensure that costs associated with establishing the subdivision are borne by the developer.</p> <p>33. The developer is to provide new kerb and gutter as well as vehicle entrances to the proposed lots to the satisfaction of Council, at their own expense. Driveways are to concrete or bitumen seal from the road to the property boundary.</p> <p>Reason: To ensure that costs associated with establishing the subdivision is borne by the developer.</p> <p>34. The developer shall have submitted to Council three (3) copies of the Title Plan. The applicant/developer is to ensure that a checklist, clearly showing that all conditions of consent have been met, is provided with the subdivision certificate application.</p> <p>Reason: To ensure that appropriate documentation is provided.</p>



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							<p>Stage One</p> <p>35. The Section 94 contributions be set at zero dollars. Reason: The contribution is required towards public open space under the provisions of the Section 94 Contributions Plan for Uralla Town.</p> <p>36. A surveyor’s plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer. Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council.</p> <p>37. A splay corner, minimum 3m x 3m, is to be provided at the intersection of Leece Road and Wilkens Street at no cost to Council. Reason: To ensure compliance with the development standards in the Uralla Development Control Plan 2011.</p> <p>38. All Stage One civil construction works must be completed. Reason: To ensure that costs associated with establishing the subdivision are borne by the developer.</p> <p>39. That seven lots are created by the subdivision of Lot 21, DP 1113205:</p> <ul style="list-style-type: none"> • Lot 1 of around 868m2; • Lot 2 of around 1271m2; • Lot 3 of around 884m2; • Lot 4 of around 1003m2; • Lot 5 of around 1074m2; • Lot 6 of around 1080m2; • Residual lot of around 1.02 hectares. <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>40. A surveyor’s plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.</p>



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							<p>Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council.</p> <p>Stage Two</p> <p>41. That eight lots and cul-de-sac are created by the subdivision of the Stage One residual lot of around 10.2 hectares:</p> <ul style="list-style-type: none"> • Lot 7 of around 840m²; • Lot 8 of around 825m²; • Lot 9 of around 814m²; • Lot 10 of around 814m²; • Lot 11 of around 814m²; • Lot 12 of around 1446m²; • Lot 13 of around 1475m², and • Lot 14 of around 1266m². <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>42. All Stage Two civil construction works must be completed.</p> <p>Reason: To ensure that costs associated with establishing the subdivision are borne by the developer.</p> <p>43. A splay corner, minimum 3m x 3m, is to be provided at the intersection of Wilkens Street and the proposed cul-de-sac and be dedicated as a public road at no cost to Council.</p> <p>Reason: To ensure compliance with the development standards in the Uralla Development Control Plan 2011.</p> <p>44. The plans supplied for issue of the subdivision certificate for Stage Two must show the battleaxe handle of proposed Lot 9 having a minimum width of 3.65 metres. The handle must be concrete or bitumen seal for the entirety of its length.</p> <p>Reason: To ensure compliance with the development standards in the Uralla Development Control Plan 2011.</p> <p>45. A restriction to the land use, pursuant to Section 88B of the Conveyancing Act 1919, shall be placed on proposed Lots 10, 11, 12 and 13 that prohibits future dwellings being erected where the width of the frontage is less than 16 metres wide at the building line street setback.</p>



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							<p>Reason: To ensure compliance with the development standards in the Uralla Development Control Plan 2011.</p> <p>46. A surveyor’s plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.</p> <p>Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>47. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>48. The owner of the property is to ensure that any building is constructed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any buildings being erected in a location where it would be inappropriate.</p> <p>49. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>Reason: To ensure that public amenity is not unduly affected by noise.</p> <p>50. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers’ instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>51. The builder shall provide a temporary sanitary service to the building site before building operations are commenced.</p>



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							<p>Reason: To provide effective sanitation of the site during building construction.</p> <p>52. All construction materials, sheds, skip bins, spoil, temporary water closets etc. shall be kept wholly within the property and not placed on public land or in a position that may result in materials/debris being washed onto the roadway or into the stormwater drainage system.</p> <p>Reason: To preserve the amenity of the locality and protect stormwater systems.</p> <p>53. Temporary kerb and gutter crossings shall be installed to protect existing kerbs, channels and/or laybacks. Such protection shall consist of timber, concrete, steel or the like and shall not cause any diversion or build-up of drainage flow. Materials that could cause interference with council’s drainage system shall not be used.</p> <p>Reason: To ensure that Council’s stormwater system is protected.</p> <p>54. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA.</p> <p>Reason: To ensure compliance with approved plans.</p> <p>55. Where the proposed building works necessitate the cutting-in of new stormwater outlets into the existing street kerb, the Applicant and plumbing/drainage contractor shall ensure that the following procedures are adopted.</p> <p>(a) A kerb adaptor suitable for the particular kerb profile and capable of withstanding vehicular loadings is to be utilised,</p> <p>(b) Create the opening in the kerb by use of either a saw cut or bored hole only – breaking out the kerb by impact methods is not permitted,</p> <p>(c) The kerb adaptor is to be kept flush with the top and outside face of the kerb, and</p> <p>(d) The fixing of the kerb adaptor and filling in of side gaps is to be undertaken by the use of an epoxy resin – mortar or concrete is not to be used.</p> <p>Reason: Requirement of Council as the Road Authority.</p> <p>56. Run-off and erosion controls must be implemented before construction, and maintained to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <p>(a) divert uncontaminated run-off around cleared or disturbed areas,</p> <p>(b) erect a silt fence to prevent debris escaping into drainage systems or waterways,</p> <p>(c) prevent tracking of sediment by vehicles onto roads,</p>



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							<p>(d) stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>57. All demolition work to be undertaken in accordance with Australian Standard 2601 – The Demolition of Structures.</p> <p>Reason: To ensure that demolition work is undertaken in a manner that is safe and minimises environmental disturbance.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE</p> <p>1. Any damage caused to kerb, guttering crossovers and/or footpaths during building operations shall be rectified by the developer to the satisfaction of Uralla Shire Council’s Director Infrastructure & Regulation.</p> <p>Reason: To ensure that public infrastructure is maintained.</p> <p>2. The developer is to meet the cost of and be responsible for the construction of vehicular entrances and exits in accordance with Council’s requirements.</p> <p>Reason: To provide appropriate access to the site.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</p> <p>Stage One Civil Works</p> <p>58. The applicant shall have prepared, by a suitably qualified person, detailed engineering drawings, submitted for Council’s approval, generally in accordance with Council’s DCP 2011, for the construction of kerb and gutter, stormwater drainage, road pavement and inter-allotment drainage for the Leece Road and Wilkens Street frontages in accordance with the following requirements:</p> <p>a) Pavement design for Leece Road shall be based on a design traffic load of 1 x 10 6 ESA’s with subgrade testing on 10 day soaked CBR’s.</p> <p>b) Pavement design for Wilkens Street shall be based on a design traffic load of 5 x 10 5 ESA’s with subgrade testing on 10 day soaked CBR’s</p> <p>c) Full kerb and gutter and associated road pavement is to be provided along the frontage of Leece Road, carriageway width 11.2m, and Wilkens Street, carriageway width 8.0m.</p> <p>d) All roadworks shall be constructed with a minimum two (2) coat hot bitumen sealed pavement and include all necessary underground drainage.</p> <p>e) Traffic Management Plan including a Traffic Control Plan.</p>



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							<p>All the above works are to be designed and completed generally in accordance with Council’s DCP 2011, and professional practical standards, before the issue of a subdivision certificate.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>59. Detailed water and sewer engineering drawings prepared by a suitably qualified person must be submitted for the approval of Council’s Director of Infrastructure and Regulation (or nominee), and works shall be at the expense of the developer.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>60. The applicant shall have prepared a plan demonstrating the protection of the development by provision of underground drainage pipelines (within easements or roadways) to cater for a stormwater flood frequency of 20% Annual Exceedance Probability (AEP) and fail-safe aboveground flood ways to cater as a minimum for a flooding frequency of 1% AEP, to connect to the existing drainage gully adjacent to the site. Details are to be provided to the relevant Certifying Authority for approval before the issue of a Construction Certificate for the development. Completed works are to be inspected and approved by the relevant Certifying Authority, or works secured for an amount approved by Council’s Director of Infrastructure and Regulation (or nominee), before the issue of a subdivision / occupation certificate.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>61. The applicant shall have prepared an Inter-allotment drainage design for all lots which do not drain naturally to a public road, to protect those lots and adjoining property. All inter-allotment drainage is to be contained within a suitably located easement (minimum width 2m). Details are to be provided to Council’s Director of Infrastructure and Regulation or nominee for approval before the issue of a construction certificate for the development.</p> <p>Title Plan submissions are to confirm easement details before the issue of a subdivision certificate for the development.</p> <p>Stormwater systems must cater, as a minimum, for a stormwater flooding event of 20% Annual Exceedance Probability (AEP) for pipes, and 1% AEP for aboveground flow paths.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>Stage Two Civil Works</p> <p>62. The applicant shall have prepared, by a suitably qualified person, detailed engineering drawings, submitted for Council’s approval, generally in accordance with Council’s DCP 2011, for the construction of kerb and gutter, stormwater drainage, road pavement and inter-allotment drainage for the Wilkens Street frontage and the new cul-de-sac in accordance with the following requirements:</p>



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							<p>a) Pavement design for the new cul-de-sac shall be based on a design traffic load of 7 x 10⁴ ESA's with subgrade testing on 10 day soaked CBR's.</p> <p>b) Pavement design for Wilkens Street shall be based on a design traffic load of 5 x 10⁵ ESA's with subgrade testing on 10 day soaked CBR's</p> <p>c) Full kerb and gutter and associated road pavement is to be provided along the frontage Wilkens Street, carriageway width 8.0m.</p> <p>d) Full kerb and gutter and associated road pavement is to be provided along the new cul-de-sac, carriageway width 6.0m.</p> <p>e) All roadworks shall be constructed with a minimum two (2) coat hot bitumen sealed pavement and include all necessary underground drainage.</p> <p>f) Traffic Management Plan including a Traffic Control Plan.</p> <p>g) The cul-de-sac bulb shall be constructed at the end of the proposed new internal road with a minimum radius of 12 metres to face of kerb to accommodate the turning movement of a semi rigid truck.</p> <p>h) Concrete footpath 1.5m wide within the proposed pathway area.</p> <p>All the above works are to be designed and completed generally in accordance with Council's DCP 2011, and professional practical standards, before the issue of a subdivision certificate.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>63. Detailed water and sewer engineering drawings prepared by a suitably qualified person must be submitted for the approval of Council's Director of Infrastructure & Regulation (or nominee), and works shall be at the expense of the developer.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>64. The applicant shall have prepared an Erosion and Sediment Control Plan and Soil and Water Management Plan, in accordance with the requirements of the Department of Housing's Managing Urban Stormwater - Soils and Construction, to be submitted with the application for a Construction Certificate for the development for approval by the relevant Certifying Authority. The Soil and Water Management Plan must include sediment basin calculations and the approved plan implemented in conjunction with the project.</p> <p>Reason: To ensure appropriate site management.</p> <p>65. The applicant shall have prepared a plan demonstrating the protection of the development by provision of underground drainage pipelines (within easements or roadways) to cater for a stormwater flood frequency of 20% Annual Exceedance Probability (AEP) and fail-safe aboveground flood ways to cater as a minimum for a flooding frequency</p>



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							<p>of 1% AEP, to connect to the existing drainage gully adjacent to the site. Details are to be provided to the relevant Certifying Authority for approval before the issue of a construction certificate for the development. Completed works are to be inspected and approved by the relevant Certifying Authority, or works secured for an amount approved by Council’s Director of Infrastructure and Regulation or nominee, before the issue of a subdivision certificate.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>66. The applicant shall have prepared an inter-allotment drainage design for all lots which do not drain naturally to a public road, to protect those lots and adjoining property. All inter-allotment drainage is to be contained within a suitably located easement (minimum width 2m). Details are to be provided to Council’s Director of Infrastructure and Regulation or nominee for approval before the issue of a Construction Certificate for the development.</p> <p>Title Plan submissions are to confirm easement details before the issue of a subdivision certificate for the development.</p> <p>Stormwater systems must cater, as a minimum, for a stormwater flooding event of 20% Annual Exceedance Probability (AEP) for pipes, and 1% AEP for aboveground flow paths.</p> <p>Reason: To provide appropriate infrastructure for the proposed development.</p> <p>ADVISORY NOTES - GENERAL</p> <p>67. No clearing of vegetation is authorised under this determination. Any works within the road reserve, including clearing, require a Section 138 approval from Council under the Roads Act 1993.</p> <p>68. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>69. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>70. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request</p>



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							<p>the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p> <p>71. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>72. Telecommunications Act 1997 (Commonwealth); Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p> <p>INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT These conditions are in accordance with Section 4.13of the Environmental Planning & Assessment Act 1979 by the NSW Rural Fire Service.</p> <p>73. The development proposal is to comply with the subdivision layout identified on the drawing prepared be Croft Surveying and Mapping titled “Proposed Lot Layout Lot 21 DP 113505 Leece Road Uralla NSW 2358” and dated 30 January 2018.</p> <p>74. At the issue of Subdivision Certificate and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within Section 4.1.3 and Appendix 5 of ‘Planning for Bush Fire Protection 2006’ and the NSW Rural Fire Service’s document ‘Standards for asset protection zones’.</p> <p>75. A restriction to the land use, pursuant to Section 88B of the Conveyancing Act 1919, shall be placed on proposed lots 13 and 14 that prohibits a future dwelling being erected closer than 11m, when measured from;</p> <ul style="list-style-type: none"> • The south eastern boundary of proposed lot 13, or • The southern boundary point of proposed lot 14. <p>76. A restriction to the land use, pursuant to Section 88B of the Conveyancing Act 1919, shall be placed upon the residual lot created by the completed development of Stage 1, to provide an APZ of at least 10m in width and located directly adjacent to any boundary that is common with proposed lot 6 (as created in Stage 1 of the subdivision).</p>



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							77. Water, electricity and gas supply are to comply with section 4.1.3 of Planning for Bush Fire Protection 2006. 78. Public road access shall comply with section 4.1.3 (1) of Planning for Bush Fire Protection 2006.
18 December 2018	20.12/18	Development Application 47/2018 – M and J Croft – 3 Lot Residential Subdivision – 49 Marble Hill Road, Saumarez Ponds	R Bell B Crouch M Dusting N Ledger M Pearce L Sampson I Strutt	Nil	T Toomey	Nil	That Council approve Development Application 47/2018 submitted by Michael and Jayne Croft for a 3 lot residential subdivision on land known as 49 Marble Hill Road, Saumarez Ponds, being Lot 16 DP 243988 subject to the following conditions: PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000) Compliance with National Construction Code & insurance requirements under the Home Building Act 1989 Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant: (a) development consent, in the case of a temporary structure that is an entertainment venue, or (b) construction certificate, in every other case. 1. The work must be carried out in accordance with the requirements of the National Construction Code. Erection of signs 2. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: (a) showing the name, address and telephone number of the principal certifying authority for the work, and (b) showing 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 (c) stating that unauthorised entry to the site is prohibited. 3. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. GENERAL CONDITIONS 4. The development shall be implemented in accordance with: (a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,



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							<p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>5. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers’ instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>6. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>7. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate.</p> <p>Reason: To ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>8. The subdivision will be provided with reticulated electricity and suitable telephone provisioning. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant shall provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council prior to the release of the subdivision certificate.</p> <p>Reason: To ensure that subdivision is adequately serviced by utilities.</p> <p>9. Prior to the issue of a subdivision certificate, an application for a subdivision certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.</p> <p>Reason: To ensure provision of appropriate documentation.</p> <p>10. The applicant/developer is to ensure that a checklist, clearly showing that all conditions of consent have been met, is provided with the subdivision certificate application.</p> <p>Reason: To ensure that appropriate documentation is provided.</p>



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							<p>Stage One</p> <p>11. That two lots are created by the subdivision of Lot 16 DP 243988, one of about 2 hectares and the other about 3.7 hectares.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>12. The driveway in the access handle to proposed Lot 163 is to be gravel and bitumen sealed or concreted for a width of 3 metres and for the length of proposed lot 162. This is to be constructed to a standard approved by the Director of Infrastructure and Regulation and is to be at the expense of the developer.</p> <p>Reason: To ensure a minimal level of dust and noise are generated by the access to proposed lot 163.</p> <p>13. The developer is to provide a vehicle entrance that is gravel and bitumen sealed or concreted for a width of 3 metres to the property boundary with culvert to proposed Lot 162, to the satisfaction of Council, at their own expense.</p> <p>Reason: To ensure that costs associated with establishing the subdivision is borne by the developer.</p> <p>14. Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services, for which Council is satisfied that the proposed development is likely to create a demand, is to be made prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p>The Section 94 Contribution is currently \$3,691.00 in the 2018/19 financial year for each applicable lot. This is applicable for each additional lot created.</p> <p>Reason: To ensure compliance with Uralla Shire Council Section 94 contributions plans and the provision of adequate infrastructure.</p> <p>15. A surveyor’s plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.</p> <p>Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council.</p> <p>Stage Two</p> <p>16. Evidence must be provided that demonstrates that Crown Lands has approved the closure of the identified section Yellow Box Drive shown in plan 181035_D prepared by Croft</p>



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							<p>Surveying and Mapping dated 31.08.18, and that the aforementioned portion is in the same ownership as the residual component of Lot 16 DP 243988.</p> <p>Reason: To ensure that the development has owner’s consent.</p> <p>17. That two lots are created by the subdivision of the residual component of Lot 16 DP 243988 and the acquired portion of Yellow Box Drive, one of about 2 hectares and the other about 2.08 hectares.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>18. The developer is to provide a vehicle entrance that is gravel and bitumen sealed or concreted for a width of 3 metres to the property boundary with culvert to proposed Lot 161, to the satisfaction of Council, at their own expense.</p> <p>Reason: To ensure that costs associated with establishing the subdivision is borne by the developer.</p> <p>19. Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services, for which Council is satisfied that the proposed development is likely to create a demand, is to be made prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p>The Section 94 Contribution is currently \$3,691.00 in the 2018/19 financial year for each applicable lot. This is applicable for each additional lot created.</p> <p>Reason: To ensure compliance with Uralla Shire Council Section 94 contributions plans and the provision of adequate infrastructure.</p> <p>20. A surveyor’s plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.</p> <p>Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>21. The applicant shall ensure that noise pollution in minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p>



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							<p>Sunday & public Holidays No construction activities are to take place.</p> <p>Reason: To ensure that public amenity is not unduly affected by noise.</p> <p>INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT</p> <p>22. At the issue of subdivision certificate and in perpetuity the property around the existing dwelling on Lot 163 shall be managed as an inner protection area (IPA) for the following distances as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones':</p> <ul style="list-style-type: none"> • north, east and south for 10 metres; and • west for 30 metres. <p>23. Electricity supply to the proposed development shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.</p> <p>24. In recognition that no reticulated water supply is available to the development, a 20,000 litre fire fighting water supply shall be provided for fire fighting purposes at the existing dwelling on Lot 163. The fire fighting water supply shall be installed and maintained in the following manner:</p> <p>(a) Fire fighting water supply tank(s) shall be located not less than 5 metres and not more than 20 metres from the approved structure.</p> <p>(b) New above ground fire fighting water supply storages are to be manufactured using non-combustible material (concrete, metal, etc.). Where existing fire fighting water supply storages are constructed of combustible (polycarbonate, plastic, fibreglass, etc.) materials, they shall be shielded from the impact of radiant heat and direct flame contact.</p> <p>(c) Non-combustible materials (concrete, metal, etc.) will only be used to elevate or raise fire fighting water supply tank(s) above the natural ground level.</p> <p>(d) A 65mm metal Storz outlet with a gate or ball valve shall be fitted to any fire fighting water supply tank(s) and accessible for a fire fighting truck.</p> <p>(e) The gate or ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material.</p> <p>(f) All associated fittings to the fire fighting water supply tank(s) shall be non-combustible.</p> <p>(g) Any below ground fire fighting water supply tank(s) constructed of combustible (polycarbonate, plastic, fibreglass, etc.) materials shall be shielded from the impact of radiant heat and direct flame contact.</p> <p>(h) A hardened ground surface for fire fighting truck access is to be constructed up to and within 4 metres of the fire fighting water supply (tank or Storz fitting).</p>



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							<p>(i) Any fire fighting water supply tank(s) located below ground shall be clearly delineated to prevent vehicles being driven over the tank.</p> <p>(j) All water supplies for fire fighting purposes shall be clearly signposted as a fire fighting water supply.</p> <p>(k) Below ground fire fighting water supply tank(s) shall have an access hole measuring a minimum 200mm x 200mm to allow firefighting trucks to access water direct from the tank.</p> <p>(l) Fire fighting water supply tank(s) and associated fittings, located within 60 metres of a bushfire hazard and on the hazard side of an approved building, shall be provided with radiant heat shielding to protect the tank from bush fire impacts and maintain safe access to the water supply for fire fighters.</p> <p>(m) Pumps are to be shielded from the direct impacts of bush fire.</p> <p>(n) A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:</p> <p>i. Markers must be fixed in a suitable location so as to be highly visible; and</p> <p>ii. Markers should be positioned adjacent to the most appropriate access for the water supply.</p> <p>25. Property access to the existing dwelling on Lot 163 shall comply with the following requirements of section 4.1.3(2) of 'Planning for Bush Fire Protection 2006':</p> <ul style="list-style-type: none"> • a minimum carriageway width of four metres; and • a minimum vertical clearance of four metres to any overhanging obstructions, including tree branches. <p>ADVISORY NOTES – GENERAL</p> <p>1. The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>2. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>3. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be</p>



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							<p>necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p> <p>4. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>5. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p>
26 February 2019	16.02/19	Development Application 35/2017 – Dwelling – 36 Uralla Street, Uralla	M Dusting N Ledger T O’Connor M Pearce I Strutt	R Bell B Crouch L Sampson T Toomey	Nil	Nil	<p>That Council;</p> <p>a) Lift the matter from the table; and</p> <p>b) Refuse the Development Application 35/2017 for a dwelling at 36 Uralla Street, Uralla (Lots 30 and 31 DP 1000678) as:</p> <ul style="list-style-type: none"> • Part of the proposed dwelling footprint is located below the Flood Planning Level (1% Annual Exceedance Probability Level), and • Part of the proposed dwelling footprint is located within a High Hazard Floodway as defined by the NSW Floodplain Development Manual, and • Part of the proposed dwelling footprint has a Hazard Vulnerability Classification of H5 as per the Australian Disaster Resilience Handbook Collection, Flood Hazard, Guideline 7.3 (2017) “Unsafe for vehicles and people, all building types vulnerable to structural damage, some less robust building types vulnerable to failure”, and • The flood hazard to the proposed dwelling is inconsistent with applicable development standards in the Uralla Local Environmental Plan 2012 and Uralla Development Control Plan 2011. • The proposed eastern side setback is inconsistent with the Uralla Development Control Plan 2011.



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							<ul style="list-style-type: none"> The proposed development would increase the flood risk to surrounding properties if constructed. The proposal is inconsistent with Direction 12, Action 12.1 of the New England North West Regional Plan.
26 February 2019	42.02/19	Development Application 51/2018 – 23 Lot Industrial Subdivision – Rowan Avenue Uralla	R Bell M Dusting N Ledger T O’Connor M Pearce L Sampson I Strutt T Toomey	Nil	B Crouch	Nil	<p>That Council approve Development Application 51/2018 for a 23 Lot Industrial Subdivision on Rowan Avenue Uralla, being Lot 14 DP 787477, subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <ol style="list-style-type: none"> The work must be carried out in accordance with the requirements of the National Construction Code. <p>Erection of signs</p> <ol style="list-style-type: none"> A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: <ol style="list-style-type: none"> showing the name, address and telephone number of the principal certifying authority for the work, and showing 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 stating that unauthorised entry to the site is prohibited. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. <p>GENERAL CONDITIONS</p> <ol style="list-style-type: none"> The applicant shall develop a landscaping plan to address visual amenity from the New England Highway and Rowan Avenue. The plan should include details of landscaping provision and design elements/treatment. The plan shall be submitted to and approved of by Council’s Development & Planning Section prior to the issue of a Construction Certificate. The applicant must demonstrate that the intersection of Rowan Avenue and the New England Highway is appropriate for the largest design vehicle to safely access the proposed subdivision. The requirements of this condition shall be satisfied prior to the issue of a Construction Certificate. A detailed flora and fauna assessment shall be completed for the development site by an appropriately qualified person. Any recommendations made in the assessment shall be



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							<p>incorporated into the design of the development. The assessment shall be submitted to and approved of by the certifier prior to the issue of a Construction Certificate.</p> <p>7. The applicant shall provide a land contamination assessment for the site. The assessment shall consider historic land uses and potential contamination sources with respect to the proposed subdivision. The assessment shall be submitted to and approved of by the certifier prior to the issue of a Construction Certificate.</p> <p>8. Final design plans of the stormwater drainage systems, prepared by a qualified practicing professional and in accordance with the requirements of Uralla Shire Council shall be submitted to the certifier prior to issue of a Construction Certificate. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.</p> <p>9. An archaeological assessment shall be completed for the development site by an appropriately qualified person. Any recommendations made in the assessment shall be incorporated into the design of the development. The assessment shall be submitted to and approved of by the certifier prior to the issue of a Construction Certificate.</p> <p>10. A traffic impact assessment shall be completed for the development. Any recommendations made in the assessment shall be incorporated into the design of the development. The assessment shall be submitted to and approved of by Council prior to the issue of a Construction Certificate.</p> <p>11. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>12. This approval is for two stages being:</p> <ul style="list-style-type: none"> • Stage One being Lots 1 to 11; • Stage Two being Lots 11 to 23. <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>13. The internal water mains within the subdivision are to form a looped system with no dead ends. The design must comply with fire fighting minimum pressures and standards</p>



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							<p>which are to be supplied in addition to peak instantaneous demands for a typical residential water demand.</p> <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>14. All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer.</p> <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>15. Any fill which is placed on the site shall be free of any contaminants and placed in accordance with the requirements of AS 3798-1990 Guidelines on Earthworks for Commercial and Residential Developments. The developer’s structural engineering consultant shall:</p> <ul style="list-style-type: none"> • identify the source of the fill and certify that it is free from contamination; and • classify the area within any building envelope on any such filled lot in accordance with the requirements of "Residential Slabs and Footings" AS 2870.1. <p>Reason: To ensure any fill used in construction is of an appropriate standard.</p> <p>16. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers’ instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>17. All engineering works to be designed by an appropriately qualified person and carried out in accordance with Armidale Regional Council Engineering Design Codes in force at the time, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>18. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>19. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000.</p>



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							<p>20. Before construction commences on the site and throughout the construction phase of the development, erosion control measures are to be installed to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> divert contaminated run-off away from disturbed areas, <input type="checkbox"/> erect silt fencing along the downhill side of the property boundary, <input type="checkbox"/> prevent tracking of sediment by vehicles onto roads by limiting access to the site and, where necessary, installing a temporary driveway and <input type="checkbox"/> stockpile all topsoil, excavated material and construction debris on the site, erecting silt fencing around the pile where appropriate. <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>21. A Construction Certificate must be obtained from a Certifying Authority before work commences.</p> <p>Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>CONDITIONS TO BE COMPLETED WITH DURING CONSTRUCTION</p> <p>22. Any building work must be carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays, excluding Sundays and public holidays. No audible construction is to take place outside these hours, to maintain the amenity of the locality.</p> <p>Reason: To ensure amenity of the locality is maintained..</p> <p>23. Excavations and backfilling must be executed safely and in accordance with appropriate professional standards and be properly guarded and protected to prevent them from being dangerous to life or property.</p> <p>Reason: To ensure compliance with appropriate standards.</p> <p>CONDITIONS TO BE COMPLETED DURING CONSTRUCTION</p> <p>24. The applicant shall ensure that noise pollution in minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:</p> <table border="0"> <tr> <td>Monday to Saturday</td> <td>7.00 AM to 5.00 PM</td> </tr> <tr> <td>Sunday & public Holidays</td> <td>No construction activities are to take place.</td> </tr> </table> <p>25. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers’ instructions and any applicable Australian Standards.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO OCCUPATION/USE COMMENCING</p>	Monday to Saturday	7.00 AM to 5.00 PM	Sunday & public Holidays	No construction activities are to take place.
Monday to Saturday	7.00 AM to 5.00 PM										
Sunday & public Holidays	No construction activities are to take place.										



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							<p>26. Occupancy of the site is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development Consent have been complied with so as to ensure the health and safety of occupants of the building.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE(S)</p> <p>27. That twenty three lots are created by the subdivision of Lot 14, DP 787477.</p> <ul style="list-style-type: none"> • Stage One being Lots 1 to 11; • Stage Two being Lots 11 to 23. <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>28. The subdivision will be provided with reticulated electricity and suitable telephone provisioning. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant shall provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council prior to the release of the subdivision certificate.</p> <p>Reason: To ensure that the subdivision is adequately serviced by utilities.</p> <p>29. Prior to the issue of a subdivision certificate, the applicant shall provide evidence to the effect that all utility services, i.e water, sewer, electricity, telecommunications, connected to each of the lots within the development site is wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>Reason: To ensure that the subdivision is adequately serviced by utilities.</p> <p>30. The applicants shall provide one set of print film copies of “work as executed” plans to Council for works carried out on Council property or benefiting Council. Each plan is to have a scale adjacent to the title block showing the scale used on that plan. The location of any fill introduced, by both plan limit and depth, together with relevant classifications shall be shown on the “work as executed” plans to be submitted to Council.</p> <p>Reason: To ensure Council has been provided with the location of new infrastructure.</p> <p>31. Where applicable, the developer must create an easement under Section 88B of the Conveyancing Act in the following context:</p> <p>(a) The purpose is an “easement for sewerage drainage” in favour of the proposed Lots.</p>



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							<p>(b) It must be located centrally over the new sewer line.</p> <p>(c) It must have a minimum width of 3 metres.</p> <p>Reason: To protect sewer lines from inappropriate development.</p> <p>32. Where applicable, the developer must create an easement under Section 88B of the Conveyancing Act in the following context:</p> <p>(a) The purpose is an “easement for water supply” in favour of the proposed Lots.</p> <p>(b) It must be located centrally over the new sewer line.</p> <p>(c) It must have a minimum width of 3 metres.</p> <p>Reason: To protect water lines from inappropriate development.</p> <p>33. The developer must pay for the extension of Uralla Shire Council’s water main, and sewerage/effluent main to service the subdivision.</p> <p>Reason: To ensure that costs associated with establishing the subdivision are borne by the developer.</p> <p>34. The creation by the developer, under Section 88B of the Conveyancing Act, of a minimum one metre wide easement to be in favour of Council and to be centrally located over all inter allotment drainage lines.</p> <p>Reason: To protect drainage lines from inappropriate development.</p> <p>35. The creation by the developer, under Section 88B of the Conveyancing Act, of a minimum one metre wide easement to be in favour of Essential Energy and to be centrally located over all electricity infrastructure.</p> <p>Reason: To protect electricity infrastructure from inappropriate development.</p> <p>36. The internal access road is to be excised from the subdivided land and dedicated as a public road.</p> <p>Reason: The excision of part of the current Lot 14 DP 787477 for the purposes of public road is appropriate as it must form part of Council’s road network to ensure ongoing maintenance.</p> <p>37. The developer is to provide new kerb and gutter as well as vehicle entrances to the proposed lots to the satisfaction of Council, at their own expense. Driveways are to concrete or bitumen seal from the road to the property boundary.</p> <p>Reason: To ensure that costs associated with establishing the subdivision is borne by the developer.</p>



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							<p>38. Under-road conduits are to be provided to cater for electricity, telecommunications, gas supply or other underground utility services. Utility crossings of public roads are to be under-road bored and Council’s Director of Infrastructure & Development advised of the intention to commence work at least 48 hours in advance. The developer and its agents are responsible for ascertaining the location of existing underground services before commencing work. Any damage to existing services or to the road construction is to be made good at the expense of the developer.</p> <p>Reason: To ensure that costs associated with establishing the subdivision are borne by the developer.</p> <p>39. A surveyor’s plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.</p> <p>Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council.</p> <p>40. The developer shall have submitted to Council three (3) copies of the Title Plan. The applicant/developer is to ensure that a checklist, clearly showing that all conditions of consent have been met, is provided with the subdivision certificate application.</p> <p>Reason: To ensure that appropriate documentation is provided.</p> <p>ADVISORY NOTES – GENERAL</p> <p>41. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>42. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>43. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p>

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							<p>44. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>45. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p> <p>46. Prior to any works being undertaken within the road reserve, (including the footpath), a Section 138 approval must be obtained from Council. Please contact Council to obtain an application form.</p>
26 March 2019	12.03/19	Development Application 11/2019 – Wind turbine and tank stand – 24 McDonalds Lane, Rocky River	R Bell M Dusting N Ledger T O’Connor M Pearce L Sampson I Strutt T Toomey	Nil	B Crouch	Nil	<p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the tank stand component of the Development Application 11/2019 at 24 McDonalds Lane Rocky River; and 2. Lay the wind turbine in Development Application 11/2019 on the table pending further investigation relating to General Conditions 12 and 13 in the Officer’s Recommendation.
26 March 2019	41.03/19	Development Application 48/2018 – Croft Surveying and Mapping - 10 Lot Residential Subdivision – 216 Invergowrie Road, Invergowrie	R Bell B Crouch M Dusting T O’Connor M Pearce L Sampson I Strutt T Toomey	Nil	N Ledger	Nil	<p>That Council approve Development Application 48/2018 submitted by Croft Surveying and Mapping for a 10 lot residential subdivision on land known as 216 Invergowrie Road, Invergowrie, being Lot 7 DP 722860 subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <p>Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:</p> <ol style="list-style-type: none"> (a) development consent, in the case of a temporary structure that is an entertainment venue, or (b) construction certificate, in every other case.



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							<p>1. The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences.</p> <p>3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the National Construction Code.</p> <p>Erection of signs</p> <p>Please Note: This does not apply in relation to:</p> <p>(a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>(c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.</p> <p>4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing 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</p> <p>(c) stating that unauthorised entry to the site is prohibited.</p> <p>5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>GENERAL CONDITIONS</p> <p>6. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p>



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							<p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>7. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>8. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate.</p> <p>Reason: To ensure pedestrian and vehicular safety during construction.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE</p> <p>9. Prior to the issue of a Subdivision Certificate the applicants shall pay to Council contribution toward public amenities and services for which Council is satisfied that the proposed development is likely to create a demand (as detailed in the attached schedule) is to be made prior to the issue of the Construction/Subdivision Certificate. Such charges are listed below and are subject to CPI increases if not paid in the year of issue of this consent.</p> <p>The Section 94 Contribution is currently \$3,691.00 in the 2018/19 financial year for each applicable lot. This is applicable for 7 lots.</p> <p>Reason: To ensure compliance with Uralla Shire Council Section 94 contributions plans and the provision of adequate infrastructure.</p> <p>10. Prior to the issue of a Subdivision Certificate, an Application for a Subdivision Certificate is to be submitted to Council with three (3) copies of the Title Plan and appropriate fees. The applicant/developer is to ensure that a summary of compliance with all conditions of consent is completed and lodged with the application.</p> <p>Reason: To ensure provision of appropriate documentation.</p> <p>11. Prior to the issue of a Subdivision Certificate, the applicants shall provide evidence to the effect that all utility services, i.e. electricity and telecommunications are wholly contained within each of the proposed allotments. That is, no internal servicing of the sites is permitted to be wholly or partially on the adjoining allotment.</p> <p>Reason: To ensure that subdivision is adequately serviced by utilities.</p> <p>12. That ten lots are created by the subdivision of Lot 7, DP 822760, eight of around 2 hectares, one of around 2.2 hectares, and one of around 2.5 hectares.</p>



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							<p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>13. The creation by the developer, under Section 88B of the Conveyancing Act, an instrument to provide for:</p> <ol style="list-style-type: none"> 1. A minimum 10 metre wide reciprocal right of carriageway for property access to in favour of proposed lots 8 and 9 and to be located along the north- south inner boundaries of proposed lots 7 and 10. 2. Details of maintenance responsibilities and any future upgrading of the reciprocal right of carriageway. 3. A minimum 8 metre wide right of carriageway for emergency access to be in favour of proposed lots 3, 4, 5, 8 and 9 and to be located along the southern boundary of proposed lots 3, 4, 5 and 8. 4. Easement to supply electricity for future infrastructure as required (width as directed by Essential Energy) <p>Reason: To provide appropriate access and infrastructure to the subject lots.</p> <p>14. The accesses to proposed lots 1-6 (fronting Invergowrie Road) are to be constructed with all necessary concrete culverts and headwalls to the Armidale Engineering Design Codes in force at the commencement of works, with a bitumen seal to the property boundary. These are to be constructed to a standard approved by the Director of Infrastructure & Development and are to be at the expense of the developer.</p> <p>Reason: To provide appropriate access.</p> <p>15. The joint access to proposed Lots 8 and 9 is to be constructed including all necessary concrete culverts with headwalls, and a 5 metre wide bitumen seal from Tabulum Road for the full length of the reciprocal right of carriageway to prevent dust. This is to be constructed to a standard approved by the Director of Infrastructure & Development and is at the expense of the developer.</p> <p>Reason: To provide appropriate access.</p> <p>16. That the developer upgrade Tabulum Road to the western boundary of Lot 10 to a six metre sealed standard. This is to be constructed to a standard approved by the Director of Infrastructure and Development and is at the expense of the developer. To be completed prior to the issue of the subdivision certificate to the standard of the Armidale Engineer Design Code’s current at the commencement of the works.</p> <p>17. All engineering works to be designed by an appropriately qualified person and carried out in accordance with Armidale Engineering Design Codes in force at the commencement</p>



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							<p>of works, unless otherwise indicated in this consent, to ensure that these works are of a sustainable and safe standard.</p> <p>Reason: To ensure works are completed in line with appropriate standards.</p> <p>18. Prior to the issue of a Subdivision Certificate the applicants shall provide written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of a telecommunications and electricity services.</p> <p>Reason: To ensure that subdivision is adequately serviced by utilities.</p> <p>19. The development proposal is to comply with the subdivision layout identified on the drawing titled 'Proposed Lot Layout of Valverde' being 216 Invergowrie Rd, Invergowrie NSW 2350' prepared by Croft Surveying & Mapping, referenced 181042 –DA.C, sheet 1 of 1 and dated 20 June, 2018.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council and to comply with Rural Fire Service conditions of consent.</p> <p>20. The developer is to provide vehicle entrances to proposed lots to the satisfaction of Council, at their own expense.</p> <p>Reason: To ensure that costs associated with establishing the subdivision is borne by the developer.</p> <p>21. A surveyor's plan must be submitted to Uralla Shire Council prior to the expiry date of this development consent so that the subdivision certificate on the plan can be signed by an authorised officer.</p> <p>Reason: The subdivision cannot be registered with the Land Titles Office, and be finalised, until the subdivision certificate on the surveyors plan is signed by an authorised officer of Uralla Shire Council.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>22. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>23. The owner of the property is to ensure that any building is constructed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p>



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							<p>under s4.55 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>31. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p> <p>INTEGRATED GENERAL TERMS OF APPROVAL AS PART OF THIS CONSENT</p> <p>32. At the issue of subdivision certificate and in perpetuity, the land surrounding the existing dwelling on proposed Lot 3, for the following specified distances, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones';</p> <ul style="list-style-type: none"> • North, south and west for 20 metres, and • East for 35m, or to the boundary (whichever is the least). <p>33. A 20,000l fire fighting water supply must be available to the existing dwelling on proposed lot 3. Existing tank(s) may be able to be used for this purpose. The fire fighting water supply shall meet the following requirements.</p> <ol style="list-style-type: none"> a) A hardened ground surface for fire fighting truck access is to be constructed up to and within 4 metres of the fire fighting water supply. b) A 65mm metal Storz outlet with a gate or ball valve, shall be fitted to any fire fighting water supply tank(s) and be accessible for a fire fighting truck. The Storz outlet fitting shall not be located facing the hazard or the approved structure. c) The gate or ball valve, pipes and tank penetration are adequate for full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material. d) All associated fittings to the fire fighting water supply tank(s) shall be non-combustible. e) All water supplies for fire fighting purposes shall be clearly signposted as a fire fighting water supply. f) Fire fighting water supply tank(s) and associated fittings, located within 60 metres of a bushfire hazard and on the hazard side of an approved building, shall be provided with radiant heat shielding to protect the tank from bush fire impacts and maintain safe access



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							<p>to the water supply for fire fighters. Should new tank(s) be installed to provide an adequate fire fighting water supply, they shall meet the following additional requirements:</p> <ul style="list-style-type: none"> i. Any fire fighting water supply tank(s) located below ground shall be clearly delineated to prevent vehicles being driven over the tank. ii. Below ground fire fighting water supply tank(s) shall have an access hole measuring a minimum 200mm x 200mm to allow fire fighting trucks to access water direct from the tank iii. Fire fighting water supply tank(s) shall be located not less than 5 metres and not more than 20 metres from the approved structure. iv. Above ground fire fighting water supply tank(s) are to be manufactured using non combustible material (concrete, metal, etc). v. Non combustible materials (concrete, metal, etc) will only be used to elevate or raise fire fighting water supply tank(s) above the natural ground level. vi. Any below ground fire fighting water supply tank(s) constructed of combustible polycarbonate, plastic, fiberglass, etc) materials shall be shielded from the impact of radiant heat and direct flame contact. <p>Note: Below ground dedicated fire fighting water supply tank(s) is defined as that no part of the tanks(s) is to be located above natural ground level. A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:</p> <ul style="list-style-type: none"> i) Markers must be fixed in a suitable location so as to be highly visible; and ii) Markers should be positioned adjacent to the most appropriate access for the water supply. <p>34. In recognition that the existing dwelling, located upon proposed lot 3, may be connected to a gas supply, the following requirements are to be complied with:</p> <ul style="list-style-type: none"> a) Reticulated or bottled gas is to be installed and maintained in accordance with the current Australian Standard AS/NZS 1596: 'The storage and handling of LP gas' and the requirements of relevant authorities. Metal piping is to be used. b) All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and be shielded on the hazard side of the installation. c) Gas cylinders kept close to the building shall have release valves directed away from the building. Connections to and from gas cylinders are to be metal. d) Polymer sheathed flexible gas supply lines to gas meters adjacent to building are not to be used.



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							<p>35. Any alteration to the electricity supply network required to service the subdivision shall comply with either section 4.1.3 of 'Planning for Bush Fire Protection 2006' or the requirements of Essential Energy NSW.</p> <p>36. The right of carriageway (ROC), proposed to be contained within the southern boundaries of lots 3, 4, 5 & 8, shall be constructed to achieve compliance with the requirements of section 4.1.3 Access (2) Property access of PBP 2006 prior to a Subdivision Certificate being released.</p> <p>37. The existing dwelling on proposed Lot 3 is required to be upgraded to improve ember protection. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.</p>
28 May 2019	09.05/19	Development Application 11/2019 – Wind turbine and tank stand – 24 McDonalds Lane, Rocky River	R Bell M Dusting N Ledger T O'Connor M Pearce L Sampson I Strutt	Nil	B Crouch	T Toomey	<p>That Council:</p> <ul style="list-style-type: none"> • Lift the Development Application 11/2019 off the table, and • Approve the Development Application 11/2019 for a wind turbine and tank stand at 24 McDonalds Lane Rocky River, being Lot 52 DP 755846, subject to the following conditions: PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000) <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <p>Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:</p> <p>(b) development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(c) construction certificate, in every other case.</p> <ol style="list-style-type: none"> 1. The work must be carried out in accordance with the requirements of the National Construction Code. 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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences. 3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the National Construction Code.



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DATE OF MEETING	RESOLUTION NO.	REPORT TITLE	VOTE FOR	VOTE AGAINST	ABSENT – CONFLICT OF INTEREST	ABSENT FROM MEETING	COUNCIL RESOLUTION
							<p>Erection of signs</p> <p>Please Note: This does not apply in relation to:</p> <p>(a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>(c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.</p> <p>4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing 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</p> <p>(c) stating that unauthorised entry to the site is prohibited.</p> <p>5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>Notification of Home Building Act 1989 requirements</p> <p>Please Note: This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>6. 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:</p> <p>(a) in the case of work for which a principal contractor is required to be appointed:</p> <p>(i) the name and licence number of the principal contractor, and</p> <p>(ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p> <p>(b) in the case of work to be done by an owner-builder:</p> <p>(i) the name of the owner-builder, and</p>



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							<p>(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit.</p> <p>7. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p> <p>GENERAL CONDITIONS</p> <p>8. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>9. The owner of the property is to ensure that any structure is installed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any structures being erected in a location where it would be inappropriate.</p> <p>10. A Construction Certificate must be obtained from a Certifying Authority before work commences.</p> <p>Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>11. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>12. Any noise generated by the wind turbine is not to exceed a consistent</p> <p>(a) 55 decibels measured at ground level 15 metres from the turbine base, and</p> <p>(b) 48 decibels at the property boundary.</p>



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							<p>Reason: To protect and preserve the amenity of the locality.</p> <p>13. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>14. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>15. The owner of the property is to ensure that any building is constructed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any buildings being erected in a location where it would be inappropriate.</p> <p>16. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>Reason: To ensure that public amenity is not unduly affected by noise.</p> <p>ADVISORY NOTES – GENERAL</p> <p>17. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>18. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>19. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or</p>

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							<p>erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p> <p>20. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>21. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.</p> <p>22. Prior to any works being undertaken within the road reserve, (including the footpath), a Section 138 approval must be obtained from Council. Please contact Council to obtain an application form.</p>
Planning Decisions 2019-20							
27 August 2019	25.08/19	Development Application 41-2019 – J Gray – Dual Occupancy and Tourist / Visitor Accommodation – 55 King Street, Uralla	R Bell B Crouch N Ledger T O'Connor M Pearce L Sampson I Strutt	Nil	T Toomey	M Dusting	<p>That Council approve Development Application 41/2019 submitted by J Gray for a Dual Occupancy and Tourist / Visitor Accommodation on land known as 55 King Street, Uralla, being Lot 1 Section 15 DP 759022 subject to the following conditions:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>(a) Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <p>(b) Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:</p> <p>(a) development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) construction certificate, in every other case.</p>



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							<p>1. The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences.</p> <p>3. For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the National Construction Code.</p> <p>(c) Erection of signs</p> <p>(d) Please Note: This does not apply in relation to:</p> <p>(a) building work, subdivision work or demolition work that is carried out inside an existing building, which does not affect the external walls of the building development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>(c) a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.</p> <p>4. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing 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</p> <p>(c) stating that unauthorised entry to the site is prohibited.</p> <p>5. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>(e) Notification of Home Building Act 1989 requirements</p> <p>(f) Please Note: This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>6. 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</p>



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							<p>relates (not being the council) has given the council written notice of the following information:</p> <p>(a) in the case of work for which a principal contractor is required to be appointed:</p> <p>(i) the name and licence number of the principal contractor, and</p> <p>(ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p> <p>(b) in the case of work to be done by an owner-builder:</p> <p>(i) the name of the owner-builder, and</p> <p>(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit.</p> <p>7. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p> <p>136D Fulfilment of BASIX commitments</p> <p>8. This clause applies to the following development:</p> <p>(a) BASIX affected development,</p> <p>(b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).</p> <p>Shoring and adequacy of adjoining property</p> <p>Please Note: This does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p> <p>9. If the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the certificate must at the person’s own expense:</p> <p>(a) protect and support the adjoining premises from possible damage from the excavation, and</p> <p>(b) where necessary, underpin the adjoining premises to prevent any such damage.</p> <p>GENERAL CONDITIONS</p>



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							<p>10. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>11. The owner of the property is to ensure that any structure is installed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any structures being erected in a location where it would be inappropriate.</p> <p>12. The dwelling is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before covering drainage (under hydrostatic test) • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering waterproofing in any wet area** • before covering any stormwater drainage connections • when the building work is completed and all conditions of consent have been addressed** <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.</p> <p>Applicants should give at least 24 hours’ notice to guarantee an inspection.</p> <p>*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</p> <p>Reason: To ensure compliance with appropriate standards.</p>



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							<p>13. A Construction Certificate must be obtained from a Certifying Authority before work commences. Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>14. Occupancy of the building is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued. Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development Consent have been complied with so as to ensure the health and safety of occupants of the building.</p> <p>15. Roof water is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods: (a) By piping to the street gutter. (b) By piping to a rainwater tank and then via the overflow to the street gutter. Reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p> <p>16. Parking facilities, including one (1) disabled car park, are to comply with Part D3.5 of Building Code of Australia and the requirements of Australian Standard 2890.1 – Parking Facilities – Off-street Car Parking and Australian Standard 2890.6 – Off Street Parking for People with Disabilities. Reason: To enable use of the car space by people with disabilities and to ensure compliance with the requirements of the Building Code of Australia.</p> <p>17. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises. Reason: To prevent the intrusion of light onto adjoining premises.</p> <p>18. Drainage from evaporative air conditioners is to be directed onto lawn and garden areas only. It is not to be disposed of into Council’s storm water or sewerage systems. Reason: To ensure that Council’s stormwater and effluent systems are free of contamination and un-necessary load.</p> <p>19. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate. Reason: To ensure pedestrian and vehicular safety during construction.</p>



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							<p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>20. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>21. The owner of the property is to ensure that any building is constructed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any buildings being erected in a location where it would be inappropriate.</p> <p>22. The applicant shall ensure that noise pollution is minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>Reason: To ensure that public amenity is not unduly affected by noise.</p> <p>23. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>24. All construction materials, sheds, skip bins, spoil, temporary water closets etc. shall be kept wholly within the property and not placed on public land or in a position that may result in materials/debris being washed onto the roadway or into the stormwater drainage system.</p> <p>Reason: To preserve the amenity of the locality and protect stormwater systems.</p> <p>25. Temporary kerb and gutter crossings shall be installed to protect existing kerbs, channels and/or laybacks. Such protection shall consist of timber, concrete, steel or the like and shall not cause any diversion or build-up of drainage flow. Materials that could cause interference with council's drainage system shall not be used.</p> <p>Reason: To ensure that Council's stormwater system is protected.</p>



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							<p>26. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA. Reason: To ensure compliance with approved plans.</p> <p>27. Where the proposed building works necessitate the cutting-in of new stormwater outlets into the existing street kerb, the Applicant and plumbing/drainage contractor shall ensure that the following procedures are adopted.</p> <p>(a) A kerb adaptor suitable for the particular kerb profile and capable of withstanding vehicular loadings is to be utilised, (b) Create the opening in the kerb by use of either a saw cut or bored hole only – breaking out the kerb by impact methods is not permitted, (c) The kerb adaptor is to be kept flush with the top and outside face of the kerb, and (d) The fixing of the kerb adaptor and filling in of side gaps is to be undertaken by the use of an epoxy resin – mortar or concrete is not to be used. Reason: Requirement of Council as the Road Authority.</p> <p>28. Run-off and erosion controls must be implemented before construction, and maintained to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <p>(a) divert uncontaminated run-off around cleared or disturbed areas, (b) erect a silt fence to prevent debris escaping into drainage systems or waterways, (c) prevent tracking of sediment by vehicles onto roads, (d) stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site. Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE</p> <p>29. Any damage caused to kerb, guttering crossovers and/or footpaths during building operations shall be rectified by the developer to the satisfaction of Uralla Shire Council’s Director Infrastructure & Regulation. Reason: To ensure that public infrastructure is maintained.</p> <p>30. The developer is to meet the cost of and be responsible for the construction of vehicular entrances and exits in accordance with Council’s requirements.</p>



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							<p>Reason: To provide appropriate access to the site.</p> <p>ADVISORY NOTES – GENERAL</p> <ol style="list-style-type: none"> The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443. Prior to any works being undertaken within the road reserve, (including the footpath), a Section 138 approval must be obtained from Council. Please contact Council to obtain an application form.
22 October 2019	26.10/19	Development Application 60/2019 -	R Bell B Crouch M Dusting	Nil	Nil	Nil	<p>That Council approve the Development Application 60/2019 for a dwelling at 36 Uralla Street, Uralla (Lot 1 DP 1255554) subject to the following conditions of consent:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p>



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		Dwelling - 36 Uralla Street, Uralla	N Ledger T O'Connor M Pearce L Sampson I Strutt T Toomey				<p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p> <p>Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:</p> <p>(a) development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) construction certificate, in every other case.</p> <p>1. The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences.</p> <p>Erection of signs</p> <p>3. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing 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</p> <p>(c) stating that unauthorised entry to the site is prohibited.</p> <p>4. Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>Notification of Home Building Act 1989 requirements</p> <p>5. 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:</p> <p>(a) in the case of work for which a principal contractor is required to be appointed:</p> <p>(i) the name and licence number of the principal contractor, and</p> <p>(ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p>



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							<p>(b) in the case of work to be done by an owner-builder:</p> <p>(i) the name of the owner-builder, and</p> <p>(ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit.</p> <p>6. If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p> <p>GENERAL CONDITIONS</p> <p>7. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>8. The owner of the property is to ensure that any structure is installed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any structures being erected in a location where it would be inappropriate.</p> <p>9. The dwelling is to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before covering drainage (under hydrostatic test) • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering waterproofing in any wet area** • before covering any stormwater drainage connections



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							<ul style="list-style-type: none"> when the building work is completed and all conditions of consent have been addressed** in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the Swimming Pools Act 1992) has been erected and before the pool is filled with water, <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out. Council has limited capacity for inspections, which may only be on specific days. Please contact Council well in advance to arrange an inspection.</p> <p>*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer Reason: To ensure compliance with appropriate standards.</p> <p>10. A Construction Certificate must be obtained from a Certifying Authority before work commences. Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>11. Occupancy of the building is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued. Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development Consent have been complied with so as to ensure the health and safety of occupants of the building.</p> <p>12. Roof water is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods: (a) By piping to the street gutter. (b) By piping to a rainwater tank and then via the overflow to the street gutter. Reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p> <p>13. For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate. Reason: To ensure pedestrian and vehicular safety during construction.</p>



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							<p>14. The driveway must be concrete or bitumen sealed to a minimum width of three metres from the .property boundary to the seal of Uralla Street. Splays to the Uralla Street seal must also be provided.</p> <p>Reason: To ensure an appropriate standard of access..</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>15. The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>16. The owner of the property is to ensure that any building is constructed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any buildings being erected in a location where it would be inappropriate.</p> <p>17. The applicant shall ensure that noise pollution in minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>Reason: To ensure that public amenity is not unduly affected by noise.</p> <p>18. All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers’ instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>19. The builder shall provide a temporary sanitary service to the building site before building operations are commenced.</p> <p>Reason: To provide effective sanitation of the site during building construction.</p> <p>20. All construction materials, sheds, skip bins, spoil, temporary water closets etc. shall be kept wholly within the property and not placed on public land or in a position that may result</p>



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							<p>in materials/debris being washed onto the roadway or into the stormwater drainage system.</p> <p>Reason: To preserve the amenity of the locality and protect stormwater systems.</p> <p>21. Temporary kerb and gutter crossings shall be installed to protect existing kerbs, channels and/or laybacks. Such protection shall consist of timber, concrete, steel or the like and shall not cause any diversion or build-up of drainage flow. Materials that could cause interference with council’s drainage system shall not be used.</p> <p>Reason: To ensure that Council’s stormwater system is protected.</p> <p>22. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA.</p> <p>Reason: To ensure compliance with approved plans.</p> <p>23. Run-off and erosion controls must be implemented before construction, and maintained to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <ul style="list-style-type: none"> (a) divert uncontaminated run-off around cleared or disturbed areas, (b) erect a silt fence to prevent debris escaping into drainage systems or waterways, (c) prevent tracking of sediment by vehicles onto roads, (d) stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site. <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>ADVISORY NOTES – GENERAL</p> <p>24. The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p> <p>25. It is possible that a covenant may affect the land which is the subject of this consent. The grant of this consent does not necessarily override that covenant. You should seek legal advice regarding the effect of any covenants which affect the land.</p> <p>26. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be</p>



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							<p>necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual’s responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.</p> <p>27. Any alteration to the drawings and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act or a fresh development application. No works other than those approved under this consent shall be carried out without the prior approval of Council.</p> <p>28. Telecommunications Act 1997 (Commonwealth): Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number 1800 810 443.</p> <p>29. Pursuant to Section 94(1)(a) of the Local Government Act 1993 (General) Regulation 2005, prior to any water main extension work or sewer main extension work the developer is to apply for a Section 68 Certificate approval and submit proposed plans.</p>
25 Feb 2020	34.02/20	DIVISION DECISION – Development Application 71/2019 – Studio, Carport & Laundry/Store Area – 22 Fitzroy Street, Uralla	R Bell R Crouch M Dusting N Ledger T O’Connor M Pearce L Sampson I Strutt	Nil	T Toomey	Nil	<p>That Council approve the Development Application 71/2019 for a Studio, Carport & Laundry/Store Area at 22 Fitzroy Street, Uralla (Lot 29 DP 258313) subject to the following conditions of consent:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Nil</p> <p>GENERAL CONDITIONS</p> <p>1. The development shall be implemented in accordance with:</p> <p>(a) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application,</p> <p>(b) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p>



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							<p>2. Roof water is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <p>(a) By piping to the street gutter.</p> <p>(b) By piping to a rainwater tank and then via the overflow to the street gutter.</p> <p>Reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p> <p>3. The studio is not to be used as a domicile without prior written consent from Council..</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>4. No increase or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any other pollution discharge.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>5. All external lightning is to be positioned and directed so as to prevent the intrusion of light to the adjoining premises.</p> <p>Reason: To prevent the intrusion of light onto adjoining premises.</p> <p>6. Any rainwater tank must be installed so that it is:</p> <p>(a) Not interconnected in any way with Council’s water supply without a backflow prevention device.</p> <p>(b) If it is connected with Council’s water supply, then it must have a backflow prevention device that is compliant with AS 3500 National Plumbing and Drainage Code - Compendium</p> <p>(c) The overflow is to be connected to the stormwater system.</p> <p>Reason: To prevent structural damage to buildings and protect public health.</p>
25 Feb 2020	35.02/20	DIVISION DECISION – DA-80-2019 Verandah Enclosure, Ensuite and Garage – 51 John Street, Uralla	R Bell N Ledger T O’Connor M Pearce L Sampson I Strutt T Toomey	Nil	R Crouch M Dusting	Nil	<p>That Council approve the Development Application 80/2019 for a verandah enclosure, ensuite and garage at 51 John Street, Uralla (Lot 12 DP 1198902) subject to the following conditions of consent:</p> <p>PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)</p> <p>Compliance with National Construction Code & insurance requirements under the Home Building Act 1989</p>



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							<p>Please Note: A reference to the National Construction Code is a reference to that Code as in force on the date the application is made for the relevant:</p> <p>(a) development consent, in the case of a temporary structure that is an entertainment venue, or</p> <p>(b) construction certificate, in every other case.</p> <p>1.The work must be carried out in accordance with the requirements of the National Construction Code.</p> <p>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 must be entered into and be in force before any building work authorised to be carried out by the certificate commences.</p> <p>3.For a temporary structure that is used as an entertainment venue, the temporary structure must comply with Part B1 and NSW H102 of Volume One of the National Construction Code.</p> <p>Erection of signs</p> <p>4.A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing 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</p> <p>(c) stating that unauthorised entry to the site is prohibited.</p> <p>5.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>Notification of Home Building Act 1989 requirements</p> <p>Please Note: This does not apply in relation to Crown building work that is certified, in accordance with section 116G of the Act, to comply with the technical provisions of the State’s building laws.</p> <p>6.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:</p> <p>(a) in the case of work for which a principal contractor is required to be appointed:</p>



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							<p>(i) the name and licence number of the principal contractor, and (ii) the name of the insurer by which the work is insured under Part 6 of that Act,</p> <p>(b) in the case of work to be done by an owner-builder: (i) the name of the owner-builder, and (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the relevant owner-builder permit.</p> <p>7.If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under the 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.</p> <p>GENERAL CONDITIONS</p> <p>8.The development shall be implemented in accordance with:</p> <p>(c) All documentation and correspondence submitted by the applicant, or their agents, in support of the Development Application, (d) The details set out on the plans approved and stamped by authorised officers of Council, except as amended by the conditions of this development consent.</p> <p>Reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p> <p>9.The owner of the property is to ensure that any structure is installed: (a) to meet the setback requirements of the approved plans, (b) to be located within the confines of the lot, and; (c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any structures being erected in a location where it would be inappropriate.</p> <p>10.The structures are to be inspected at the following stages of construction:</p> <ul style="list-style-type: none"> • before the pouring of footings** • before covering drainage (under hydrostatic test) • before pouring any reinforced concrete structure ** • before covering the framework for any wall, roof or other building element ** • before covering waterproofing in any wet area**



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							<ul style="list-style-type: none"> before covering any stormwater drainage connections when the building work is completed and all conditions of consent have been addressed** <p>** denotes a critical stage inspection (a mandatory inspection under Section 109C of the EP&A Act 1979). Please note that an Occupation Certificate cannot be issued for a *development where a critical stage or other nominated inspection has not been carried out.</p> <p>Council has limited capacity for inspections, which may only be on specific days. Please contact Council well in advance to arrange an inspection.</p> <p>*All sewer and drainage works associated with the approval are to comply with the requirements of AS 3500 and completed only by a licensed plumber and drainer</p> <p>Reason: To ensure compliance with appropriate standards.</p> <p>11.A Construction Certificate must be obtained from a Certifying Authority before work commences.</p> <p>Reason: To ensure compliance with Cl.146 of the Environmental Planning and Assessment Regulation 2000.</p> <p>12.Occupancy of the buildings is not to take place until the Principal Certifying Authority (PCA) has carried out a final inspection and an Occupation Certificate issued.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and to restrict the use of the premises until the terms of the Development Consent have been complied with so as to ensure the health and safety of occupants of the building.</p> <p>13.Roof water is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <p>(a) By piping to the existing stormwater channel in John Street.</p> <p>(b) By piping to a rainwater tank and then via the overflow to the existing stormwater channel in John Street.</p> <p>Reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p> <p>14.Any rainwater tank must be installed so that it is:</p> <p>(a) Not interconnected in any way with Council’s water supply without a backflow prevention device.</p>



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							<p>(b) If it is connected with Council’s water supply, then it must have a backflow prevention device that is compliant with AS 3500 National Plumbing and Drainage Code - Compendium</p> <p>(c) The overflow is to be connected to the stormwater system. Reason: To prevent structural damage to buildings and protect public health.</p> <p>15.The responsible person for plumbing and drainage work must ensure that the responsible person has given Council a notice of work in an approved form that specifies the work to be carried out and the responsible person for the work. The notice of work must be provided no later than 20 business days before the work concerned is carried out in the case of work that involves a proposed alternative solution, or no later than 2 business days before the work concerned is carried out in any other case. Reason: Statutory requirement</p> <p>16.The responsible person for plumbing and drainage work must provide Council, and the person for whom the work is carried out, with a certificate of compliance within 2 business days after the work is completed. Reason: Statutory requirement</p> <p>Note: A certificate of compliance is a written document, in an approved form, that certifies that the plumbing and drainage work to which it relates is code compliant.</p> <p>17.On completion of plumbing and drainage work that consists of or includes carrying out work on a sanitary drainage system, the responsible person for the work must supply a plan of the work, in the approved form, to the following persons:</p> <p>a) The owner of the land or the owner’s agent, b) The Council. Reason: Statutory requirement</p> <p>18.For all construction work required on Council land (e.g. storm water, footpaths, kerb and gutter etc.) the applicant is to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority. The application must be approved prior to the issue of a Construction Certificate. Reason: To ensure pedestrian and vehicular safety during construction.</p> <p>19.The driveway must be concrete or bitumen sealed from John Street to the garage. Reason: To prevent dust from detrimentally affecting the amenity of neighbouring properties..</p>



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							<p>CONDITIONS TO BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING</p> <p>20.The owner/s of the property are to give Council written notice of the intention to commence works and the appointment of a Principal Certifying Authority (if the PCA is not Council) at least two days before the proposed date of commencement.</p> <p>Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2000</p> <p>CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION</p> <p>21.The owner of the property is to ensure that any building is constructed:</p> <p>(a) to meet the setback requirements of the approved plans,</p> <p>(b) to be located within the confines of the lot, and;</p> <p>(c) so that it does not interfere with any easements or covenants upon the land.</p> <p>Reason: To avoid any buildings being erected in a location where it would be inappropriate.</p> <p>22.The applicant shall ensure that noise pollution in minimised during the course of construction. The use of power tools and/or similar noise producing activities shall be limited to the following hours:-</p> <p>Monday to Saturday 7.00 AM to 5.00 PM</p> <p>Sunday & public Holidays No construction activities are to take place.</p> <p>Reason: To ensure that public amenity is not unduly affected by noise.</p> <p>23.All works are to be executed in a good and workmanlike manner and all materials are to be installed as per manufacturers' instructions and any applicable Australian Standards.</p> <p>Reason: To ensure that the building work is completed in accordance with the approval and is in a safe and healthy condition for use by occupants.</p> <p>24.All construction materials, sheds, skip bins, spoil, temporary water closets etc. shall be kept wholly within the property and not placed on public land or in a position that may result in materials/debris being washed onto the roadway or into the stormwater drainage system.</p> <p>Reason: To preserve the amenity of the locality and protect stormwater systems.</p> <p>25.Temporary kerb and gutter crossings shall be installed to protect existing kerbs, channels and/or laybacks. Such protection shall consist of timber, concrete, steel or the like and shall not cause any diversion or build-up of drainage flow. Materials that could cause interference with council's drainage system shall not be used.</p> <p>Reason: To ensure that Council's stormwater system is protected.</p>



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							<p>26.A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the Subject Site at all times and shall be readily available for perusal by any officer of Council or the PCA.</p> <p>Reason: To ensure compliance with approved plans.</p> <p>27.Run-off and erosion controls must be implemented before construction, and maintained to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:</p> <p>(a) divert uncontaminated run-off around cleared or disturbed areas,</p> <p>(b) erect a silt fence to prevent debris escaping into drainage systems or waterways,</p> <p>(c) prevent tracking of sediment by vehicles onto roads,</p> <p>(d) stock pile topsoil, excavated material, construction and landscaping supplies and debris within the site.</p> <p>Reason: To prevent pollution from detrimentally affecting the public or environment.</p> <p>28.All demolition work to be undertaken in accordance with Australian Standard 2601 –The Demolition of Structures.</p> <p>Reason: To ensure that demolition work is undertaken in a manner that is safe and minimises environmental disturbance.</p> <p>29.Development involving bonded asbestos material and friable asbestos material:</p> <p>(a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the Work Health and Safety Regulation 2011,</p> <p>(b) the person having the benefit of the development consent must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the consent commences,</p> <p>(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,</p> <p>(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the development consent must give the principal certifying authority a copy of a receipt from</p>



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							<p>the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.</p> <p>Reason: To ensure that demolition work is undertaken in a manner that is safe and minimises environmental disturbance.</p> <p>CONDITIONS TO BE COMPLETED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE</p> <p>30.Any damage caused to kerb, guttering crossovers and/or footpaths during building operations shall be rectified by the developer to the satisfaction of Uralla Shire Council’s Director Infrastructure & Regulation.</p> <p>Reason: To ensure that public infrastructure is maintained.</p> <p>31.The developer is to meet the cost of and be responsible for the construction of vehicular entrances and exits in accordance with Council’s requirements.</p> <p>Reason: To provide appropriate access to the site.</p>
5 May 2020	18.05/20	DIVISION DECISION – DA-44-2018 – Natural Burial Ground - 192 Dumaresq Road, Saumarez Ponds	R Bell B Crouch M Dusting N Ledger M Pearce T O’Connor L Sampson I Strutt T Toomey	Nil	Nil	Nil	<p>That Report 8 lay on the table and the development application be deferred until 03 July 2020, pending receipt of a geotechnical report outlined in NSW Public Health Regulation 2012.</p> <p>Should the geotechnical report not be received before this time, the application be put back before Council for determination.</p>
26 May 2020	43.05/20	Report 10 - DIVISION DECISION – DA-85-2019 - Additions and alterations to supermarket, new car park, demolition of existing structures – 100 Bridge Street, Uralla	R Bell B Crouch M Dusting N Ledger M Pearce T O’Connor L Sampson I Strutt T Toomey	Nil	Nil	Nil	<p>That Council defer a decision on Development Application 85/2019 for additions and alterations to supermarket, new car park, demolition of existing structures at 100 Bridge Street, Uralla (Lot 2 DP 1127831), pending a Councillor workshop and the return of Council Meetings to the Council Chambers where the community and developer can address Councillors on the matters being considered.</p>



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DATE OF MEETING	RESOLUTION NO.	REPORT TITLE	VOTE FOR	VOTE AGAINST	ABSENT – CONFLICT OF INTEREST	ABSENT FROM MEETING	COUNCIL RESOLUTION
23 June 2020	10.06/20	Report 1 - DIVISION DECISION - DA-85-2019 - Additions and alterations to supermarket, new car park, demolition of existing structures - 100 Bridge Street, Uralla	R Bell M Dusting N Ledger M Pearce I Strutt	B Crouch T O'Connor L Sampson T Toomey	Nil	Nil	That Council approve the Development Application 85/2019 for additions and alterations to supermarket, new car park, demolition of existing structures at 100 Bridge Street, Uralla (Lot 2 DP 1127831) subject to the conditions of consent in Attachment 1 to this report - Development Assessment Report 85/2019.
23 June 2020	26.06/20	Report 11 – DIVISION DECISION - Amended Uralla Development Control Plan 2011 Amendment No. 5	B Crouch M Dusting N Ledger M Pearce T O'Connor L Sampson I Strutt T Toomey	Nil	R Bell	Nil	That Council defers consideration of this matter pending further response to questions to Council officers in respect to the Development Control Plan.
30 June 2020	X03.06/20	Notice of Rescission Motion – DA-85-2019 Additions and alterations to supermarket, new carpark, demolition of existing structure – 100 Bridge Street, Uralla	R Bell B Crouch T O'Connor L Sampson T Toomey	M Dusting N Ledger M Pearce I Strutt	Nil	Nil	That Council rescind Council's Resolution 10.06/20 in respect of Report to Council 1 - DA-85-2019 additions and alterations to the supermarket, new carpark, demolition of existing structures - 100 Bridge St, Uralla at the Ordinary Meeting of Council dated 23 June 2020: <i>That Council approve the Development Application 85/2019 for additions and alterations to supermarket, new car park, demolition of existing structures at 100 Bridge Street Uralla (Lot 2 DP 1127831) subject to the conditions of consent in Attachment 1 to this report – Development Assessment Report 85/2019.</i>
30 June 2020	X04.06/20	Notice of Rescission Motion – DA-85-2019 Additions and alterations to supermarket, new carpark, demolition of existing structure – 100 Bridge Street, Uralla	R Bell B Crouch T O'Connor L Sampson T Toomey	M Dusting N Ledger M Pearce I Strutt	Nil	Nil	That: 1. Council further defer a decision on Development Application 85/2019 for the additions and alterations to supermarket, new car park, demolition of existing structures at 100 Bridge Street Uralla (Lot2 DP 1127831). 2. Before the Development Application returns to Council for determination, the General Manager negotiate with the applicant necessary changes to plans within the lodged development 85/2019 to address concerns raised in traffic and pedestrian management and movement, disabled access structures, compliance



Uralla Shire Council Planning Decisions Register 2016-17, 2017-18, 2018-19, 2019-20

in accordance with Section 375A of the NSW Local Government Act 1993

DATE OF MEETING	RESOLUTION NO.	REPORT TITLE	VOTE FOR	VOTE AGAINST	ABSENT – CONFLICT OF INTEREST	ABSENT FROM MEETING	COUNCIL RESOLUTION
							with Uralla Shire Council Development Control Plan guidelines, carparking provision and the retention of the bus parking shed, professional advice on the preservation of trees and neighbouring structures.