

**MINUTES OF THE ORDINARY MEETING OF THE CARRATHOOL SHIRE COUNCIL HELD
AT THE GOOLGOWI COUNCIL CHAMBERS
on Tuesday, 16 March 2021 commencing at 10.01 am**

1. PRESENT

Councillors: DL Jardine (Mayor), DP Fensom, MS Armstrong, RF Campbell, B Furner, WR Kite, GR Peters.

Staff: General Manager Rick Warren, Director Corporate and Community Services Robert Rayner and Director Infrastructure Services Paul Farrell.

2. LEAVE OF ABSENCE

A request for leave of absence was received from Cr SM Groat

1580 RESOLVED that the request for leave of absence from Cr SM Groat be received and leave be granted.

CARRIED

Moved: Cr B Furner / Seconded: Cr WR Kite

3. DECLARATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Report	Councillor/Officer	Reason	Pecuniary / Non Pecuniary
10.5	Cr DL Jardine	Partner is Staff Member	Non Pecuniary
10.21	Cr DP Fensom	Board Member of Lachlan Lodge	Non Pecuniary

4. CONFIRMATION OF THE PREVIOUS MINUTES

1581 RESOLVED that the minutes of the ordinary meeting of the Carrathool Shire Council held 16 February 2021 as circulated to all councillors, be confirmed.

CARRIED

Moved: Cr GR Peters / Seconded: Cr RF Campbell

5. BUSINESS ARISING

Nil

6. MOTIONS & QUESTIONS (NOTICE GIVEN)

7. PRESENTATIONS/PUBLIC ADDRESSES (WHERE SCHEDULED)

Nil

SUPPLEMENTARY AGENDA ITEMS

1582 RESOLVED that the following supplementary report be received for inclusion in the March 2021 ordinary meeting agenda:

10.2.4 Hillston Ex-Servicemen's and Citizens Men's Bowling Club – Request for Sponsorship.

12.2 Carrathool Shire Scholarship Scheme.

CARRIED Moved: Cr MS Armstrong / Seconded: Cr B Furner

8. MAYORAL REPORTS

1583 RESOLVED that Council note the Mayors report for February and March 2021.

CARRIED

Moved: Cr DL Jardine

1584 RESOLVED that Council write a letter to The Hon. John Barilaro in relation to the proposed fracking in the Central Darling Shire.

CARRIED

Moved: Cr B Furner / Seconded: Cr MS Armstrong

1585 RESOLVED that Council investigate options for a proposed wetland at Lake Woorabinda in Hillston.

CARRIED

Moved: Cr GR Peters / Seconded: Cr B Furner

9. DELEGATES REPORTS

1586 RESOLVED that Council note the attendance of Cr Campbell at the Information Session for Boorga Road at Griffith on 2 March 2021.

CARRIED Moved: Cr RF Campbell / Seconded: Cr DP Fensom

1587 RESOLVED that Council note the attendance of Cr Furner at International Women's Day and the Goolgowi Hall Committee meeting.

CARRIED Moved: Cr WR Kite / Seconded: Cr RF Campbell

10.0 GENERAL MANAGER'S REPORT

10.1 Ongoing Action from Previous Business Papers

1588 RESOLVED that Council note the update on action report for March 2021.

CARRIED Moved: Cr DP Fensom / Seconded: Cr RF Campbell

10.2 Precis of Correspondence

10.2.1 Local Government Remuneration Tribunal

1589 RESOLVED that Council note the review of Councillor fees has commenced by the Local Government Remuneration Tribunal.

CARRIED Moved: Cr RF Campbell / Seconded: Cr GR Peters

10.2.2 Gunbar Private Water Supply Board

1590 RESOLVED that Council note the information on the Gunbar Private Water Supply Board.

CARRIED Moved: Cr MS Armstrong / Seconded: Cr DP Fensom

10.2.3 Western Division Conference

1591 RESOLVED that Council do not send any delegates to the Western Division Conference this year.

CARRIED Moved: Cr RF Campbell / Seconded: Cr MS Armstrong

10.2.4 Hillston Ex-Servicemen's & Citizens Men's Bowling Club

1592 RESOLVED that Council make a \$1,000 donation in support of the club's Annual Triples Bowls Tournament in April 2021 as a once off donation.

CARRIED Moved: Cr B Furner / Seconded: Cr DP Fensom

10.3 Stronger Country Communities Fund Round 4

1593 RESOLVED that Council:

1. note the opening of Round 4 of the Stronger Country Communities Funding Program on 1 May 2021.
2. note the 50% requirement to address sporting infrastructure for women.
3. nominate projects to the General Manager prior to the end of March 2021 to enable costing to be included in the April 2021 business paper for Council consideration.

CARRIED Moved: Cr MS Armstrong / Seconded: Cr DP Fensom

10.4 2021 NSW Local Government Election

1594 RESOLVED that Council retain 10 Councillors with the number to be reduced to 8 when the Local Government Amendment (Governance and Planning) Bill 2016 is enacted which allows Council to reduce their numbers by request to the Minister of Local Government.

CARRIED Moved: Cr RF Campbell / Seconded: Cr GR Peters

10.5 Closure of Council Offices for Union Picnic Day

1595 RESOLVED that Council note that the Union Picnic Day will be held on Tuesday 6 April 2021 and that in keeping with past practice, Council approve special leave for that day to all permanent employees.

CARRIED Moved: Cr B Furner / Seconded: Cr WR Kite

11.47 am Cr Fensom left the meeting

11.50 am Cr Fensom returned to the meeting

10.6 Infrastructure Report

1596 RESOLVED that Council note the Infrastructure Report for February 2021.
CARRIED Moved: Cr RF Campbell / Seconded: Cr GR Peters

10.7 RMCC – Ordered Works

1597 RESOLVED that Council note the ordered works under the RMCC contract for this financial year.
CARRIED Moved: Cr RF Campbell / Seconded: Cr WR Kite

10.8 Road Construction Program Update

1598 RESOLVED that Council:
1. approve the project proposals for resealing of Mossgiel Rd \$190,000 and MR501 Rd West \$124,000 with funding to be sourced from project under spends of R2R \$241,000, Block Grant Capital \$37,000 (Jacksons Bridge Design) and Cahills Road Reseal \$36,000.
2. note the Road Construction Program expenditure to date.
CARRIED Moved: Cr WR Kite / Seconded: Cr RF Campbell

10.9 Flood Damage 2019 – Rehabilitation Works Update

1599 RESOLVED that Council note the progress of the 2019 Flood Damage Rehabilitation Works.
CARRIED Moved: Cr RF Campbell / Seconded: Cr MS Armstrong

10.10 Jackson’s Bridge - Update

1600 RESOLVED that Council note the development of Jackson’s Bridge upgrade.
CARRIED Moved: Cr GR Peters / Seconded: Cr DP Fensom

10.11 Request for Temporary Road Closure – Mitchells Road

1601 RESOLVED that Council:
1. approve the request from the Griffith Off-Road Club for the temporary closure of a section of Mitchells Road for the annual off-road event subject to the Road being reinstated to the condition prior to its closure.
2. not approve any use of the gravel pit area currently held under lease by Council.
CARRIED Moved: Cr MS Armstrong / Seconded: Cr GR Peters

10.12 Request for Purchase of Crown Land – Nancy Casella

1602 RESOLVED that Council:
1. approve the sale of the parcel of Crown Land located between Mitchell’s Track and Whitton Stock Route (Lots 36 and 37 DP 751675).
2. advertise on public exhibition for a period of 28 days.
3. no costs of the sale is to be paid by Council
CARRIED Moved: Cr RF Campbell / Seconded: Cr WR Kite

10.13 Request to go to Tender – Hillston Riverbank Stabilisation Construction

1603 RESOLVED that:
1. Council select the open tender method in accordance with clause 166a of the Local Government (General) Regulation 2005.
2. a report be provided to Council with a summary of Riverbank Stabilisation tenders at the May 2021 meeting.
3. Council include \$208,500 in the 2021/22 budget for consideration to meet Council’s contribution to the Riverbank Stabilisation Project.
CARRIED Moved: Cr DP Fensom / Seconded: Cr RF Campbell

12.30 pm Building & Regulatory Services Manager joined the meeting

10.14 Hillston Water Mains Investigation Update

1604 RESOLVED that Council:

1. note the Hillston watermains construction update.
2. conduct additional pressure testing on the new water mains and services to be sure no further leaks are present.
3. conduct pressure tests on all sections of High Street bi-annually.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr DP Fensom

10.15 Hillston Stormwater Update

1605 RESOLVED that Council:

1. allocate funds of \$300,000 in the 2021/22 and 2022/23 budget to be made available over two financial years to rectify works outlined (\$150,000 per year)
2. note the update of the Hillston Stormwater network.

CARRIED

Moved: Cr GR Peters / Seconded: Cr RF Campbell

10.16 Plant Report

1606 RESOLVED that the Plant Report for February 2021 be received.

CARRIED

Moved: Cr WR Kite / Seconded: Cr DP Fensom

10.17 Plant Replacement

1607 RESOLVED that the Plant Replacement report for March 2021 be received.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr RF Campbell

10.18 Development Applications February 2021

1608 RESOLVED that the Determinations for Development Applications received for February 2021 be noted.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr B Furner

10.19 Development Application DA2021/009 – Flood Mitigation Work, Levee

1609 RESOLVED that Council defer Development Consent for DA2021/009 for Flood Mitigation Works subject to further information being provided in regard to flood modelling and reference being made to Water NSW for their input on floodplain management issues.

CARRIED

Moved: Cr DP Fensom / Seconded: Cr GR Peters

Division: All in Favour

10.20 Development Application DA2021/020 – Change of Use

1610 RESOLVED that Council grant Development Consent for DA2021/020 for the change of use to an existing building subject to the conditions imposed.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr RF Campbell

Division: All in Favour

1.06 pm the meeting was adjourned for lunch

1.54 pm the meeting resumed after lunch

10.21 Development Application DA2021/026 – Storage Shed

1611 RESOLVED that Council grant Development Consent for DA2021/026 for the construction of a storage shed subject to the conditions imposed.

CARRIED

Moved: Cr GR Peters / Seconded: Cr MS Armstrong

Division: All in Favour

10.22 Development Application DA2021/027 – Placement of LED Sign, Hillston Library

1612 RESOLVED that Council grant Development Consent for DA2021/027 for the installation of a LED sign subject to the conditions imposed.

CARRIED

Moved: Cr B Furner / Seconded: Cr RF Campbell
Division: All in Favour

2.14 pm Building & Regulatory Services Manager left the meeting

10.23 Finance Report – Statement of Bank Balances – February 2021

1613 RESOLVED that Council note the Statement of Bank Balances as at 28 February 2021 and confirm payment of accounts as summarised in the reconciliation statement totalling \$3,396,343.15.

CARRIED

Moved: Cr RF Campbell / Seconded: Cr DP Fensom

10.24 Finance Report – Investments Schedule – February 2021

1614 RESOLVED that Council note the Schedule of Investments as at 28 February 2021.

CARRIED

Moved: Cr WR Kite / Seconded: Cr DP Fensom

10.25 Council Policy 99 – Internal Reporting Policy

1615 RESOLVED that Council:

1. approve the draft Internal Reporting Policy and place the draft policy on public exhibition for 28 days.
2. adopt the policy after the exhibition period if no submissions are received.

CARRIED

Moved: Cr RF Campbell / Seconded: Cr GR Peters

2.16 pm Economic Development Officer and Economic Development Assistant joined the meeting.

10.26 Economic Development Unit Report – March 2021

1616 RESOLVED that Council note the Economic Development Officers report for February 2021.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr DP Fensom

10.27 Why Leave Town Community Gift Card Program

1617 RESOLVED that Council include funds in the 2021-2022 budget estimates for consideration at its estimate meeting in 2021.

CARRIED

Moved: Cr B Furner / Seconded: Cr RF Campbell

2.47 pm Economic Development Officer and Economic Development Assistant left the meeting.

11.0 COMMITTEE REPORTS

Nil

12.0 CLOSED COUNCIL REPORTS

CLOSED COUNCIL 2.48 pm

1618 RESOLVED that Council resolve into closed council pursuant to Section 10A(2)(b) of the *Local Government Act 1993*, to consider the closed Council report.

CARRIED

Moved: Cr RF Campbell / Seconded: Cr GR Peters

12.1 Request for Waiver of Interest Charges

1619 RESOLVED that Council write off the interest totalling \$1,275.05 on both assessments and waive future interest charges subject to the current repayment arrangements being maintained.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr DP Fensom

12.2 Carrathool Shire Scholarship Scheme

1620 RESOLVED that Council award its two scholarships of \$3,000 to Jade Neal and Charly Mott for 2021 and advise Charles Sturt University by 22 March 2021.

CARRIED

Moved: Cr WR Kite / Seconded: Cr GR Peters

OPEN COUNCIL

3.15 pm

1621 RESOLVED that Council resolve into open Council.

CARRIED

Moved: Cr RF Campbell / Seconded: Cr B Furner

CLOSED COUNCIL REPORT

The resolutions of Council made while the meeting was closed to the public were read to the open Council meeting by the General Manager.

CARRIED

Moved: Cr RF Campbell / Seconded: Cr B Furner

13.0 NEXT MEETING

The next **Ordinary Meeting** of Council will be held at the Hillston District Office on **Tuesday 20 April 2021** commencing at **10.00am**.

CLOSURE

There being no further business, the meeting terminated at 3.16 pm.

The Minutes of the Ordinary Meeting of the Carrathool Shire Council held on Tuesday, 16 March 2021 were confirmed at the subsequent Ordinary Meeting of Council on Tuesday, 20 April 2021.

.....
Chairman of the Meeting of the Carrathool Shire Council held on Tuesday, 20 April 2021, at which meeting the above signature was subscribed.

ATTACHMENT

CONDITONS OF APPROVAL – DA2021/020

1. COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

(Prescribed Condition)

All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant Construction Certificate or Complying Development Certificate was made).

2. RESIDENTIAL BUILDING WORK

(Prescribed Condition)

Building work (within the meaning of the *Home Building Act 1989*) must not be carried out unless the Principal Certifier for the development:

- a) in the case of work done by a licensee under the Act:
 - i) has been informed in writing of the licensee's name and contractor license number, and
 - ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, OR
- b) in the case of work to be done by any other person:
 - i) has been informed in writing of the person's name and owner-builder permit number, or
 - ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Act,

and, is given appropriate information and declarations under paragraphs a) and b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either a) or b).

NOTE: A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that the person is the holder of an insurance policy is sufficient evidence to satisfy this condition.

3. SIGNS TO BE ERECTED ON BUILDING AND DEMOLITION SITES

(Prescribed Condition)

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- a) stating that unauthorised entry to the site is prohibited, and
- b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside work hours
- c) the development consent or complying development consent number, the name and contact details of the Principal Certifier.

Any sign must be removed when the work has been completed.

NOTE: This condition does not apply to:

- a) building work carried out inside an existing building, or
- b) building work carried out on premises that must be occupied continuously (both during and outside work hours) while the work is being carried out.

4. COMPLIANCE WITH BASIX

(Prescribed Condition)

The commitments listed in any relevant BASIX Certificate for this development must be fulfilled in accordance with the BASIX Certificate Report, Development Consent and the approved plans and specifications.

5. NOTICE OF COMMENCEMENT

(Prescribed Condition)

The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a 'Notice of Commencement of Building or Subdivision Works'.

6. BUILDING INSPECTIONS

The applicant must obtain a Compliance Certificate pursuant to Section 6.16 of the Environmental Planning and Assessment Act 1979, as amended, from Council or an accredited certifying authority, certifying compliance with the Building Code of Australia for the stages of construction listed in Column 1. For the purposes of obtaining the Compliance Certificate the works must be inspected by the accredited certifying authority at the times specified in Column 2.

	COLUMN 1	COLUMN 2
F	Internal Wall frames (If any)	When the brick veneer outer wall has been constructed and tied to the frame.
H	Wet areas	When the flashing to all wet areas, including the plinth under the bath, the bathroom, laundry, water closet, ensuite and shower recess have been completed.
I	Drainage	When the stormwater and roof water drainage system has been completed.
J	Final	Required prior to occupation of the building

NOTE 1: A Final Occupation Certificate in relation to the building cannot be issued by Council or an accredited certifying authority until all Compliance Certificates required by this condition have been issued by, or registered with Council.

NOTE 2: The above Compliance Certificates are required whether or not the work has been inspected by a Structural Engineer, a lending authority or any other person. If the Compliance Certificates are not issued Council may refuse to issue a Building Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979, as amended.

NOTE 3: Submission of the bracing plan and the Truss and Frame Certificate is required seven (7) working days before the frame inspection.

7. DEVELOPMENT APPLICATION RECORD TO BE KEPT ONSITE

The Builder must at all times maintain, on the job, a legible copy of the plan and specification approved with the Construction Certificate.

8. CONFORM WITH APPROVED PLANS

The development shall take place in accordance with the approved development plans as submitted with DA2021/020. Any alterations or additions marked by Council on the approved plans and/or the specifications must be carried into effect.

9. HOURS OF OPERATION

The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 8.00am to 1.00pm, excepting public holidays.

10. RUBBISH AND DEBRIS

All building rubbish and debris, including that which can be wind-blown, must be contained on site in a suitable enclosure, approved by Council, at all times prior to disposal at Council's Waste Management Centre. The container must be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

11. CLOTHES DRYING

The dwelling must be provided with an outdoor area or appropriate equipment for the drying of laundry.

NOTE: A suitably screened outdoor drying area in close proximity to the dwelling and equipped with clothes line or similar, would satisfy this condition.

12. BUILDING NUMBER

A building number must be displayed in a position clearly visible from the street in letters having a height of not less than 75 mm (3 inches). The number must be visible against the background on which it is placed. The correct building number is stated on the Notice of Determination.

13. APPOINTMENT OF PRINCIPAL CERTIFIER

The applicant must submit to Council, at least two (2) days prior to the commencement of any works, notification of the details of the Principal Certifier appointed by the owner for the development.

14. PLANS

The development shall be generally in accordance with the supporting documentation, including but not limited to, the following:

Site Plan SP01
Floor Plan

as modified by any conditions of this consent.

No departure from the approved plans and specifications shall be made unless the prior approval of Council has been obtained in writing.

The development shall be carried out in conformity with the provisions of the *Environmental Planning and Assessment Act, 1979*, and the regulations made thereunder, in accordance with the plans and specifications approved by Council.

The builder shall maintain on the site, at all times a legible copy of the following:

- Development Consent including plans and related documentation;
- Construction Certificate when applied for and issued, including plans, specifications and certificates.

15. CONSTRUCTION CERTIFICATE – BUILDING

The applicant must obtain a CONSTRUCTION CERTIFICATE pursuant to Section 6.4 of the *Environmental Planning and Assessment Act 1979*, as amended from either Council or an accredited certifying authority certifying that the proposed works are in accordance with the Building Code of Australia PRIOR to any works commencing.

NOTE 1: No building, engineering, excavation work or food premises fitout must be carried out in relation to this development until the necessary Construction Certificate has been obtained.

NOTE 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a Construction Certificate at the same time as you lodged this Development Application.

NOTE 3: It is the responsibility of the applicant to ensure that the development complies with the provision of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

16. DRAIN ROOFED AND PAVED AREAS

All roofed and paved areas must be drained and the water from those areas and from any other drainage conveyed to the gutter in High Street, in accordance with AS/NZS 3500.

Stormwater disposal drains must be connected to all roof gutter downpipes within fourteen (14) days of installation of the downpipes and/or the construction of hard standing areas, as may be appropriate, to discharge roof-water to the approved method of disposal.

17. PLUMBING AND DRAINAGE WORKS

Any sewer or stormwater works associated with the development are to meet the requirements of the AS3500 and the New South Wales Plumbing Code of Practice. In this regard, it may be necessary for you to contact a Licensed Plumber and Drainer.

A Plumbing Permit must be obtained by a Licensed Plumber and Drainer, prior to any sewer or stormwater work being carried out on site. Further, a final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development.

18. WORKS AS EXECUTED DIAGRAM

Council requires a “Works as Executed Diagram” to be approved by Council Plumbing Inspector, prior to the issue of a Final Plumbing Certificate.

The Works as Executed Diagram must be submitted in electronic format in PDF File in accordance with Council Requirements.

19. PLUMBING INSPECTIONS

The applicant must obtain a Compliance Certificate pursuant to Section 6.16 of the *Environmental Planning and Assessment Act 1979*, as amended from Council or an accredited certifying authority certifying that the plumbing work identified in column 1 has been installed in accordance with AS/NZS 3500 and New South Wales Code of Practice, Plumbing and Drainage. For the purposes of obtaining the Compliance Certificates the plumbing works must be inspected by the accredited certifying authority at the times specified in Column 2.

	COLUMN 1	COLUMN 2
A	Internal House Drainage	When all internal plumbing work is installed and prior to concealment.
B	External House Drainage	When all external plumbing work is installed and prior to concealment.
C	Stormwater Drainage	When all external stormwater drainage work is installed and prior to concealment.
E	Final	Prior to occupation of the building.

20. MATERIAL SPECIFICATIONS

All external maintenance/repair works are to be carried out in such a manner that the works will not have an adverse impact on the heritage significance of the item. Details of all external works are to be included in the Construction Certificate application.

21. OCCUPATION CERTIFICATE

The applicant must obtain an Occupation Certificate, pursuant to Section 6.4(c) of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is responsible for ensuring that all conditions of development consent are complied with.

22. USE OF THE BUILDING – (NOT TO BE USED FOR COMMERCIAL PURPOSE)

The proposed use of the building is to be as a Class 1a single dwelling. The building is not to be used for any Commercial purpose unless the prior approval of Council has been obtained.

REASONS FOR CONDITIONS

1. To achieve the objectives of Section 1.3 of the Environmental Planning and Assessment Act 1979, having regard to the relevant matters for consideration contained in Section 4.15 of the Act and the Environmental Planning Instruments applying to the land;
2. To ensure compliance with the Building Code of Australia, to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety, health and amenity, for the benefit of the community now and in the future;
3. To confirm the details of the application and plans submitted by the applicant;
4. To ensure compliance with relevant planning controls;
5. To ensure that appropriate environmental protection measures are in place;
6. To ensure the development complies with the requirements of Council policies;
7. To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

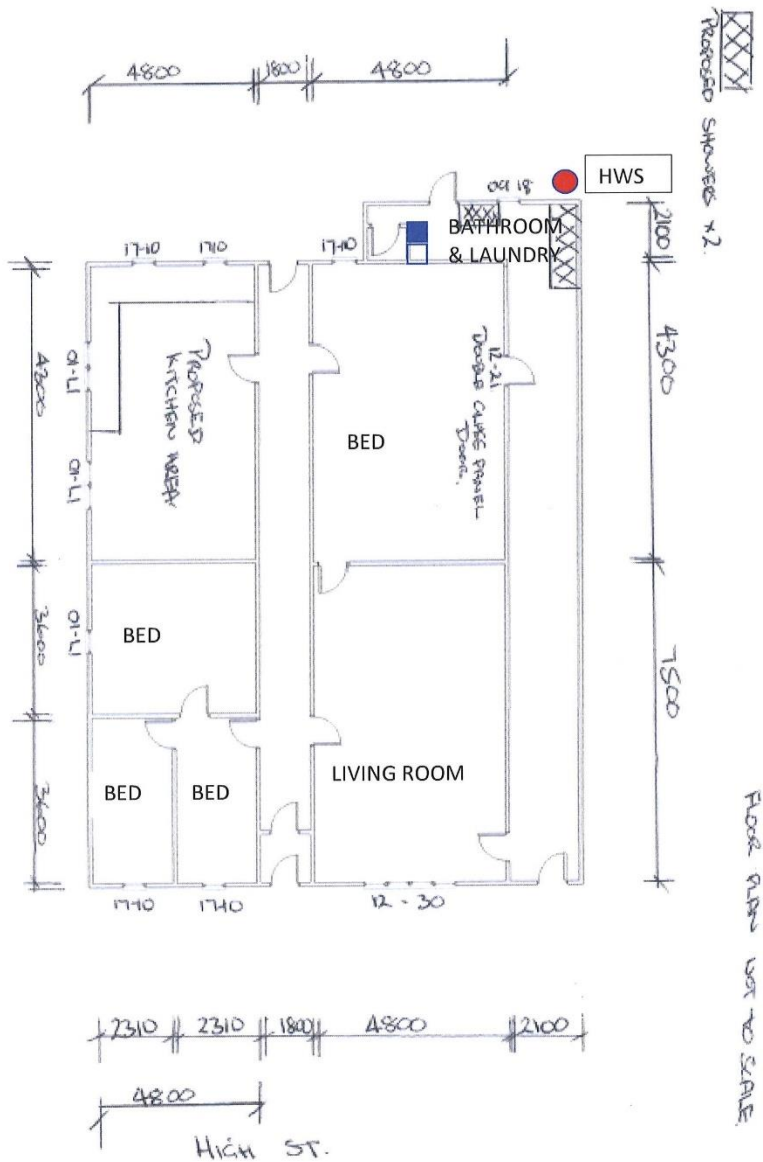
ADVICE TO APPLICANT

1. This Notice of Determination does not remove the applicant's obligation to obtain approvals required by any other legislation.
2. Part 8, Sections 8.3 and 8.7 of the Environmental Planning and Assessment Act 1979 confers on the applicant who is not satisfied with determination of the consent authority a right of appeal to the Land and Environment Court exercisable within 6 months of receipt of this notice.
3. Any person who contravenes this Notice of Determination of the above consent shall be guilty of a breach of the Environmental Planning and Assessment Act, 1979, and shall be liable to a monetary penalty and/or a restraining order which may be imposed by the Land and Environment Court.
4. Prior to commencing works on site, Telstra's "Dial Before You Dig" should be contacted by phoning 1100 (follow the prompts) and provide the following details:
 - Street name and number;
 - Side of street (north side, east or west);
 - Distance to nearest cross street
5. Division 8.2 of the Environmental Planning and Assessment Act 1979 confers on the applicant the right to request Council to conduct a Review of this Notice of Determination within 6 months of receipt of this notice.

FLOOR PLAN

BASIX® Commitments (Certificate No. A394981)

- HWS - 280l Electric heat pump water heater eligible for REC



ATTACHMENT

CONDITIONS OF APPROVAL – DA2021/026

1. COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

(Prescribed Condition)

All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant Construction Certificate or Complying Development Certificate was made).

2. SIGNS TO BE ERECTED ON BUILDING AND DEMOLITION SITES

(Prescribed Condition)

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- a) stating that unauthorised entry to the site is prohibited, and
- b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside work hours
- c) the development consent or complying development consent number, the name and contact details of the Principal Certifier.

Any sign must be removed when the work has been completed.

NOTE: This condition does not apply to:

- a) building work carried out inside an existing building, or
- b) building work carried out on premises that must be occupied continuously (both during and outside work hours) while the work is being carried out.

3. NOTICE OF COMMENCEMENT

(Prescribed Condition)

The applicant is to submit to Council, at least two (2) days prior to the commencement of any works, a 'Notice of Commencement of Building or Subdivision Works'.

4. BUILDING INSPECTIONS

The applicant must obtain a Compliance Certificate pursuant to Section 6.16 of the *Environmental Planning and Assessment Act 1979*, as amended, from Council or an accredited certifying authority, certifying compliance with the Building Code of Australia for the stages of construction listed in Column 1. For the purposes of obtaining the Compliance Certificate the works must be inspected by the accredited certifying authority at the times specified in Column 2.

	COLUMN 1	COLUMN 2
A	Site Inspection	Prior to any works commencing on the site.
B	Footings	When the footings have been excavated and all steel reinforcement has been placed in position.
C	Slab	When reinforcement steel has been placed in position in any concrete slab, whether or not the slab is suspended, on the ground, or on fill.
I	Drainage	When the stormwater and roof water drainage system has been completed.
J	Final	Required prior to occupation of the building

NOTE 1: A Final Occupation Certificate in relation to the building cannot be issued by Council or an accredited certifying authority until all Compliance Certificates required by this condition have been issued by, or registered with Council.

NOTE 2: The above Compliance Certificates are required whether or not the work has been inspected by a Structural Engineer, a lending authority or any other person. If the Compliance

Certificates are not issued Council may refuse to issue a Building Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979, as amended.

NOTE 3: Submission of the bracing plan and the Truss and Frame Certificate is required seven (7) working days before the frame inspection.

5. CONFORM WITH APPROVED PLANS

The development shall take place in accordance with the approved development plans as submitted with DA2021/026. Any alterations or additions marked by Council on the approved plans and/or the specifications must be carried into effect.

6. HOURS OF OPERATION

The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 8.00am to 1.00pm, excepting public holidays.

7. FIRE PRECAUTIONS

Adequate fire precautions must be undertaken during construction. This will mean the provision of at least one fire extinguisher to suit Class A, B and C fires and electrical fires at all times in the construction area.

8. RUBBISH AND DEBRIS

All building rubbish and debris, including that which can be wind-blown, must be contained on site in a suitable enclosure, approved by Council, at all times prior to disposal at Council's Waste Management Centre. The container must be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

9. TOILET FACILITIES

Toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

- a) a standard flushing toilet connected to a public sewer, or
- b) if that is not practicable, an accredited sewage management facility approved by Council, or
- c) if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

10. APPOINTMENT OF PRINCIPAL CERTIFIER

The applicant must submit to Council, at least two (2) days prior to the commencement of any works, notification of the details of the Principal Certifier appointed by the owner for the development.

11. PLANS

The development shall be generally in accordance with the supporting documentation, including but not limited to, the following:

Site Plan: Proposed Site Plan Lot 1 DP1038477 Moore Street Hillston NSW 2675 by Sherene Blumer dated 12 Jan 2021, Page 1 of 1

Drawing Number: 402549-GA(Sheets 1 & 2) General Arrangement Lachlan Lodge 48D Burns St Hillston NSW 2675 by Ranbuild Rev A no date.

as modified by any conditions of this consent.

No departure from the approved plans and specifications shall be made unless the prior approval of Council has been obtained in writing.

The development shall be carried out in conformity with the provisions of the *Environmental Planning and Assessment Act, 1979*, and the regulations made thereunder, in accordance with the plans and specifications approved by Council.

The builder shall maintain on the site, at all times a legible copy of the following:

- Development Consent including plans and related documentation;
- Construction Certificate when applied for and issued, including plans, specifications and certificates.

12. OCCUPATION CERTIFICATE

The applicant must obtain an Occupation Certificate, pursuant to Section 6.4(c) of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is responsible for ensuring that all conditions of development consent are complied with.

REASONS FOR CONDITIONS

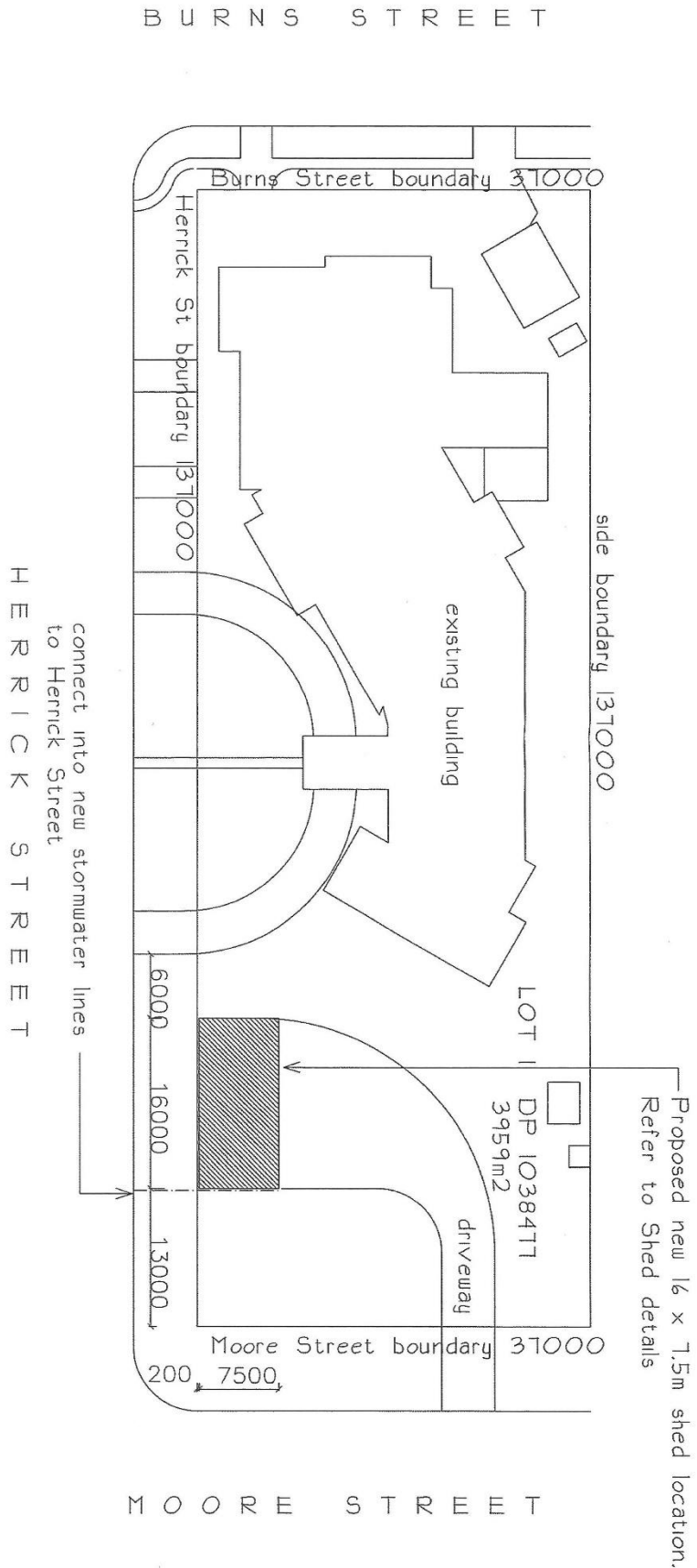
1. To achieve the objectives of Section 1.3 of the Environmental Planning and Assessment Act 1979, having regard to the relevant matters for consideration contained in Section 4.15 of the Act and the Environmental Planning Instruments applying to the land;
2. To ensure compliance with the Building Code of Australia, to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety, health and amenity, for the benefit of the community now and in the future;
3. To confirm the details of the application and plans submitted by the applicant;
4. To ensure compliance with relevant planning controls;
5. To ensure that appropriate environmental protection measures are in place;
6. To ensure the development complies with the requirements of Council policies;
7. To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

ADVICE TO APPLICANT

1. This Notice of Determination does not remove the applicant's obligation to obtain approvals required by any other legislation.

2. Part 8, Sections 8.3 and 8.7 of the Environmental Planning and Assessment Act 1979 confers on the applicant who is not satisfied with determination of the consent authority a right of appeal to the Land and Environment Court exercisable within 6 months of receipt of this notice.
3. Any person who contravenes this Notice of Determination of the above consent shall be guilty of a breach of the Environmental Planning and Assessment Act, 1979, and shall be liable to a monetary penalty and/or a restraining order which may be imposed by the Land and Environment Court.
4. Prior to commencing works on site, Telstra's "Dial Before You Dig" should be contacted by phoning 1100 (follow the prompts) and provide the following details:
 - Street name and number;
 - Side of street (north side, east or west);
 - Distance to nearest cross street
5. Division 8.2 of the Environmental Planning and Assessment Act 1979 confers on the applicant the right to request Council to conduct a Review of this Notice of Determination within 6 months of receipt of this notice.

SITE PLAN



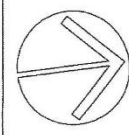
NO.	REVISION	DATE
1	ISSUED	

PROJECT	PROPOSED NEW SHED
LOCATION	LOT 1 DP 1038477 MOORE STREET HILLSTON NSW 2675
OWNER	LACHLAN LODGE HILLSTON
DRAWN	PROPOSED SITE PLAN

DESIGN & DOCUMENTATION BY	SHERENE BLUMER
12 WHITTON STREET GRIFFITH NSW 2680	
PH: 02 69644465	
MOBILE: 0438 295862	
E-MAIL: sherene@blumer.net.au	
SCALE	1:400@A3
DATE	12 JAN 2021
DRAWN	SB
NUMBER	01

ALL DIMENSIONS AND NOTES ARE TO BE CONFIRMED BY SURVEY AND/OR OWNER BEFORE COMMENCING WORKS. DO NOT SCALE FROM DRAWINGS. USE FINISHED DIMENSIONS UNLESS OTHERWISE STATED. THIS PLAN IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL LIGHT TOLERANCE CODE 2018. BE IN ACCORDANCE WITH 244.3970.1. ANY DIMENSIONS FOUND IN THESE DRAWINGS MUST BE REFERENCED TO ALL MATERIALS, GROUND LINES, SITE CUTS, INCREASED LEVELS, ORIGINALLY INDICATED ONLY AND MUST BE VERIFIED ON SITE BY THE SURVEYOR AND PROFESSIONAL APPLICABLE BEFORE WORKS BEGIN.

CONFORMS TO THE SURVEYING ACT 2001



ATTACHMENT

CONDITIONS OF APPROVAL – DA2021/027

1. COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

(Prescribed Condition)

All building work must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant Construction Certificate or Complying Development Certificate was made).

2. DEVELOPMENT APPLICATION RECORD TO BE KEPT ONSITE

The Builder must at all times maintain, on the job, a legible copy of the plan and specification approved with the Construction Certificate.

3. CONFORM WITH APPROVED PLANS

The development shall take place in accordance with the approved development plans as submitted with DA2021/027. Any alterations or additions marked by Council on the approved plans and/or the specifications must be carried into effect.

4. HOURS OF OPERATION

The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 8.00am to 1.00pm, excepting public holidays.

5. RUBBISH AND DEBRIS

All building rubbish and debris, including that which can be wind-blown, must be contained on site in a suitable enclosure, approved by Council, at all times prior to disposal at Council's Waste Management Centre. The container must be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

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NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

TRANSPORT FOR NSW CONDITIONS

1. Any advertising signage shall comply with the provisions of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage., and the Department of Planning’s Transport Corridor Outdoor Advertising and Signage Guidelines (Nov 2017).
 - i. Any signage shall be designed and located so as to comply with the following;
 - a) The method and intensity of any illumination of the sign shall not be directed or transmitted in such concentration or intensity to cause distraction or glare to motorists.
 - b) The permissible level of reflectance of an advertisement is not to exceed the ‘Minimum coefficients of Luminous intensity per unit area for Class 2A’, as set out in Australian Standard AS/NZS 1906.1:2007.
 - c) Any proposed sign and support structure shall be located wholly within the confines of the property boundaries and not protrude over any adjoining road reserve.
 - d) Any proposed sign and support structure to be located within close proximity to a road reserve is required, as a minimum, to comply with the wind loading requirements as specified in AS1170.1 Structural design actions – Permanent, imposed and other actions and AS1170.2 Structural design actions – wind actions.
 - e) Any proposed sign and support structure shall not obstruct any road regulatory, safety or directional signage in the vicinity.
 - f) Any proposed sign and support structure shall not pose any risk to the safety of pedestrians or motorists.
 - ii. The content of the advertisement shall NOT include the following;
 - a) Any flashing lights,
 - b) Animated display, moving parts or simulated movements.
 - c) Display resembling a traffic control device such as traffic signs or signals,
 - d) Instruction to traffic by using words such as ‘Stop’, ‘Halt’ or ‘Give Way’
 - e) Messages that are distractive or otherwise inconsistent with road safety such as a direction to traffic to move contrary to any traffic control device,
 - f) Illegible lettering or symbols. A clear font at least 150mm high is required.
 - g) A complex display that holds the motorist’s attention beyond “glance appreciation” to read and understand the sign’s message. Each sign should be restricted to 6 units of information. The summation of units is to be calculated as follows:
 - i. Words of up to 8 letters, inclusive = 1 unit
 - ii. Numbers up to 4 digits, inclusive = 0.5 unit
 - iii. Numbers of 5-8 digits = 1 unit
 - iv. Symbol, picture, logo or abbreviation = 0.5 unit;
 - iii. The LED component of the signage shall comply with the criteria found in Chapter 2, Table 3: Video and animated electronic signs containing animated or video/movie style advertising, or messages including; live television, satellite, internet or similar broadcast; either permanent or portable are prohibited.

REASONS FOR CONDITIONS

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2. To ensure compliance with the Building Code of Australia, to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety, health and amenity, for the benefit of the community now and in the future;
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3. Any person who contravenes this Notice of Determination of the above consent shall be guilty of a breach of the *Environmental Planning and Assessment Act, 1979*, and shall be liable to a monetary penalty and/or a restraining order which may be imposed by the Land and Environment Court.
4. Prior to commencing works on site, Telstra's "Dial Before You Dig" should be contacted by phoning 1100 (follow the prompts) and provide the following details:
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5. Division 8.2 of the *Environmental Planning and Assessment Act 1979* confers on the applicant the right to request Council to conduct a Review of this Notice of Determination within 6 months of receipt of this notice.

EXISTING SIGN



PROPOSED SIGN

