

ITEMS FOR CONSIDERATION OF COUNCIL:

ITEM	PRECIS	PAGE
ITEMS DEFERRED		4
	[ID] [OGM] 2004/2008 Management Plan and 2004/2005 Budget	4
REPORTS FROM EXECUTIVE MANAGER - OFFICE OF THE GENERAL MANAGER		12
ORDERS OF THE DAY		12
1	[NOR] [DS] Development Application DA03/1851 for Construction of a Public Road and Relocation of a Water Main at Lot 490 DP 47021, Lot 500 DP 727420, Lot 312 DP 755701 Tweed Coast Road, Kingscliff	12
2	[NOR] [ID] [EC] Development Application DA 03/0080 for Construction of a Single Dwelling at Lot 6 DP 577427 No 513 Carool Road, Carool	13
QUESTION TIME		21

ITEMS DEFERRED

[ID] [OGM] 2004/2008 Management Plan and 2004/2005 Budget

ITEM DEFERRED FROM MEETING HELD:

Wednesday 5 May 2004

277

Councillor L F Beck

Councillor J F Murray

RESOLVED that this item be withdrawn on the advice of the General Manager and deferred to an Extraordinary Meeting of Council to be held on Wednesday 12 May 2004.

A REPLACEMENT RECOMMENDATION AND ANY ADDITIONAL/REPLACEMENT DOCUMENTS WILL BE FORWARDED TO COUNCILLORS WHEN THEY BECOME AVAILABLE.

ORIGIN:

Corporate Performance

SUMMARY OF REPORT:

The Draft Management Plan 2004/2008 (which forms an attachment to this Business Paper) is part of the process of providing clear purpose and direction in the management planning of Council's proposed activities, functions and services over the next four years. The Plan includes the Draft Budget 2004/2005 of \$140 million, Revenue Policy, Fees and Charges.

The Minister for Local Government has not set a percentage increase in general purpose rate income for rating year commencing 1 July 2004, however the 2004/2005 draft budget is based on an estimated increase of 2.2%.

The 2004/2005 budget has an extensive capital works program of \$65 million that will support growth and community needs in the Shire.

RECOMMENDATION:

That:-

1. The Draft 2004/2008 Management Plan/Budget be adopted and placed on public exhibition for 28 days from 8 May 2004.
2. The proposed community consultation and feedback process be applied to provide scope for all ratepayers to participate and make submissions.
3. Submissions received be considered by Council at its Extraordinary Meeting of 9 June 2004 with the view to adopting the Management Plan/Budget.
4. An application be made to the Minister for Local Government for a variation to general income of \$108,895.00 for a Special Rate in the Casuarina Beach locality above the allowable limit to be determined.
5. An "*opinion*" in accordance with Section 495(2) of the Local Government Act 1993 has been formed on the Special Rates proposed to be levied in 2004/2005.

REPORT:

What is the Management Plan?

Council's Management Plan is the strategic mechanism in the Local Government Act within which planning, policy making and management takes place. It translates the strategic thinking of Council's Strategic Plan.

The Management Plan is Council's major business planning document.

Variation to General Income for 2004/2005

Proposed 2004/2005 Rate Structure (Minimum Rates)

General Rate	Currently unknown	(2003/2004) \$482.00
Sewerage Rate	\$435.00	(2003/2004) \$430.00
Water Access Charge	\$106.00 Plus Water Use (Residential)	(2003/2004) \$106.00
Domestic Garage Charge	\$178.00	(2003/2004) \$173.50
		<u>\$1,191.50</u>

Management Plan - 2004/2008

The Management Plan provides a four-year program aimed at effectively meeting the expected needs of the community. The Plan states Council's vision, mission, projects and initiatives that Council proposes to undertake during 2004/2005 and priorities for 2004/2008.

Each project or initiative has attached to it performance management measures and target dates, which will be used to determine how Council is performing during 2004/2005. These performance management measures will form the basis of the General Manager's quarterly reports and the annual report to the community.

Community Consultation

The next stage of the Management Plan process involves seeking feedback from the community, as to their expectation of the Plan. To facilitate this process the draft management plan and supporting documents will be placed on public display on Council's Internet, at the Tweed Heads and Murwillumbah Civic Centres.

Ratepayers will be encouraged to express their views on the Plan to Council, as well as to liaise with Council Officers seeking clarification of issues associated with the various projects and initiatives.

Casuarina Beach Special Rate

A pre –requisite that all Councils must address before making application for a special variation to general income for use of a special rate, is that Council must be able to demonstrate that the affected ratepayers are in favour of the proposal.

Accordingly, Council will be writing to each owner of rateable property within the Casuarina Beach development advising of the proposal to seek approval from the Minister for Local Government for a special variation to general income for use as a Special Rate to be levied on all rateable properties within the Casuarina Beach development to fund the replacement of trees and shrubs and the painting/repair of infrastructure to the Council owned public facilities within Casuarina Beach.

The letter further advised the ratepayers of approximate amount that they would be required to pay if the special variation was approved and also that Council is seeking their written comments on the proposal.

Legal Requirements

Section 402 of the Local Government Act 1993, provides that during each year a Council must prepare a draft Management plan with respect to: -

- Council's activities for at least the next three years; and
- The Council Revenue Policy for the next year.

The Act provides that the draft Management Plan must contain the following statements with respect to the Council's activities for the period to which it relates: -

- A statement of the principal activities that the Council proposes to conduct;
- A statement of the objectives and performance targets for each of its principal activities;
- A statement by which the Council proposes to achieve these targets
- A statement of the manner in which the Council proposes to assess its performance in respect to each of its principal activities; and
- Statements with respect to such other matters as may be prescribed by the regulations.

The act requires the statement of principal activities to include the following particulars: -

- Capital works projects to be carried out by the Council;
- Services to be provided by the Council;
- Asset replacement programs to be implemented by the Council;
- Sales of assets to be conducted by the Council;
- Activities of a business or commercial nature to be undertaken by the Council;
- Human Resource activities (such as training programs) to be undertaken by the Council;
- Activities to properly manage, develop, protect, enhance and conserve the environment in a manner that is consistent with and promotes the principles of ecologically sustainable development;

- Activities in response to and to address priorities identified in, the Council's current comprehensive report as to the state of the environment and any other relevant reports; and
- Programs to be undertaken by the Council to implement its equal employment opportunity plan.

The General Manager must report to the Council within 8 weeks after the end of each quarter as to the extent to which the performance targets set by the Council's current Management plan have been achieved during that quarter.

Council prior to 30 June 2004 must adopt the Management Plan for 2004/2008.

Overview

The intention of the Local Government Act is that financial planning is an integral part of the Management Plan and Council must show how it proposes to fund the activities it plan to undertake.

The draft Management Plan includes details of sources, amounts and bases of calculation of the revenue proposed to be raised in the next year (S.404). These details are supported by a detailed estimate of Council's income and expenditure (S.404(1)). A general estimate of income and expenditure for the second and subsequent years covered by the Management Plan has also been prepared (S.404(4)).

Revenue Policy

A Revenue Policy is an issue that is of major interest to Tweed Shire Council, with the Local Government Act insisting upon greater reliance on user charges and less reliance on rates. The need to balance these considerations with the community service obligations of Council means that the issue of pricing may not be a particularly easy one.

A Revenue Policy for a charge or fee should identify: -

- Cost relating to a particular service or function of local government;
- Any revenue which may be earmarked for that service or function: and
- Options for recovering the cost of a service or function.

Council exists to provide services for the benefit of the local community, therefore it should operate in an efficient manner. Tweed Shire Council is not a profit making concern, however, the development and undertaking of non-statutory activities should not be precluded – such an approach to provision of services must take account of a number of major characteristics of local government including: -

- A large part of its revenue comes from ratepayers who understandably expect a certain level and quality of service for payment of rates;
- Local Government policies, budget and pricing are developed and set by representatives elected by the ratepayers;

- Local Government receives large grants from other spheres of government which often prescribes policies and pricing practices;
- Commonwealth and State Legislation are prescriptive in certain areas in relation to the powers of local government; and
- A responsibility of allocating revenues in the most efficient and effective manner.

What services can be charged for?

The following questions need to be addressed when considering the level of fees and charges covered in the Revenue Policy: -

- Which groups (persons or entities) will benefit from the service?
- Can this target group be charged for the service?
- Should this target group be charged for the service?
- How will the target group be charged?
- Will the target group pay, or will other groups be forced to subsidise the provision of the service?

STATEMENT OF INTENTION – APPLICATION FOR SPECIAL VARIATIONS TO GENERAL INCOME – “CASUARINA BEACH SPECIAL RATE” (SEE MANAGEMENT PLAN FOR DETAILS)

Council intends to seek approval to increase the annual general increase by \$108,895 for a Special Rate in the Casuarina Beach locality above the allowable limit to be determined.

The “Casuarina Beach” Special Rate to be levied in the Casuarina Beach locality will only to be used for the purpose of replacing of trees and shrubs and the painting/repair of infrastructure.

The rate revenue to be generated from the Special Rate will only apply to each rateable assessment within the Casuarina Beach development and it will be levied as a rate in the dollar on the land value.

The Department of Local Government has indicated that approval for a rate increase will generally be given for a specified period (eg 7 years). Such an approval will need to be reviewed at expiry as a fresh application.

SPECIAL RATES – COUNCIL TO FORM AN “OPINION”

Section 495 of the Act enables Council to make a special rate for or towards meeting the cost of any “works, services, facilities, or activities” provided or undertaken, or proposed to be provided or undertaken, by Council within the whole or any part of Council’s area, other than “domestic waste management systems”.

By virtue of section 495(2), the special rate is to be levied on such rateable land in Council’s area as, in Council’s “opinion”:

- benefits or will benefit from the works, services, facilities or activities; or

- contributes or will contribute to the need for the works, services, facilities or activities; or
- has or will have access to the works, services, facilities or activities.

Council is required to form a certain “opinion” as a necessary precondition to the making and levying of a special rate.

The opinion relates to the land which will benefit from, contribute to the need for, or have access to the particular works, services, facilities or activities the subject of the rate.

The opinion must correspond exactly with the “substance” and the “effect” of the rate, that is, all land rated must be identical to the land which will benefit from, contribute to the need for, or have access to the particular works, services, facilities or activities the subject of the rate. Thus, the rate must not be levied on any land which will not, in Council’s reasonable opinion, benefit from, contribute to the need for, or have access to those works, services or activities must be rated.

Community Service Obligation

It is the degree to which Council is obliged to provide a service (or part of a service) to the community, which it may not otherwise do if motivated purely by economic or financial considerations.

Council’s Financial Plan (2004/2005) – Budget

The budget as presented in the General Fund is balanced. If any surplus funds become available from operations during the year, these should be applied to increase the level of accumulated funds, so that Council has a sound financial platform on which it can build.

Budget Format

Program Budgeting provides both a financial and management analysis of the individual programs and services offered by Council and in conjunction with the various program objectives and performance measures allow an ongoing review of services related back to the individual program objective. Extensive use of activity based costing is used to support this process.

The Financial Strategies segment of the strategic component of the Management Plan outlines the key financial strategies, which have been incorporated into the development of the budget. Such strategies include: -

- To maintain a Balanced Budget;
- To maximise income from all sources, subject to the stated policies of Council;
- To provide works and services at levels commensurate with budget allocation;
- To restrain expenditure, wherever possible;
- To achieve economy of operation; and
- To optimise the return on funds and investments.

The Budget Document

The budget document provides information on the types of services that council proposes to provide during the 2004/2005 financial year and at what level. Detailed information on financial sources and expenditure categories have been identified within each of Council's Principal Activities, for the five Corporate Goals. Information on Council's Principal Activities and Corporate Goals is described in the strategic component of the Management Plan.

As a financial plan, the budget outlines how much the council services will cost and how they will be funded. The budget document includes appropriations from operation funds for capital projects and the cost impact of the maintenance of these projects is reflected in the document.

Summary

In preparing the Budget, every effort has been made to address the objectives and strategies of the Draft Management plan and is only presented after many months of discussions and deliberations.

It can be difficult to exclude projects, which could be considered of benefit to the ratepayers, however they are usually excluded after evaluating the initial cost and subsequent cost of maintaining of these projects.

LEGAL/RESOURCE/FINANCIAL IMPLICATIONS:

Section 402 of the Local Government Act 1993, provides that during each year a Council must prepare a draft Management plan with respect to: -

- Council's activities for at least the next three years; and
- The Council Revenue Policy for the next year.

POLICY IMPLICATIONS:

Nil.

UNDER SEPARATE COVER:

1. Draft 2004/2008 Management Plan,
 2. Draft 2004/2005 Budget,
 3. Draft Revenue Policy; 2004/2005 Fees and Charges
-

REPORTS FROM EXECUTIVE MANAGER - OFFICE OF THE GENERAL MANAGER

Nil.

ORDERS OF THE DAY

- 1 [NOR] [DS] Development Application DA03/1851 for Construction of a Public Road and Relocation of a Water Main at Lot 490 DP 47021, Lot 500 DP 727420, Lot 312 DP 755701 Tweed Coast Road, Kingscliff**

NOTICE OF RESCISSION:

Councillor M R Boyd, S M Dale and H James move:

That Council's resolution at Minute 268 of the meeting held on 5 May 2004 being:

"...that the Council accepts, in principle, Development Application DA03/1851 for the permanent realignment of the road through Lot 490 and requests the Director Planning & Environment brings forward to the next meeting conditions of approval for the consideration of Council."

be rescinded.

2 [NOR] [ID] [EC] Development Application DA 03/0080 for Construction of a Single Dwelling at Lot 6 DP 577427 No 513 Carool Road, Carool

NOTICE OF RESCISSION:

Councillor M R Boyd, S M Dale and H James move:

That Council's resolution at Minute 270 of the meeting held on 5 May 2004 being:

"...that Development Application DA03/0080 for a single dwelling at Lot 6 DP 577427, No. 513 Carool Road, Carool be approved, subject to the following conditions:

1. a) *The dwelling shall be acoustically treated against intrusive noise from the dog kennels such that the level of intrusive noise does not exceed a measured noise level of 30 dB(A) when measured in any sleeping area, dedicated lounges or other habitable spaces inside the dwelling. For this purpose a minimum noise exposure level of 55 dB(A) (adjusted) at the external wall facing the dog kennels of the dwelling shall be adopted.*
- b) *In accordance with Clause 2.1 of the Deed of Compromise:*
 - *Excavate the house site so as to reduce its level to the 276 AHD contour line. Details of the location of the house site and the area to be excavated are contained in the plan attached and marked "A".*
 - *Construct an earth mound two metres in height, in the area shaded in red on the plan attached and marked "A1", so as to prevent a visual and noise direct line of site from the boarding kennels owned by "Bulke".*
 - *Heavily vegetate the mound referred to in "A1" with native trees and vegetation.*
 - *Prior to the commencement of construction of the house register a restriction as to user over the title to Lot 6 in deposited plan 577427 in favour of the land owned by "Bulke" a covenant the terms of which will be: "the registered proprietor for the time being of Lot 6 in DP 577427 will make no complaint against the kennels being conducted upon Lot 4 in deposited plan 873622, so long as noise levels measured to Australian Standards 1055 do not exceed 55dba within the approved building envelope at Lot 6 DP 577427."*
2. *The applicant shall be required to provide certified details to and receive approval of Council for the design, type and Sound Transmission Class/Weighted Sound Reduction Index (STC/Rw) ratings of the construction*

materials to be used in acoustically treating the dwelling against intrusive noise from the dog kennels prior to the issue of the construction certificate. Mechanical ventilation shall be provided in accordance with the provisions of the Building Code of Australia where necessary to achieve required indoor design noise levels.

3. *Certification is to be provided to the satisfaction of Council's Director Environment and Community Services from a suitably qualified acoustic engineer certifying that the dwelling has been acoustically treated to prevent intrusive noise from the dog kennels in compliance with the provisions of conditions of approval. Such certification shall be provided prior to the occupation of the dwelling.*

GENERAL

4. *The development shall be completed in accordance with the plans approved by Council and the Statement of Environmental Effects, except where varied by these conditions of consent.*

[GEN0020]
5. *The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia.*

[GEN0120]
6. *The erection of a building in accordance with a development consent must not be commenced until:*
 - (a) *a construction certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and*
 - (b) *the person having the benefit of the development consent has:*
 - (i) *appointed a principal certifying authority for the building work, and*
 - (ii) *notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and*
 - (b1) *the principal certifying authority has, no later than 2 days before the building work commences:*
 - (i) *notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and*
 - (ii) *notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and*
 - (b2) *the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has:*

- (i) *appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and*
- (ii) *notified the principal certifying authority of any such appointment, and*
- (iii) *unless that person is the principal contractor, notified the principal contractor of any critical stage inspection and other inspections that are to be carried out in respect of the building work.*

[GEN0150]

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

7. *The footings and floor slab are to be designed by a practising Structural Engineer after consideration of a soil report from an accredited soil testing laboratory and shall be submitted to and approved by the Principal Certifying Authority prior to the issue of a construction certificate.*

[PCC0160]

PRIOR TO COMMENCEMENT OF WORK

8. *The building is to be protected from attack by termites by approved methods in accordance with the provisions of Australian Standard AS 3660.1, and:*
- (i) *Details of the proposed method to be used are to be submitted to and approved by the Principal Certifying Authority prior to start of works; and*
 - (ii) *Certification of the works performed by the person carrying out the works is to be submitted to the PCA; and*
 - (iii) *A durable notice must be permanently fixed to the building in a prominent location, such as in the electrical meter box indicating:-*
 - (A) *the method of protection; and*
 - (B) *the date of installation of the system; and*
 - (C) *where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and*
 - (D) *the need to maintain and inspect the system on a regular basis.*

Note: *Underslab chemical treatment will not be permitted as the only method of treatment unless the area can be retreated without major disruption to the building.*

[PCW0050]

9. *A temporary builder's toilet is to be provided prior to commencement of work at the rate of one (1) closet for every twenty (20) persons or part of twenty (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 the council, or*
 - (c) *if that is not practicable, any other sewage management facility approved by the council.*

[PCW0060]

10. **Where prescribed by the provisions of the Environmental Planning and Assessment Amendment (Quality of Construction) Act 2003, 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.*

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.

[PCW0070]

11. *Prior to work commencing, a "Notice of Commencement of Building or Subdivision Work and Appointment of Principal Certifying Authority" shall be submitted to Council at least **2 days** prior to work commencing.*

[PCW0090]

12. *Prior to the commencement of works on the site all required erosion and sedimentation control measures are to be installed and operational to the satisfaction of the Principal Certifying Authority.*

In addition to these measures an appropriate sign is to be clearly displayed on the most prominent position of the sediment fence or erosion control device which promotes awareness of the importance of the erosion and sediment controls provided.

Please note *that this sign is to remain in position for the duration of the project.*

[PCW0280]

13. *Residential building work:*

(1) *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:*

- (a) *in the case of work for which a principal contractor is required to be appointed:*
 - (i) *in 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:*
 - (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 owner-builder permit.*

(2) *If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (1) 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.

[PCW0290]

DURING CONSTRUCTION

14. *All building work (other than work relating to the erection of a temporary building) 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).*

[DUR0010]
15. *The builder must provide an adequate trade waste service to ensure that all waste material is contained, and removed from the site for the period of construction.*

[DUR0080]
16. *Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.*

[DUR0130]
17. *The principal certifying authority is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the principal certifying authority via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.*

[DUR0170]
18. *All work associated with this approval is to be carried out so as not to cause a nuisance to residents in the locality from noise, water or air pollution.*

[DUR0870]
19. *Construction site work including the entering and leaving of vehicles is to be restricted to between 7.00 am and 7.00 pm Monday to Saturday and no work on Sundays or public holidays.*

[DUR0900]
20. *All new residential dwellings (and extensions comprising over 50% of the original floor area) are to fully comply with Councils Energy Smart Housing Policy (DCP39). In order to comply with DCP39 consideration must be given to the building envelope, orientation, insulation, ventilation, thermal mass and zoning.*

[DUR1000]
21. *Council is to be given 24 hours notice for any of the following inspections prior to the next stage of construction:*
 - a. *internal drainage, prior to slab preparation;*
 - b. *water plumbing rough in, and/or stackwork prior to the erection of brick work or any wall sheeting;*
 - c. *external drainage prior to backfilling.*
 - d. *completion of work.*

[DUR1020]

22. A. *A plumbing permit is to be obtained from Council prior to commencement of any plumbing and drainage work.*
B. *The whole of the plumbing and drainage work is to be completed in accordance with the requirements of the NSW Code of Practice for Plumbing and Drainage.*

[DUR1030]

23. *Overflow relief gully is to be located clear of the building and at a level not less than 150mm below the lowest fixture within the building and 75mm above finished ground level.*

[DUR1130]

24. *The finished floor level of the building should finish not less than 225mm above finished ground level.*

[DUR1150]

25. *All new hot water installations shall deliver hot water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-*

- * *43.5⁰C for childhood centres, primary and secondary schools and nursing homes or similar facilities for aged, sick or disabled persons; and*
- * *50⁰C in all other classes of buildings.*

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of works.

[DUR1160]

26. *In the event that Council is not utilised as the inspection/Certifying authority, within seven (7) days of building works commencing on the site a Compliance Certificate in the prescribed form is to be submitted to Council together with the prescribed fee, by the nominated principal certifying authority to certify the following:*

- i. *All required erosion and sedimentation control devices have been installed and are operational.*
- ii. *Required toilet facilities have been provided on the site.*
- iii. *A sign has been erected on the site identifying:*
 - *Lot number*
 - *Builder*
 - *Phone number of builder or person responsible for site.*
- iv. *All conditions of consent required to be complied with prior to work commencing on the site have been satisfied.*
- v. *That the licensee has complied with the provisions of Section 98(1)(b) of the Environmental Planning and Assessment Amendment Regulations 2000.*

[DUR1200]

27. *Any damage caused to public infrastructure (roads, footpaths, water and sewer mains, power and telephone services etc) during construction of the*

development shall be repaired to the satisfaction of the Director of Engineering Services prior to the issue of a Subdivision Certificate and/or prior to any use or occupation of the buildings.

[DUR1210]

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

28. *In the event that Council is not utilised as the inspection/certifying authority, prior to occupation of the building a Compliance Certificate in the prescribed form is to be submitted to Council from the nominated principal certifying authority, together with the prescribed fee, to certify that all work has been completed in accordance with the approved plans and specifications, conditions of Consent and the relevant provisions of the Building Code of Australia.*

[POC0020]

USE

29. *The existing dwelling is not to be used for any habitable purpose on occupation of the new dwelling.*

[USE0060]

30. *The existing dwelling shall be made uninhabitable, on occupation of the new dwelling, by the removal of the kitchen.*

[USENS01]

S68 WASTE TREATMENT DEVICE

31. *The on site sewage management system proposed for the above site is approved subject to the following additional special conditions.*

- i. All sanitary plumbing and drainage work is done in accordance with the requirements of the local sewage authority or the Local Government (Water, Sewerage and Drainage) Regulation 1993. No alterations or additions are permitted without the express approval of Council.*
- ii. All effluent arising from an aerated waste treatment system must not be permitted to discharge into any natural waterway or stormwater drain.*
- iii. A minimum total area of 300 square metres of landscaped area should be provided for the specific purpose of receiving the effluent from the aerated septic tank. Full details of the proposed landscaping plan including; type and depth of soil; retaining and filling; grading; type of shrubs; depth of pinebark; and any other relevant information must be submitted to scale on the site plan. Details of the irrigation system including sizes and types of fittings must also be provided.*
- iv. Effluent from an aerated waste treatment system must not be permitted to discharge into any natural waterway or stormwater drain.*
- v. An aerated waste treatment system must not be installed in such a way that it can contaminate any domestic water supply.*
- vi. All distribution lines of the irrigation system must be buried to a minimum depth of 100mm below finished ground level.*
- vii. All irrigation equipment must be installed in such a way that it will not be readily subject to damage.*
- viii. All irrigation pipework and fittings must comply with AS 2698 Plastic pipes and fittings for irrigation and rural applications; and*

- a. *standard household hose fittings may not be used.*
- b. *the irrigation system may not be capable of being connected to the mains water supply.*
- ix. *Effluent from aerated waste treatment system must be disposed of under a mulch bed*
- x. *The land application area must not be used to grow vegetables or fruit for human consumption.*
- xi. *The land application area may be divided into two or more areas.*
- xii. *Additional land application areas may be used only with the written prior approval of Council.*
- xiii. *Soaker hoses and standard household sprinklers and attachments must not be used for the irrigation of aerated waste treatment systems effluent.*
- xiv. *The irrigation system must be operated in such a way as to prevent any run-off of effluent from the land application area.*
- xv. *The land application area should be landscaped by terracing and filling or retaining and filling so as to provide a relatively level area to the satisfaction of Council.*
- xvi. *All effluent land application areas must be completely prepared or landscaped to the satisfaction of Council before:*
 - a. *in the case of a new dwelling, occupation of the dwelling*
 - b. *in any case, commissioning of the aerated waste treatment system.*
- xvii. *Within the effluent irrigation area there must be at least two warning signs that comply with AS1319 and have:*
 - a. *a green background*
 - b. *20 millimetre high capital lettering in black or white, and*
 - c. *the words "RECLAIMED EFFLUENT - NOT FOR DRINKING - AVOID CONTACT"*
- xviii. *The aerated waste treatment system unit shall be maintained by a service agent approved by Council."*

be rescinded.

QUESTION TIME

Nil.

