

Attachment 2 - DA 2016-25 draft conditions of consent

- (1) The development shall be in accordance with development application number 2016/25 submitted on 12 April 2016, and in accordance with the following:

Statement of Environmental Effects prepared by Kyogle Council			
Plan(s) prepared by Kyogle Council			
Reference No.	Revision	Name of Plan	Date
-	-	Proposed Carport Council Chambers	06.04.2016
-	-	Elevation Proposed Carport Council Chambers	06.04.2016

except where otherwise provided by the conditions of this development consent.

- (2) In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.
- (3) This development consent is limited to a period of five (5) years in accordance with Section 95(1) of the *Environmental Planning and Assessment Act 1979*.
- (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:
- 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 work site is prohibited.

Any such sign is to be maintained while the building work is being carried out, but must be removed when the work has been completed.

- (5) The approved operating hours for construction works are:

6:00 am to 7:00 pm, Monday to Saturday, and
8:00am to 5:00 pm on any Sunday and Public Holidays.

The development must be managed in accordance with the details submitted with the statement of environmental effects. All activities that are carried out on site and all vehicle movements to and from the site prior to 7.00am must be particularly managed so as not to cause any inconvenience to the adjoining residential neighbourhood and offensive noise must not be created at any time. Roller doors must be installed and be operated to ensure that no intrusive and offensive noise is created.

- (6) The proponent is responsible for ensuring that the existing sewer pipe is not damaged while performing the works. If the existing sewer pipe is damaged during the course of performing the works, the proponent will:
- notify Kyogle Council immediately when the damage occurs, and
 - pay any costs to Council in repairing the damage.

- (7) No retaining wall structures shall be constructed on land within any sewerage easement/s or above any sewerage pipes on the land.
- (8) All loading and unloading shall take place within the property boundaries, including the parking of construction and private vehicles associated with the development.
- (9) Measures shall be put in place to control stormwater runoff. These control measures shall be in place prior to the commencement of works and shall prevent soil erosion and the transport of sediment from the development site into either:
 - (a) adjoining land
 - (b) natural drainage courses
 - (c) constructed drainage systems, or
 - (d) waterways
 - (e) public road reserve

All disturbed areas shall be stabilised and revegetated. Turfing or another approved seeding method shall be undertaken in each part of the development within 14 days of completion of earthworks. Topsoil shall be preserved for site revegetation wherever possible.

- (10) Roof water shall be disposed by connection to;
 - (a) the existing drainage system.
 - (b) pipework or drains and dispersed without nuisance to adjoining premises.
- (11) The metal roof and wall cladding is to be installed in accordance with AS 1562 – 1992, Design and Installation of Sheet Roof and Wall Cladding.

NOTE: All roof capping and flashing to be scribed on a Dwelling.
- (12) All metal framing to comply with approved engineering specifications and AS 3623- Domestic Metal Framing.
- (13) If Council is to be engaged as the Principal Certifying Authority the following progress and mandatory critical stage inspections will be required;
 - (a) after excavation for, and prior to the placement of, any footings.
 - (b) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.