

Item 13B.2

Attachment 1

DA 2015-12 Draft conditions of consent

- (1) The development shall be in accordance with development application number 2015-12 submitted on 17th March 2015, and in accordance with the following:

Statement of Environmental Effects dated 16 th March 2015 as prepared by Graham Kennett on behalf of Kyogle Shire Council.			
Plan(s) tabled below:			
Reference No.	Revision	Name of Plan	Date
15/12 Site Plan	-	Site Plan	16.03.15
15/12 Floor Plan	-	Internal Floor Plan	25.03.15

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) Prior to the issue of an Occupation Certificate, the proponent must submit to the Council a report addressing compliance with all relevant conditions of this consent.
- (4) Tempered hot water shall be installed prior to occupation.
- (5) Stormwater drains are to be directed to Bloore Street prior to occupation.
- (6) The building must be securely positioned onto posts or stumps prior to occupation.
- (7) That no tree in the road reserve shall be damaged, destroyed or removed without the written consent of the Council.
- (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) No vehicular accesses may be constructed or opened onto a Council road without the prior written approval of Council.

(10) 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:

- adjoining land
- natural drainage courses
- constructed drainage systems, or
- waterways
- 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.

(12) All stormwater from the site shall be disposed of without causing nuisance to adjoining properties.