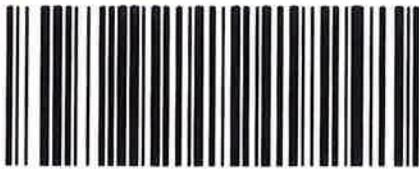


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PCU034360

DEVELOPMENT CONSENT

Approval Number: 10.2012.31460.1

Endorsed Date of Consent: 4 May 2012

General Manager
Albury City Council
PO Box 323
ALBURY NSW 2640

Attention: James Jenkins

Subject Land

Lot 16 Sec 12 DP758013, Lot 25 Sec 12 DP758013, Lot 25 DP1169423 & Lot 29 Sec 12 DP758013
538, 546 & 556 Dean Street
ALBURY NSW 2640

Description of Development

Albury Regional Art Gallery Redevelopment

Department of Planning
Received

1 JUN 2012

Scanning Room

Attached to Approval:

1. Conditions
2. Plans endorsed with Consent.

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION issued under Section 81(1)(a) of the *Environmental Planning and Assessment Act 1979* (the Act).

The development application has been determined by the granting of consent subject to the conditions referred to in this Notice and attached hereto.

This Consent shall become effective from the endorsed date of consent.

This Consent shall lapse unless development, the subject of this Consent, is substantially commenced within five (5) years from the endorsed date of consent as sanctioned under Section 95(2) of the Act.

David Christy
Acting Director
Planning and Environment

Right of Appeal

If you are dissatisfied with this decision, Section 97 of the *Environmental Planning and Assessment Act 1979* (the Act) gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you received this notice.

Alternatively, you may request a review of the decision under Section 82A of the *Environmental Planning and Assessment Act 1979*, within 6 months of the date of this notice (note: Section 82A is not applicable to integrated or designated development).



Conditions attached to Development Consent 10.2012.31460.1

A. General

(A1) **Development application – approved plans**

The development must be carried out in accordance with the approved plans and the particulars and statement submitted with the Development Application received on 06/02/2012 and subject to the following conditions.

(A2) **Building Code of Australia**

All aspects of the building design are to comply with the applicable performance requirements of the *Building Code of Australia* so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) Complying with the deemed to satisfy provisions, or
- (b) Formulating an alternative solution which:
 - (i) Complies with the performance requirements, or
 - (ii) Is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) A combination of (a) and (b).

(A3) **Existing Streetscapes**

Any alterations and or additions to the paving in the pathways and drive way crossings shall be an exact match of that existing; all works shall be undertaken by a competent contractor and to council specification.

(A4) **Existing Service Mains**

The existing sewer, stormwater and water mains currently located in the lane to the east of the site will require relocation. The proposed building extension indicates a basement level to be constructed where the services are currently located. All relocation works are at the developers cost, the works will require a design to be submitted for approval and construction certificate obtained for civil works prior to construction commencing.

B. Prior to the Issue of Construction Certificate

(B1) **Easements - footings and easements**

Any existing sewer main, stormwater main or water main located on the land is to be accurately located and, if necessary, building footings in the vicinity of the asset are to be designed so that no load is imparted to the asset.

C. Prior to any work commencing on the site

(C1) **Prior to commencement of construction works**

Two days before any site works, building or demolition begins, the applicant must:

- (a) Provide notice of commencement of work and appointment of Principal Certifying Authority; to the Council.
- (b) Notify the adjoining owners that work will commence.
- (c) Notify the Council of the name, address, phone number and licence number of the builder.
- (d) Erect a sign at the front of the property stating that unauthorised entry is prohibited and showing the builder's name, licence number and site address.

- 
- (e) Provide a temporary on-site toilet.
 - (f) Protect any support for neighbouring buildings.
 - (g) Protect any public place from damage, obstruction or inconvenience from the carrying out of the consent.
 - (h) Implement measure to protect trees not being removed.
 - (i) Implement controls to prevent soil erosion and pollution.
 - (j) Prevent any substance from falling onto a public place.
 - (k) Follow any other conditions prescribed in the *Environmental Planning and Assessment Regulation*.

(C2) **Kerb and Gutter - existing damage to Council property**

The applicant is required to notify Council in writing prior to commencing site operations, of any existing damage to kerbing and guttering and/or footpath paving, the absence of such notification shall signify that no damage exists and the applicant will be liable for the cost of the reinstatement of any damage to kerbing and guttering or footpath paving which may be necessary after completion of the building operation.

(C3) **Demolition - compliance and disposal to approved landfill site**

All demolition works are to be conducted in accordance with the provisions of AS 2601-2001 *The Demolition of Structures*. Prior to demolition, all services are to be suitably disconnected and capped off or sealed to the satisfaction of the relevant service authority requirements. All demolition and excavated material is to be disposed of at a Council approved site or waste facility. Details of the proposed disposal location(s) of all excavated material from the development site is to be provided to Albury City Council prior to commencement of demolition.

(C4) **Sewer – trade waste**

1. Any premises proposing to discharge into Council's sewerage system, waste water other than domestic sewerage, shall submit to Council a completed application for a Trade Waste Licence. This application is to be approved by Council's Trade Waste Officer prior to commencing work onsite.
2. Detailed hydraulic plans shall be submitted with all trade waste application which indicate size, type and location of pre-treatment devices. All plumbing and drainage installations of these devices shall comply with AS/NZS3500.
3. Pursuant to Section 68 of the *Local Government Act 1993*, to ensure there is no unacceptable discharge to Council's sewerage system an approved pre-treatment device (e.g. oil/grease traps, separation, etc) shall be installed to details approved prior to work commencing onsite. The development will be required to meet discharge standards in accordance with Council's *Trade Waste Policy*.

(C5) **On-site waste storage**

An adequate waste receptacle area shall be provided on-site to store all waste pending disposal. Such area shall be screened, regularly cleaned and accessible to collection vehicles in the interest of amenity, safety and public convenience.

(C6) **Water/sewer and drainage approval**

- (a) All plumbing or drainage works will require an approval under Section 68(1) (Table Part B Water supply, sewerage and stormwater drainage work) of the *Local Government Act 1993* is to be obtained prior to commencement of work.
- (b) All plumbing and drainage work is to be carried out by a NSW Licensed Plumber and Drainer and to the requirements of the most current *NSW Code of Practice, Plumbing and Drainage*.
- (c) The Licensed Plumber's details are to be forwarded to Council prior to commencement of any plumbing work.

(C7) **Services – internal water service**

The proposed and/or existing internal water service is to be of adequate size and of a design adequate to service the development in accordance with the requirements of AS3500 and *NSW Code of Practice*. Any necessary upgrading of the existing service is to be at full cost to the applicant.

(C8) **Services – water meter location**

The water meter shall be located so as not to be subject to damage.

(C9) **Hydraulic Design**

The applicant is to submit detailed hydraulic design drawings of the proposed house drainage, tradewaste, stormwater and water service installation for approval prior to commencement of work. The hydraulic design shall comply with the requirements of the *NSW Code of Practice Plumbing and Drainage* and referenced standards AS/NZS 3500.

D. During construction or works

(D1) **Construction – inspections**

Inspection are to be conducted in accordance with Clause 109E(3)(d) of the *Environmental Planning Assessment Act 1979* and Section 162A of the *Environmental Planning & Assessment Regulation 2000* and as required by the Principal Certifying Authority.

(D2) **Maintenance of Soil Erosion and Pollution Controls**

All measures specified in Council's *Soil and Water Management Policy* to minimise the effects of soil erosion and pollution are to be installed then maintained until disturbed areas are rehabilitated and landscaped. Council may issue infringement notices incurring a monetary penalty where measures are not provided or maintained.

(D3) **Stormwater - drainage**

All stormwater runoff from the proposed development is to be collected on-site and conveyed to a lawful point of adequate capacity in a manner that is consistent with the latest version of Australian Standard 3500.3.2, and does not impede or direct natural surface water runoff so as to cause nuisance to adjoining properties.

(D4) **Access – redundant vehicle crossing**

Any redundant vehicle crossing(s) are to be removed and replaced with Council's standard kerb and gutter and foot paving.

(D5) **Easements - footings and easements**

No structure shall encroach onto or exert any load on the utilities within the easements. Maintenance work may be required on the utilities and therefore the structure shall be designed so that a trench can be excavated to enable replacement of the existing utilities without affecting the stability of the structure.

E. Prior to the issue of Occupation Certificate

(E1) **Traffic Management Plan**

The approval of a Traffic Management Plan to address the manoeuvring of vehicles to and from the site in Dean Street for loading and unloading.

- 
- (E2) **Bus Stop Location**
Further investigation, approval and construction of the relocated bus stop at the front of the premises in Dean Street. The existing bus stop shall not be removed unless and until a new location is agreed upon and facilities provided in that location.
- (E3) **Lot Consolidation**
The consolidation of all separate parcels of land into one allotment under one title before occupation of the property, so as to ensure that the siting of the development is satisfactory in relation to the size and shape of the land to be occupied.
- (E4) **Amenity – street number**
A street number shall be displayed in a prominent location at the front of the property in the interest of public safety and the delivery of goods, parcels and emergency services.
- (E5) **Fire Safety - certificate**
On completion of the erection of the building, the owner is required to provide Council with a Fire Safety Certificate certifying that all essential services installed in the building have been inspected and tested by a competent person and were found to have been designed and installed to be capable of operating to the minimum standard required by the *Building Code of Australia*.
- (E6) **Compliance – plumbing/drainage certificate**
Prior to occupation, a Plumbing and Drainage Certificate must be obtained. All plumbing and drainage work must comply with the approval granted by AlburyCity Council and the provisions of Division 3 of the *Local Government (General) Regulation 2005*.
- (E7) **Occupation Certificate**
An Occupation Certificate is to be obtained from the Principal Certifying Authority on completion of all works and prior to the use of the development.
- (E8) **Loading Area and Access**
The loading and manoeuvring areas being fully constructed, drained and maintained thereafter so as to prevent nuisance from dust, mud, drainage, sediment loss and the like. Such areas shall at a minimum be provided with a bitumen seal or equivalent surface on a suitable hard standing pavement.
- (E9) **Access – driveway drain**
The adjacent footpath being protected from surface water by the construction of a grated drain across the driveway within the boundary connected to an approved drainage system.
- (E10) **Footpath – no disturbance**
The footpath or nature strip shall not be disturbed by any construction activities other than those essential for access to the site or installation of services.
- (E11) **Consolidation – costs to applicant**
Adjustments to public utilities necessitated by the development shall be completed at the applicant's cost prior to occupation of the premises, and in accordance with the requirements of the relevant authority.

F. Use of site area

(F1) Signs – approval

No sign that requires Council's approval being displayed until Development Consent is issued. All signs shall be designed to complement development on-site and be maintained at all times in good order and condition.

G. Prior to the Issue of a Subdivision Certificate

(G1) Subdivision – easement creation

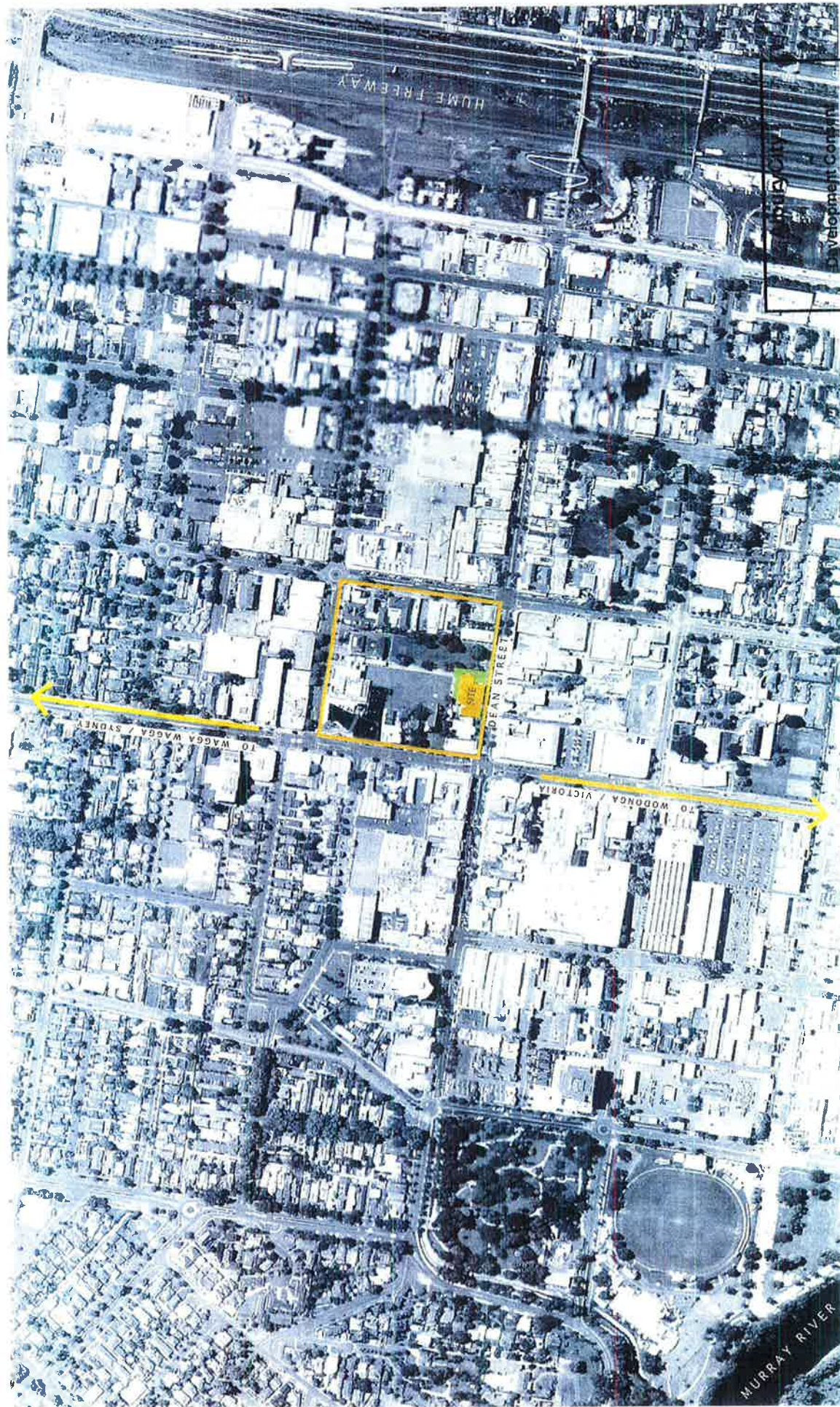
Drainage, water, sewer and service easements not less than three (3) metres wide being created where required and/or as directed by council so that adequate access to, and protection of, services will be ensured. (G414)

H. Heritage

- (H1) An archaeologist shall be engaged to undertake a watching brief during the excavation of the new basement level.
- (H2) Significant fabric of the building is to be retained in situ, or salvaged and re-used where possible as part of the adaptation of the existing heritage buildings. Details are to be provided prior to the issue of a Construction Certificate for demolition.
- (H3) The proposed reconstruction of the facade of the former Lands and Survey Office shall be based on documentary and physical evidence and incorporate traditional details and finishes.
- (H4) The internal configuration of spaces shall not jeopardise the structural integrity of the existing roof and decorative roof elements.
- (H5) The history of the site, and its role in the development of Albury, is to be interpreted to visitors following the completion of the works. An interpretation plan is to be submitted and approved prior to the release of the Construction certificate for new building works.

I. Reasons for conditions

- (I1) The above conditions have been imposed:
 - (a) To ensure compliance with the terms of the *Environmental Planning and Assessment Act 1979*.
 - (b) Having regards to Council's duties of consideration under Section 79C and 80A of the *Environmental Planning and Assessment Act 1979*.
 - (c) To ensure an appropriate level of provision of amenities and services occurs within the city and to occupants of sites.
 - (d) To improve the amenity, safety and environment quality of the locality.
 - (e) Having regard to environmental quality, the circumstances of the case and the public interest.
 - (f) Having regards to the *Albury Development Control Plan 2010*
 - (g) To help retain and enhance streetscape quality.
 - (h) Ensure compatibility with adjoining and neighbouring land uses and built form
 - (i) To protect public interest, the environment and existing amenity of the locality.
 - (j) To protect the visual and acoustic privacy of nearby residents.



10.2012.31460.1

Endorsed: 4 May 2012

David Christy
David Christy
Acting Director
Planning & Environment

DRAWING LIST:

- DA01

LOCALITY PLAN
- DA02

EXISTING SITE PLAN
- DA03

LEVEL ONE DEMOLITION PLAN
- DA04

LEVEL ONE FLOOR PLAN
- DA05

LEVEL TWO DEMOLITION PLAN
- DA06

LEVEL TWO FLOOR PLAN
- DA07

ROOF PLAN
- DA08

ELEVATIONS SHEET ONE
- DA09

ELEVATIONS SHEET TWO
- DA10

SECTIONS SHEET ONE
- DA11

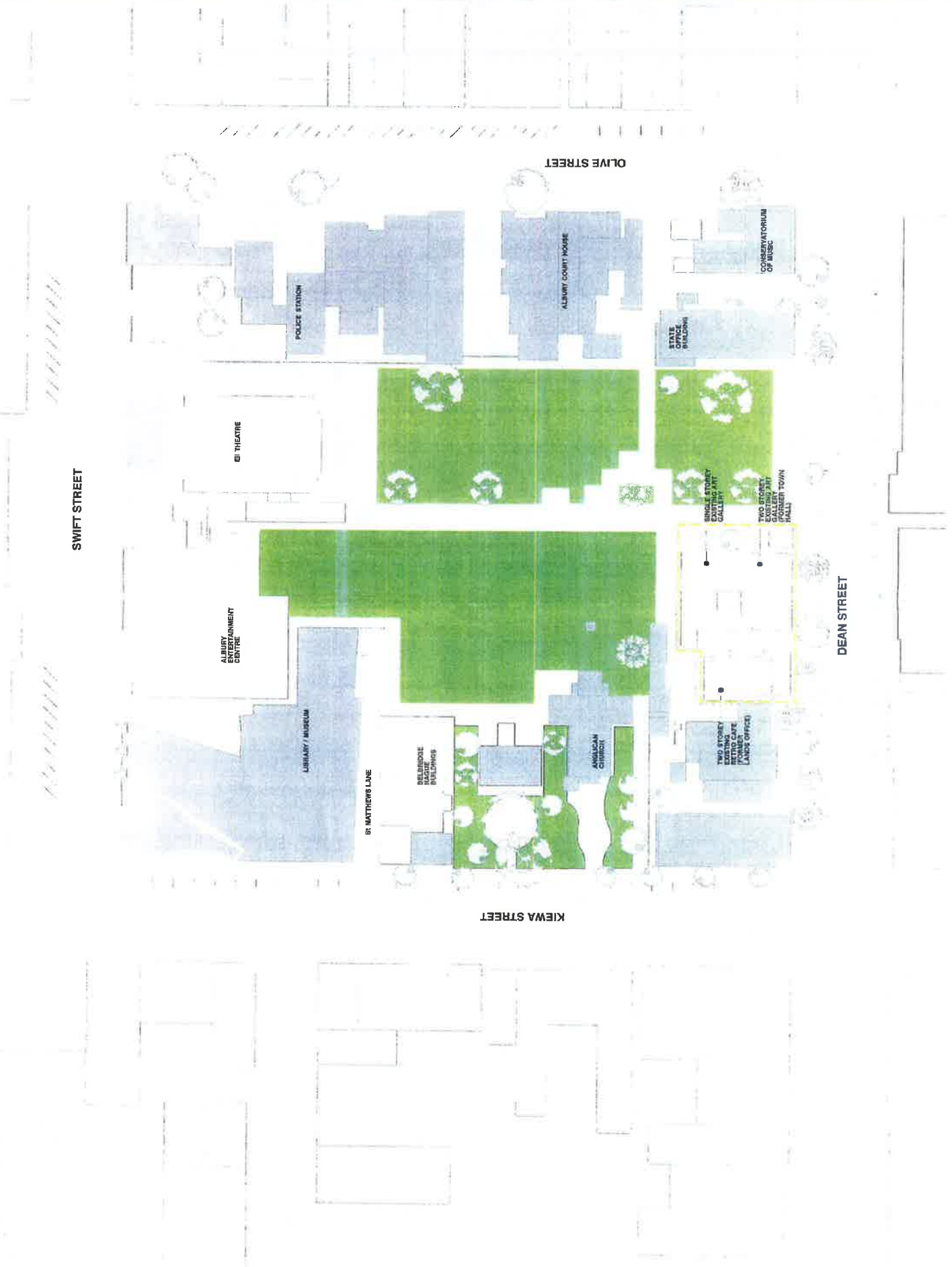
SECTIONS SHEET TWO
- DA12

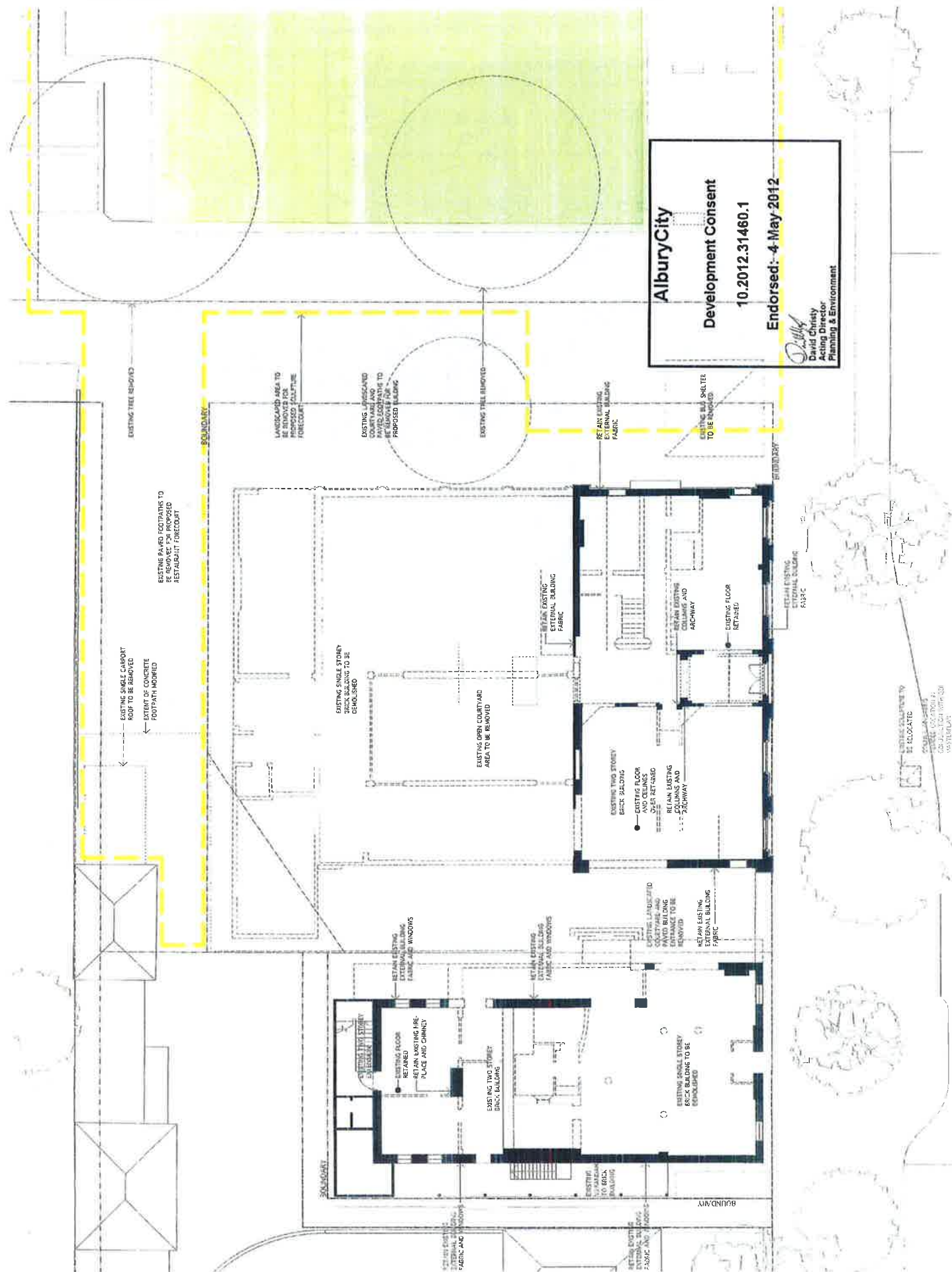
SITE PLAN
- DA13

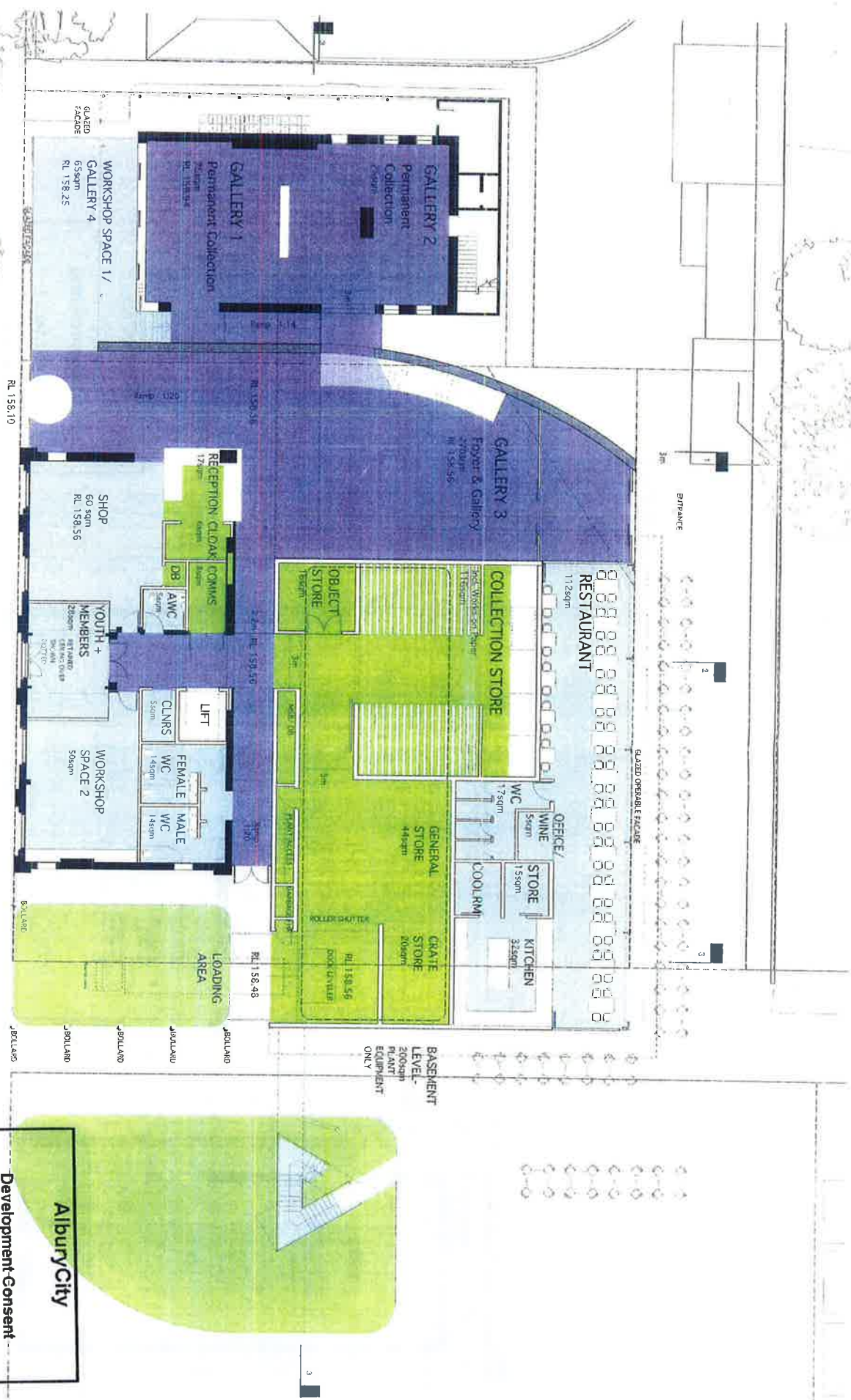
SUN SHADOW DIAGRAMS
- DA14

COLOURED ELEVATIONS
- DA15

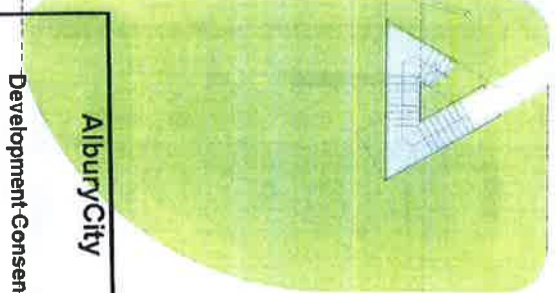
COLOURED ELEVATIONS







BASMENT
LEVEL
200sqm
PLANT
EQUIPMENT
ONLY

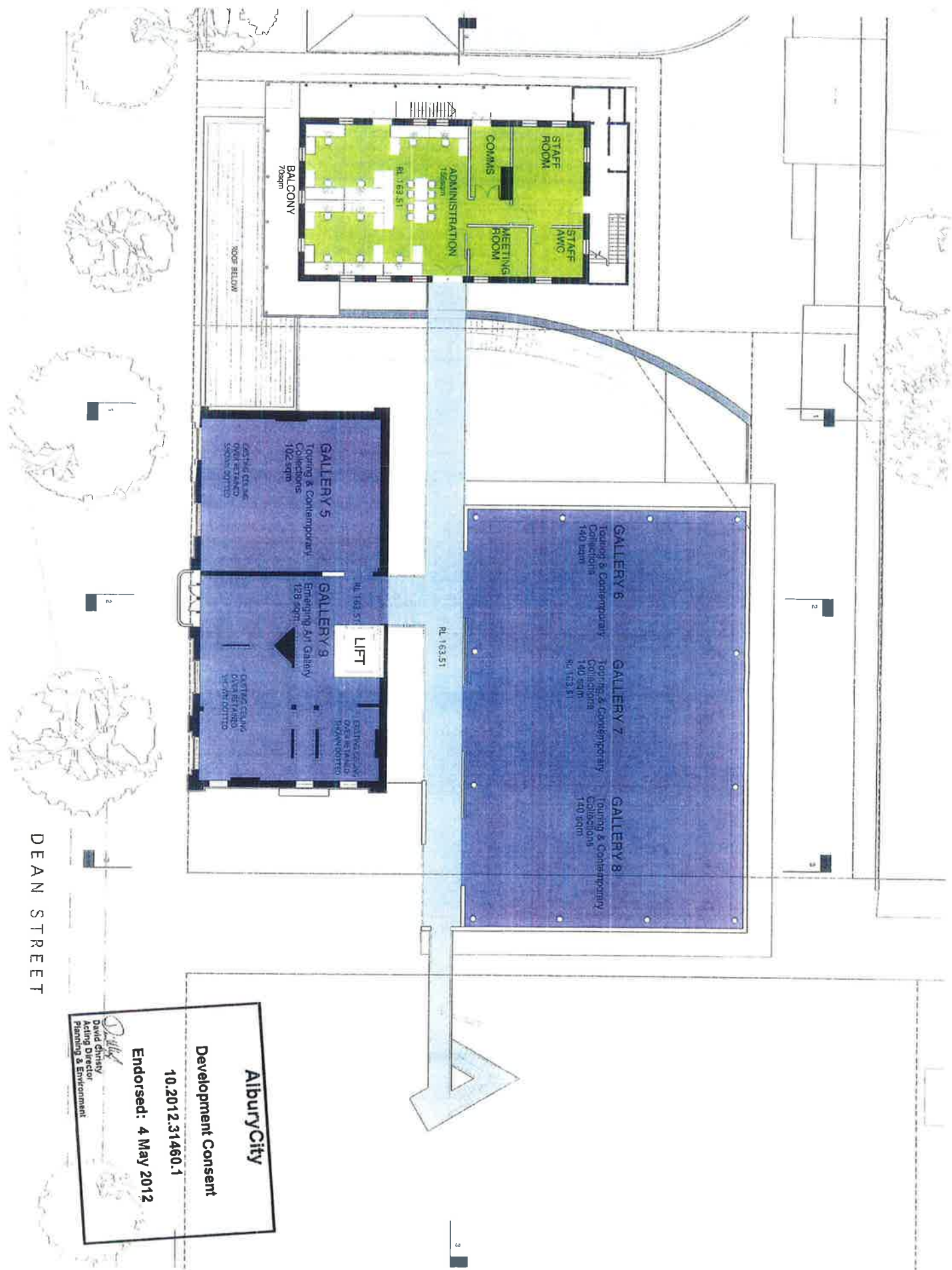


Alburey City
Development Consent
10.2012.31460.1
Endorsed: 4 May 2012

David Christy
David Christy
Acting Director
Planning & Environment

DEAN STREET





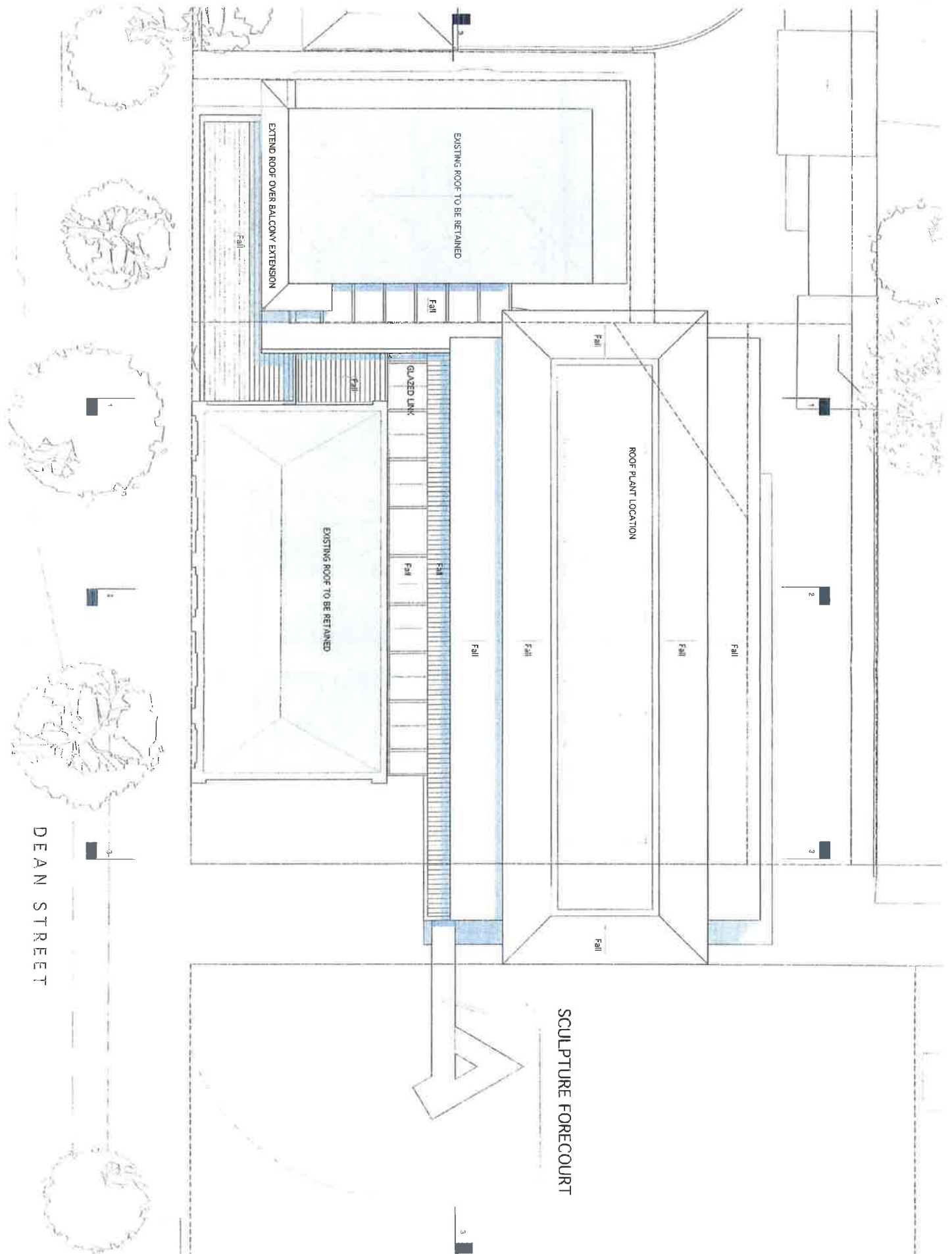
AlburyCity

Development Consent

10.2012.31460.1

Endorsed: 4 May 2012

David Chisley
 David Chisley
 Acting Director
 Planning & Environment



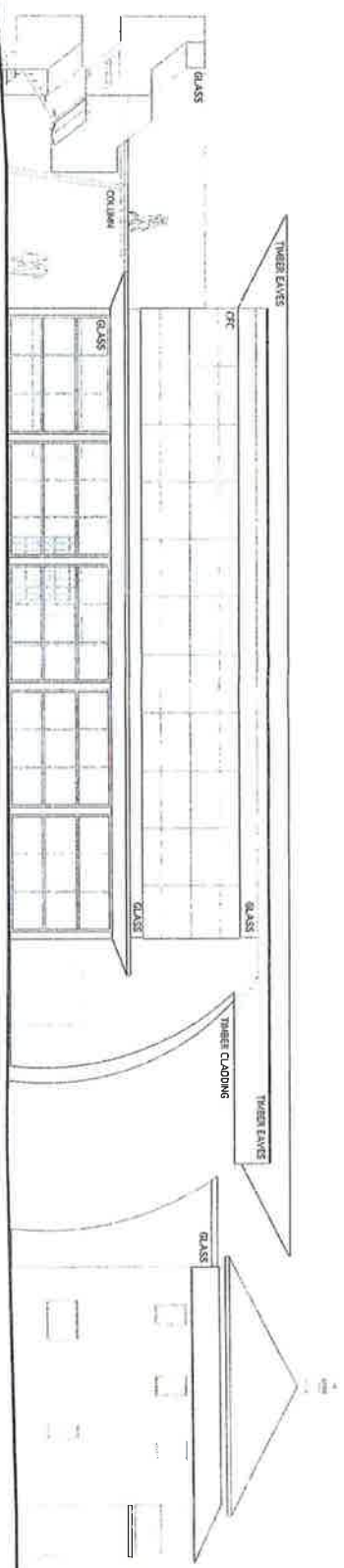
AlburyCity

Development Consent

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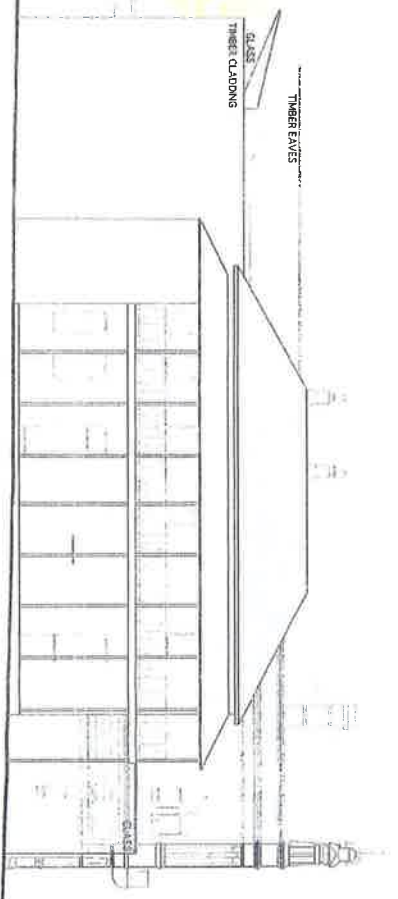
Endorsed: 4 May 2012

David Christy
David Christy
Acting Director
Planning & Environment



FIRE STAIR ACCESS TO DEAN STREET GALLERY EXTENSION GALLERY ENTRANCE GALLERY EXTENSION EXISTING BURROWS HOUSE RETAINED

NORTH ELEVATION

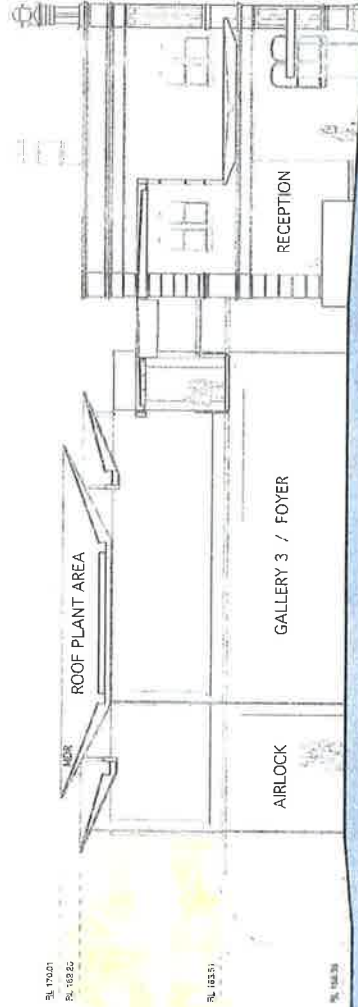


ACCESS TO GUN SQUARE GALLERY EXTENSION EXISTING BURROWS HOUSE FACADE RETAINED GALLERY ENTRANCE EXISTING TOWN HALL FACADE RETAINED DEAN STREET

WEST ELEVATION

AlburyCity
 Development Consent
 10.2012.31460.1
 Endorsed: 4 May 2012
 David Drivley
 Acting Director
 Planning & Environment

SECTION 01



ACCESS TO CELL SQUARE

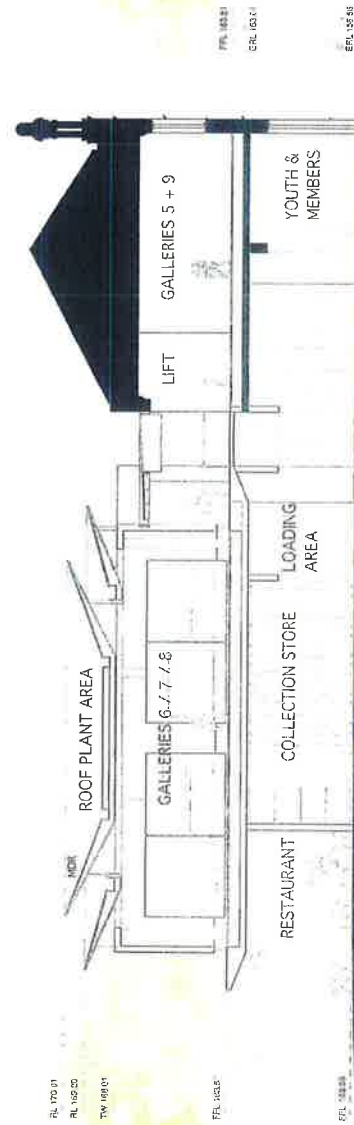
GALLERY EXTENSION

FOYEM

GALLERY EXTENDED

DEAN STREET

SECTION 02



ACCESS TO JUSTICE

GALLERY EXTENSION

REVOLVATED TOWN HALL WITH GALLERY FUNCTIONS

DEAN STREET

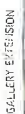
MURROWS HOUSE: RENOVATED INTERIOR



FIRE STAR

3844 1130 01.55307

DEAN STREET



EXISTING TOWN HALL FACADE RETAINED

ACCESS TO Q&A SQUARE

DECEMBER 21

9 am

12 noon

3 pm

SEPTEMBER 21

9 am

12 noon

3 pm

JUNE 21

9 am

12 noon

3 pm

Albury City
Development Consent
10.2012.31460.1
Endorsed: 4 May 2012
David Christy
Acting Director
Planning & Environment

DA13

SUN SHADOW
DIAGRAMS

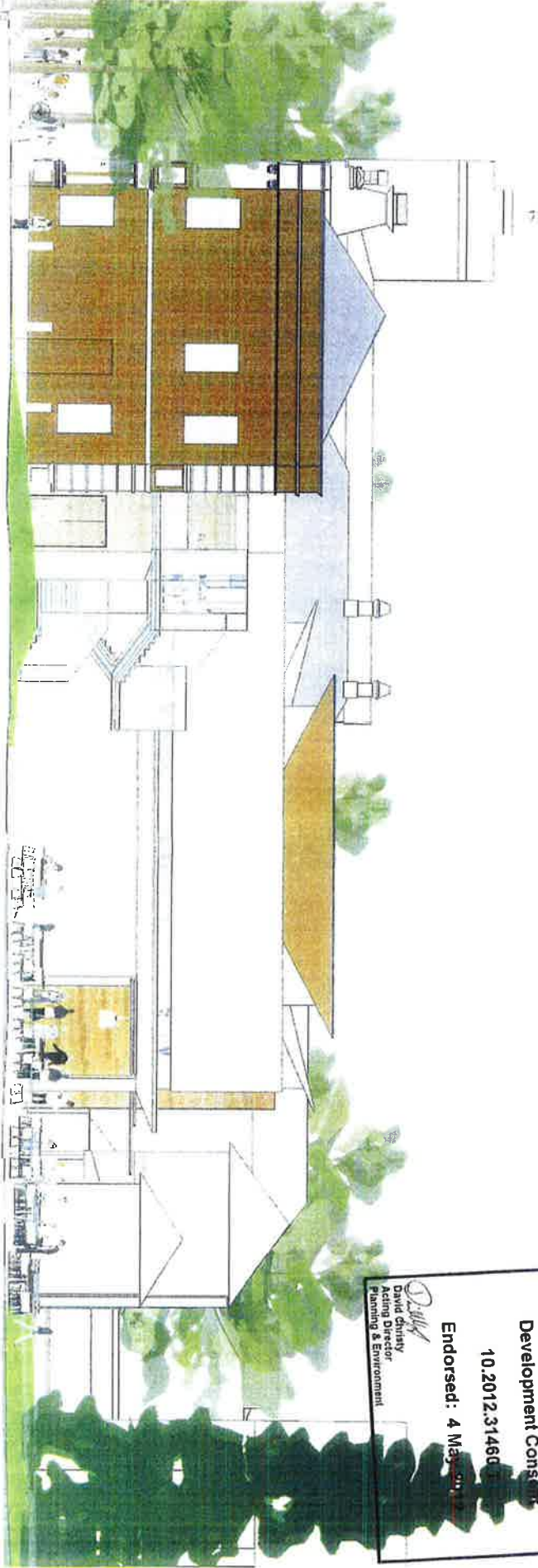
ALBURY ART GALLERY
ALBURY CITY COUNCIL



Albury Art Gallery
100 South Street
Albury NSW 2640
Tel: 02 6041 1100
Fax: 02 6041 1101
www.alburycitycouncil.nsw.gov.au



SOUTH ELEVATION



EAST ELEVATION

AlburyCity
 Development Consultant
 10.2012.31460
 Endorsed: 4 May 2012
 David Gundry
 Acting Director
 Planning & Environment

