

Reference: 58485  
Contact: David Christy

## DEVELOPMENT CONSENT

Approval Number: 10.2010.30491.9

Endorsed Date of Consent:

As Amended: -

Volt Lane Pty Ltd  
PO Box 233  
CIVIC SQUARE ACT 2608

### Subject Land

LOT: 10 DP: 1178339, LOT: 1 DP: 1048142  
520-524 Smollett Street ALBURY, 441 Kiewa Street SOUTH ALBURY

### Description of Development

Modification of Consent - Mixed Use Commercial & Retail Development & Associated Carparking and Subdivision

### Attached to Approval:

1. Conditions
2. Plans and documentation endorsed with Consent.
3. A BASIX Certificate in accordance with Clause 2A of Schedule 1 to the Environmental Planning and Assessment Regulation 2000.

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION issued under the *Environmental Planning and Assessment Act 1979* Section 96.

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. The applicant's attention is drawn to the provisions of Section 95A of the Act which may vary the above date of the lapsing of the Consent.

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Michael Keys  
**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). This applies if the matter was determined by a Council officer under delegation of Council. A fee is payable. For further information please contact the Council on (02) 6023 8285.

## Conditions attached to Development Consent 10.2010.30491.9

### A. General

#### (A1) Development Application - modified

Development being carried out in accordance with the attached approved plans and the particulars and statements submitted with the Development Application receipted on except where varied by the plans/information submitted to AlburyCity Council on 18/01/2016 and subject to the following conditions.

#### (1) Compliance - previous development consent

Compliance at all times with any relevant previously issued Development Consents for the site. (A070)

### B. Prior to the Issue of a Construction Certificate

nil

### C. Prior to any work commencing on the site area

(1)

#### Water/Sewer & 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 Plumbing Code of Australia
- c) The Licensed Plumber's details are to be forwarded to Council prior to commencement of any plumbing work. An approval to be obtained for both properties 520-524 Smollett Street and the carpark located in the old gas site in Kiewa Street (C998)

(2)

#### Hydraulic design

The applicant is to submit detailed hydraulic design drawings of the proposed water, stormwater and house drainage service for Council approval prior to commencement of any work. The hydraulic design shall comply with the requirements of the Plumbing Code of Australia and regulations. (C999)

### D. During Construction or Works

nil

### E. Prior to the issue of Occupation Certificate

#### (1) Certificate of Compliance - plumbing/drainage

Prior to occupation the responsible plumbing contractor is to submit to Council a Certificate of Compliance. All plumbing work is to comply with the relevant legislation. (E433)

### F. Use of Site Area

nil

### G. Prior to the Issue of a Subdivision Certificate

nil

### H. Reasons for Conditions

nil

### I. Advisory and Ancillary Matters

nil

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