

CONDITIONS DA05-2024

GENERAL CONDITIONS

	Condition				
Condition Number 1.	Approved Plans and Supporting Documentation				
	The development must be implemented in accordance with the approved plans, specifications and supporting documentation listed below which have been endorsed by Council’s approved stamp:				
	Plan/Report Title	Reference No	Revision	Prepared by	Date
	Cover Sheet	A000	B	Duplex Building Design	20 Nov 2024
	Site Plan	A002	B	Duplex Building Design	20 Nov 2024
	Existing/Demolition Ground Floor Plan	A101	B	Duplex Building Design	20 Nov 2024
	Proposed Ground Floor Plan DW1	A201	B	Duplex Building Design	20 Nov 2024
	Proposed Ground Floor Plan DW2	A202	B	Duplex Building Design	20 Nov 2024
	DW1 Electrical Plan	A203	B	Duplex Building Design	20 Nov 2024
	DW2 Electrical Plan	A204	B	Duplex Building Design	20 Nov 2024
	D1 East & West Elevations	A301	B	Duplex Building Design	20 Nov 2024
	D1 North & South Elevations	A302	B	Duplex Building Design	20 Nov 2024
	D2 East & West Elevations	A303	B	Duplex Building Design	20 Nov 2024
	D2 North & South Elevations	A304	B	Duplex Building Design	20 Nov 2024
	Sections	A350	B	Duplex Building Design	20 Nov 2024
	Sections	A351	B	Duplex Building Design	20 Nov 2024
	Statement of Environmental Effects of Proposed Development	N/A	N/A	N/A	Not dated
	BASIX Certificate	1782534M	4.03	Paul&David Consulting	6 Feb 2025
	In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions prevail. In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.				
	Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.				

Condition Number 2.	<p>Condition Name: Water and sewerage connections.</p> <p>You must lodge a S68 (Local Government Act) application for sewerage connection, treated water supply, untreated Water supply, Kerb crossing and storm water discharge if to street.</p> <p>You may also have to pay standard fees for some of these connections if there is not already a connection to the property boundary.</p> <p>You are required to either use the existing sewer connection for one or both of the new connections, or seal the existing effluent connection to the satisfaction of Council.</p> <p>All connections and supply line (other than Raw Water supply) are to be made by a qualified Plumber/Drain layer, or Council's technical service Staff.</p>
	<p>Condition Reason: Maximise treated water supplies and sewerage connections cost recovery for Council, for works carried out to facilitate the development and control of Public Health issues associated with this activity.</p>
Condition Number 3.	<p>Condition Name Changes to proposal</p> <p>The development, the subject of this consent, to be carried out in accordance with the submitted and approved plans and specifications, in accordance with any conditions of this consent and in accordance with the provisions of Brewarrina Local Environmental Plan, the <i>Local Government Act 1993</i> and <i>Regulations</i> and the <i>Environmental Planning & Assessment Act 1979</i> and <i>Regulations</i>. No alteration to the approved plans is permitted during construction (unless there are compliance requirements necessary under the BCA and there is no major extension of the building footprint) unless separately approved by Council. A Copy of the approved plans is to be on-site at the time of each inspection.</p>
	<p>Condition Reason: To ensure that the development is carried out in accordance with the terms of Council's approval.</p>
Condition Number 4.	<p>Condition Name: Commencement before consent issued</p> <p>No work to be commenced prior to Development Consent being issued.</p>
	<p>Condition Reason: Comply with the requirements of the Environmental Planning and Assessment Act</p>

BUILDING WORK
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE
BEFORE BUILDING WORK COMMENCES

	Condition
Condition Number 5.	<p>Condition Name: Construction Certification.</p> <p>Council does have a Registered Building Certifier.</p> <p>You must provide Council with a Construction Certificate or equivalent Government Construction Certification before work commences.</p>
	<p>Condition Reason: Mandatory Legislative requirement.</p>
Condition Number 6.	<p>Condition Name: Commencement of work</p> <p>Two days before any site work, building work or demolitions begins, the applicant must forward the "notice of commencement" form to Council; and notify adjoining owners that the work will commence.</p>
	<p>Condition reason: to ensure compliance with the Environmental Planning and Assessment Act 1979.</p>

DURING BUILDING WORK

	Condition
Condition Number 7.	<p>Condition Name: Council Infrastructure The owner shall be responsible for repairing any damage caused to Councils infrastructure, land or assets in the vicinity of the subject site as a result of works, associated with the development</p> <p>Condition reason: To ensure protection of Council infrastructure and community facilities.</p>
Condition Number 8.	<p>Condition Name Noise Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 6.00 pm on weekdays and 8.00 am to midday Saturdays. No building operations shall be carried out on Sunday's public holidays or outside the stated times, however provided there are no neighbors complaining, Council may allow some variations where circumstances warrant this.</p> <p>Condition reason: To prevent undue noise affecting the amenities of the neighbourhood.</p>
Condition Number 9.	<p>Condition Name Storage of materials on Public Land. The storage of materials or the placement of sheds is not permitted on footpaths, roadways, or in reserves.</p> <p>Condition reason: to ensure public safety.</p>
Condition Number 10.	<p>Condition Name Waste storage Rubbish and building materials must be contained in a suitable and effective enclosure within the site to prevent windblown material from escaping</p> <p>Condition reason: to ensure public safety</p>
Condition Number 11.	<p>Condition Name: Waste removal All building waste being transported for disposal must be covered and secured to prevent any material escaping during transit.</p> <p>Condition reason: To protect the natural and built environment</p>
Condition Number 12.	<p>Condition Name Stamped Approved plans on site. The builder must at all times maintain on the work site a legible copy of the approved plans specification and conditions of consent.</p> <p>Condition reason: to ensure that all persons having responsibility for the site are aware of the terms of approval.</p>