

**SCHEDULE 1:**  
**CONDITIONS OF DEVELOPMENT CONSENT – DA 1/2021**

General

1. Development shall be completed in strict accordance with the application made, the stamped plans and the terms of this consent. The development shall not be modified except with the written consent of the Council, or to satisfy the Council Consent conditions.

**Plans:**

- Site Plan (as amended in red): Received 07/01/2021;
- Floor Plan (as amended in red): Received 07/01/2021;
- Front and Rear Elevations (as amended in red): Received 07/01/2021;
- Left and Right Elevations (as amended in red): Received 07/01/2021;
- Section (as amended in red): Received 07/01/2021;
- Statement of Environmental Effects (as amended in red): Prepared by Mr I P & Mrs C A Taylor, Dated 05/01/2021.

If there is any inconsistency between the Conditions of Consent and the documents listed above, the Conditions of Consent shall prevail to the extent of the inconsistency.

*Reason:*

*To ensure compliance with the application and plans.*

2. The applicant shall ensure that all necessary licences, permits and approvals are obtained and kept up to date as required throughout the life of the development. None of the Conditions of Consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals.

*Reason:*

*To meet statutory requirements.*

3. All building work must be carried out in accordance with the requirements of the Building Code of Australia.

*Reason:*

*This is a prescribed condition under the Environmental Planning and Assessment Act 1979.*

4. All access crossings and driveways shall be maintained in good order for the life of the development.

*Reason:*

*To ensure that a safe adequate all-weather access is available to the development.*

5. All outdoor lighting must comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting.

*Reason:*

*To protect the amenity of the neighbourhood and to ensure compliance with the provisions of the Liverpool Plains Shire Council Development Control Plan 2012.*

**DA 1/2021 – Construction of a Shed with an Attached Awning – 55 Ray Carter Drive, Quirindi NSW 2343**

6. The building approved by this development consent shall have a dull, non-reflective surface and/or be painted a non-reflective colour and/or be suitably screened in order to not have an adverse visual impact.

*Reason:*

*To mitigate the visual impact of the building and to protect the amenity of the neighbourhood.*

Land Use

7. The development approved by this consent shall not be used for any commercial or industrial purposes without an approval being obtained from Council to carry out such an activity on the subject land.

*Reason:*

*To ensure that the buildings are used only for residential storage.*

**PRIOR TO THE COMMENCEMENT OF WORKS:**

8. Prior to any works commencing on site, a Construction Certificate must be obtained from Liverpool Plains Shire Council (the appointed certifying authority) for the development. No building works are permitted to commence without first obtaining a Construction Certificate.

*Reason:*

*To ensure that the required approvals have been granted prior to the commencement of building work.*

**DURING CONSTRUCTION:**

General

9. Construction activities associated with the Development, including heavy vehicles entering and exiting the Site, may only be carried out between 7:00 am and 6:00 pm, Monday to Friday inclusive, and between 8:00 am and 1:00 pm on Saturdays. No work is to be carried out on Sundays and Public Holidays. The following activities may be carried out in association with Construction outside of these hours:

- any works that do not cause noise emissions to be audible at any nearby residences not located on the Premises;
- the delivery of materials as requested by Police or other authorities for safety reasons; and
- emergency work to avoid the loss of lives, property and/or to prevent environmental harm.

Any work undertaken outside the specified construction hours, other than those specified in this Condition, must not be undertaken without prior consent of Council.

*Reason:*

*To ensure the amenity of the neighbourhood is maintained.*

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10. To clearly identify the site to comply with Local Government Regulations you must provide a clearly visible sign stating:
- a. unauthorised entry is prohibited;
  - b. builder's name and licence number – or owner builder permit number;
  - c. street Number or lot number;
  - d. contact telephone number / after hours number; and
  - e. name, address and telephone number of the Principal Certifying Authority.

The sign must be maintained on the on the site during the course of the building works and not be removed until the work has been completed.

*Reason:*

*This is a prescribed condition under the Environmental Planning and Assessment Act 1979.*

11. Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided:

- a. Must be a standard flushing toilet, and
- b. Must be connected:
  - i. To a public sewer, or
  - ii. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the Council, or
  - iii. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other sewage management facility approved by the Council.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

*Reason:*

*To ensure that environmental health standards are met.*

12. A site rubbish container shall be established and maintained for the duration of construction works.

*Reason:*

*To ensure that waste generated by the building works is contained and does not pollute the surrounding environment.*

13. Any building waste is to be removed to a Liverpool Plains Waste Depot. All associated fees are to be paid. Consideration should be given to the separation of recyclable and reusable materials.

*Reason:*

*To ensure that waste generated by the building works is contained and does not pollute the surrounding environment.*

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14. All loading and unloading of goods related to the development proposal shall be carried out within the confines of the lots boundaries. Under NO circumstances will the loading and unloading of goods on the public roadway be permitted.

*Reason:*

*To ensure the protection of Council's infrastructure.*

15. The Applicant must:
- a. repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
  - b. relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the Development.

*Reason:*

*To ensure that any damage to Council's infrastructure is rectified at the developer's cost, and to ensure that any required alterations to public infrastructure are undertaken to acceptable standards at the developer's cost.*

Inspections

16. Critical Stage Inspections must be undertaken in accordance with the *Environmental Planning and Assessment Act 1979*.

*Reason:*

*To ensure compliance before, during and after construction.*

Site Works

17. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction all work on the site is to cease immediately and the National Parks and Wildlife Service must be notified. Works can only commence upon authorisation of the NPWS.

*Reason:*

*To ensure compliance with applicable legislation.*

18. The applicant must implement all practicable measures to limit and minimise any harm to the environment that may result from the construction, commissioning or operation of the development. The applicant is responsible for all related earthworks and stockpiles within the entire site not just the building area.

*Reason:*

*To ensure protection of the environment.*

19. The applicant shall install run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- a. divert uncontaminated run-off around cleared or disturbed areas;
  - b. erect a silt fence to prevent debris escaping into drainage systems or waterways; This silt fence shall be placed downslope of any disturbed area or where stockpiles of overburden are placed, to Council's satisfaction. This silt fence is to remain in place at all times until removal is authorised by Council.
  - c. prevent tracking or sediment by vehicles onto roads;

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- d. stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

*Reason:*

*To ensure erosion and sediment control on the development site.*

**PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE:**

General

20. Prior to the issue of a final Occupation Certificate, all conditions of development consent shall be complied with.

*Reason:*

*To ensure that the proposed development meets Council's requirements.*

21. An inspection of the completed development must be undertaken and an Occupation Certificate must be issued, prior to the occupation of the new building.

*Reason:*

*To ensure compliance with the provisions of the Environmental Planning and Assessment Act 1979, and Council's Terms of Consent.*

Bushfire Prone Land

22. Electricity, gas, landscaping and access arrangements are to comply with 'Planning for Bush Fire Protection 2019'.

*Reason:*

*To ensure compliance and to locate gas and electricity so as not to contribute to the risk of fire to a building.*

Stormwater and Utilities

23. Roofwater runoff shall be directed to storage tanks with the overflow disposed of in accordance with the Building Code of Australia and relevant Australian Standards. All surface water, stormwater and groundwater generated by the development on the subject land shall not be directed or discharged onto any adjoining properties.

*Reason:*

*To ensure the proper disposal of stormwater and to not cause a nuisance to adjoining properties.*

Shipping Container

24. Prior to the issue of an Occupation Certificate, the shipping container located on the subject land shall be removed.

*Reason:*

*To confirm and clarify the terms of Council's approval.*