

DEVELOPMENT CONSENT

Approval Number: 10.2008.28856.1

Endorsed Date of Consent: 10 July 2008

Albury City
15 JUL 2008

Subject Land

Lot 1 Sec 27 DP 151273
441 Guinea Street
ALBURY NSW 2640

Description of Development

Change of Use - Professional Offices

Attached to Approval:

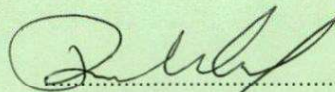
1. Conditions
2. Plans endorsed with Consent.
- 3.

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 two (2) years from the endorsed date of consent as sanctioned under Section 95(2) of the Act.



David Christy
Team Leader Town Planning
Planning and Economic Development

Right of Appeal

If you are dissatisfied with this decision Section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you received this notice.

Conditions attached to Development Consent 10.2008.28856.1

A. General

(A1) Development Application - approved plans

The development must be carried out in accordance with the attached approved plans and the particulars and statements submitted with the Development Application received on 19/06/2008 and subject to the following conditions. (A001)

B. Use of Site Area

(B1) Amenity – no adverse affect from use of site

The approved development must not adversely affect the amenity of the neighbourhood in any way including:

- (a) The appearance of any building, works or materials used.
- (b) The parking of motor vehicles.
- (c) The transporting of materials or goods to or from the dwelling.
- (d) The hours of operation.
- (e) Electrical interference.
- (f) The storage of chemicals, gasses or other hazardous materials.
- (g) Emissions from the site. (F024)

(B2) Use of Site - hours of operation and delivery times

The operating hours are from 8:00 am to 6:00 pm Mondays to Fridays. (F084)

(B3) 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. (F800)

C. Reasons for Conditions

(C1) Reasons for Conditions

The above conditions have been imposed: -

- (a) To ensure compliance with the terms of the *Environmental Planning and Assessment Act 1979*
- (b) Having regard to Council's duties of consideration under Section 79C and 80A of the Act
- (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 environmental quality of the locality
- (e) Having regard to environmental quality, the circumstances of the case and the public interest
- (f) Having regard to the *Albury Development Control Plan 2000 or Hume DCP 2001*
- (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. (H001)

D. Advisory and Ancillary Matters

(D1) Compliance

It is the responsibility of the applicant to check, understand and seek assistance where needed so as to ensure full compliance with the conditions of this Development Consent. Please contact the AlburyCity Planning & Economic Development Group on 02 6023 8285 if there is any difficulty in understanding or complying with any of the above conditions. (1010)

(D2) Alterations after Consent

Any alterations to the proposed development shall be submitted to AlburyCity Council for further assessment and approval prior to the issue of Development Consent. If such alterations are contemplated after the consent is issued, then details shall be subject to a development application for the modification of the Development Consent. (1005)

(D3) Disability Discrimination Act, 1992

It is the Applicants responsibility to ensure compliance with the requirements of the *Disability Discrimination Act, 1992* (DDA). Note: Compliance with the Building Code of Australia does not necessarily meet the requirements of the DDA. You are advised to seek advice from the Human Rights and Equal Opportunity Commission (phone 02-9284 9600) in respect of your application. (1025)

(D4) Signage

The applicant, owner and business operator are advised that advertising and signage constraints apply to this property under Chapter J of the *Albury Development Control Plan 2000*. (1055)

(D5) Signage - window

The applicant, owner and business operator are advised that development consent is required for advertising covering more than 50% of the external window surface. (1060)

(D6) Security – commercial areas security

The applicant is advised that criminal activities in commercial areas can and do occur. It is recommended that appropriate security installations and arrangements are made prior to the commencement of the business, and that such installation and arrangements are regularly checked and maintained thereafter. (1100)

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