

Conditions of consent to DA10.2024.425.1 at 144 Jonson Street, Byron Bay.

Schedule 1. CONDITIONS OF CONSENT

Parameters of consent

1. **Development is to be in accordance with approved plans**

The development is to be in accordance with plans listed below:

Plan No.	Description	Prepared by	Dated:
A1 Issue A	Precinct Survey Plan	Philip Wallace	08-24

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

2. **Staged Development**

The development is to be carried out in the following stages:

Stage 1: Subdivision for Road Closure

Stage 2: Consolidation of Closed Road Allotment with Lot 6 DP 258071

3. **Lot consolidation**

Stage 2 (lot consolidation) must occur within three (3) months of the date of creation the allotment to Stage 1.

4. **Conditions prescribed by the Regulation**

This development consent is subject to the conditions prescribed by the regulations in accordance with subsection 4.17(11) of the Environmental Planning and Assessment Act 1979. Conditions are under provided in an additional Schedule further in this consent.

The following conditions are to be complied with prior to issue of a Subdivision Certificate

5. **Subdivision Certificate application required**

An application for a Subdivision Certificate must be made on the approved form. The Subdivision Certificate fees, in accordance with Council's adopted schedule of fees and charges, must accompany such application.

6. **Plan of Subdivision**

The final plan of subdivision must be in accordance with the approved plans

7. **Street Light Relocation**

The existing street light located on the proposed boundary and any associated power connections must be relocated to be wholly within the proposed road reserve to the satisfaction of the Distribution Network Service Provider, currently Essential Energy. Alternatively, easement/s and/or an adjustment to the boundary to the satisfaction of the Distribution Network Service Provider must be provided.

Prior to the issue of the Subdivision Certificate, written evidence from the Distribution Network Service Provider, currently Essential Energy, must be submitted to the Principal Certifying Authority confirming compliance of the above arrangements.