

CONSENT CONDITIONS

WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSWES-114 - Dubbo - D2021-569
PROPOSAL	Recreational Facility (Indoor), which is defined as: <i>...a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.</i>
ADDRESS	Lot 902 DP 1033617, 8 Tony McGrane Place, Dubbo
APPLICANT	Premise P/L on behalf of NSW Public Works
APPLICATION TYPE	Crown Development Application

PART A: GENERAL

A1 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, except where amended by conditions of this consent:

Plan/Report Title	Reference No	Revision	Prepared by	Date
Statement of Environmental Effects	221080_SEE	001C	Premise	02/09/2021
Traffic Impact Assessment	221080_TRS_001/	B	Premise	03/05/2021
Salinity Report for the Proposed Dubbo Sports Hub	SCSPF20/561	1.0	Soil Conservation Servicw	04/03/2021

Waste Management Plan	221080_WMP	001A	Premise	28/05/2021
Accessibility Review Report – DA Review	21110	v1.0	ABE Consulting	15/04/2021
Dubbo Multi-Function Indoor Sports and Recreation Hall: Noise Impact Assessment	13322	RO	Assured Environment	20/04/2021
BCA Assessment Report – Dubbo Indoor Sports Centre	112667-BCA-r1	112667-BCA-r1	BCA Logic	26/04/2021
Location Plan - AD01	22023	02/09/2021	Brewster Hjorth Architects	02/09/2021
Site Plan - DA02	22023	02/09/2021	Brewster Hjorth Architects	02/09/2021
Building Works Plan - DA10	22023	02/09/2021	Brewster Hjorth Architects	02/09/2021
Elevation 01 - DA20	22023	02/09/2021	Brewster Hjorth Architects	02/09/2021
Elevation 02 - DA21	22023	02/09/2021	Brewster Hjorth Architects	02/09/2021
Finishes - DA32	22023	02/09/2021	Brewster Hjorth Architects	02/09/2021
Extent of Site Works & Street Planting Plan – 1 of 3	21/26	B	Outscape Landscape Architects	12/05/2021
Carpark Planting Plan – 2 of 3	21/26	B	Outscape Landscape Architects	11/05/2021
Forecourt Building Planting Plan – 3 of 3	21/26	A	Outscape Landscape Architects	20/04/2021

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.

Reason: To ensure the development proceeds in the manner assessed by Council and all parties are aware of the approved plans and supporting documentation that applies to the development.

A2 Signage

A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

Reason: To ensure any signage is assessed in accordance with the planning controls.

A3 Lapsing of consent

This consent is limited to a period of 5 years from the date of the Notice of Determination unless the works associated with the development have physically commenced.

Reason: To ensure compliance with Section 4.53 of the *Environmental Planning and Assessment Act 1979*

A4 Compliance with the Building Code of Australia

Building Code of Australia Classification

Applicable Building	Whole or Part	Class
Single storey indoor sporting facility building	Whole	9b

All building work shall be carried out in accordance with the provisions of the Building Code of Australia. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant construction certificate.

Reason: To ensure the building work complies with the Building Code of Australia.

A5 Compliance with the Plumbing Code of Australia

All sanitary plumbing water and drainage works shall be carried out in accordance with the requirements of the Local Government (General) Regulation, 2005 and the Plumbing Code of Australia.

Reason: Council and statutory requirement of Local Government (General) Regulation, 2005

A6 Sanitary Plumbing and Drainage Pipe Works

The proposed sanitary plumbing and drainage pipe work to be carried out to the proposed building, whilst not requiring the issue of a section 68 approval under the Local Government Act from Council due to such work constituting Crown Building Work, the licensed plumbing and drainage contractor must still observe the following requirements-

- (a) All sanitary plumbing, drainage and water plumbing works shall be carried out by a licensed plumber and drainer.

- (b) The applicable Council inspection fees associated with the plumbing and drainage alterations must be paid prior to any works being commenced;
- (c) The prescribed Notice of Work (NoW) under the Plumbing and Drainage Act must be provided at least 2 days prior to the works commencing;
- (d) The subject water plumbing and sanitary plumbing and drainage pipe work must be inspected and passed by Council officers prior to being covered, as the delegated regulatory authority. In this regard, at least 24 HOURS NOTICE shall be given to Council for inspection of such works. When requesting an inspection, please quote Council's reference number **D21-569**;
- (e) A Certificate of Compliance (CoC) under the Plumbing and Drainage Act must be provided at least 2 days after the works are completed;
- (f) The completed plumbing and drainage works must be inspected and passed by Council officers, as the delegated regulatory authority, prior to the building being occupied; and
- (g) A Sewerage Service Diagram (SSD) must be provided to Council as the delegated regulatory authority.

The requirements of this condition should be passed onto the applicable plumbing/drainage contractor to ensure there is compliance and no resulting impediment to the subsequent occupation of the building.

Reason: Statutory requirements of the Local Government and Plumbing & Drainage Acts

PART B: PRIOR TO COMMENCEMENT OF WORKS

B1 Payment of Contributions

(a) Water Supply

Prior to the use of the development, the contribution by the developer of **\$437,258.21** (72.58ET) for water supply headworks contributions, pursuant to Section 64 of the Local Government Act, 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act, 2000 and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002.

Such contribution rate per ET is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's annual Revenue Policy.

Note 1: This condition is imposed in accordance with the provisions of Council's Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003. A copy of the document is available on Council's website at www.dubbo.nsw.gov or may be inspected at Council's Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday.

Note 2: Council's adopted 2021/2022 financial year rate is \$6,024.50 per ET.

Note 3: As the above contribution rate is reviewed annually the 'current contribution rate' is to be confirmed prior to payment.

(b) Sewerage Supply

Prior to the use of the development, the contribution by the developer of **\$119,218.83** (19.789ET) for sewerage supply headworks contributions, pursuant to Section 64 of the Local Government Act, 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act, 2000 and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002.

Such contribution rate per ET is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's annual Revenue Policy.

Note 1: This condition is imposed in accordance with the provisions of Council's Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003. A copy of the document is available on Council's website at www.dubbo.nsw.gov or may be inspected at Council's Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday.

Note 2: Council's adopted 2021/2022 financial year rate is \$6,024.50 per ET.

Note 3: As the above contribution rate is reviewed annually the 'current contribution rate' is to be confirmed prior to payment.

(c) Stormwater Drainage

Prior to the use of the development, the contribution by the developer for Urban Stormwater of **\$17,144.49**, calculated on the 1.77ha draining into Catchment 4.4 – Samuels Estate Drainage Scheme, in accordance with Council's adopted Section 94 Urban Stormwater Drainage Headworks Contributions Plan, as amended October 2019.

Such contribution rate, 1.77ha is adjusted annually in accordance with Section 7.0 of the Section 94 Contributions Plan becoming effective from 1 July each year and as adopted in Council's annual Revenue Policy.

Note 1: This condition is imposed in accordance with the provisions of Council's Section 94 Contributions Plan - Urban Stormwater Drainage Headworks Contributions 2019. A copy of the document is available on Council's website at www.dubbo.nsw.gov or may be inspected at Council's Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday.

Note 2: Council's adopted 2021/2022 financial year rate is \$9,686.15 per ha.

Note 3: As the above contribution rate is reviewed annually, the 'current contribution rate' is to be confirmed prior to payment.

Note 4: Should an applicant seek to utilise a bank guarantee or bond that has been agreed to by Council's Infrastructure and Operations Division, such shall be provided with the lodgement of the Subdivision Certificate application.

(d) Urban Roads

Prior to the use of the development, the contribution by the developer of **\$221,396.98** (275.2trips) for urban roads headworks contribution, calculated on a per trip basis, in

accordance with Council's adopted amended Section 94 Contributions Plan – Roads, Traffic Management and Car Parking, operational 3 March 2016.

Such contribution rate, per trip, is adjusted annually in accordance with Section 6.0 of the Section 94 Contributions Plan becoming effective from 1 July each year and as adopted in Council's annual Revenue Policy.

Note 1: This condition is imposed in accordance with the provisions of Council's Section 94 Contributions Plan - Roads, Traffic Management and Car Parking dated 2016. A copy of the document is available on Council's website at www.dubbo.nsw.gov or may be inspected at Council's Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday.

Note 2: Council's adopted 2021/2022 financial year rate is \$412.90 per commercial trip (including administration)

Note 3: As the above contribution rate is reviewed annually, the current contribution rate is to be confirmed prior to payment.

Reason: To ensure payments are made in accordance with legislative requirements.

B2 Other Approvals

The following approvals are required where relevant:

- (a) **Roads Act 1993 approval** - The applicant is to submit an application to Council for any work within the road reserve (e.g. vehicular footpath crossings, utilities including stormwater, footpath paving, kerb and gutter etc) for local and regional roads or Transport for NSW for state roads, pursuant to Section 138 of the *Roads Act 1993*. Details must be provided with the Construction Certificate application.
- (b) **Section 68 of the Local Government Act 1993** – Any approvals required under Section 68, Parts A to F, including (but not limited to), any use of public property for crane operation, waste management or installation of a moveable dwelling. Applications are to be made to Council a minimum of six (6) weeks prior to the proposed activity being undertaken.

Reason: To ensure all work complies with relevant legislation.

B3 Servicing

In relation to services, the following must be undertaken by the applicant where relevant:

- (a) **Adequate services** – the applicant must demonstrate that adequate services for water, electricity and wastewater are available to the site,
- (b) **Dial before your dig** - the applicant shall contact "Dial Before You Dig on 1100" to obtain a Service Diagram. The sequence number obtained from "Dial Before You Dig" shall be forwarded to the Principal Certifying Authority (PCA) and Council for their records.

Reason: To ensure work is carried out having regard to existing services and underground infrastructure for safety and efficiency.

B4 Stormwater Management

Design and construction of the stormwater drainage system for the proposed development to be at the Developers expense and satisfaction to the Council. Stormwater drainage system is to incorporate the following:

River Street Construction:

- River Street stormwater to be designed and constructed to manage 10% Annual Exceedance Probability (AEP) minor flows within a pipe system and 1% AEP major overland flows;
- The existing stormwater pipe in River Street is to be extended east past the limit of the River Street proposed road construction including any temporary turning circle;
- Stormwater flows from stormwater catchment area south of River Street is to be managed within the River Street corridor;
- Table drains to be stabilised to reduce risk of scouring and erosion; and
- Design and construction must provide for ease of table drain maintenance.

Proposed Carpark and access road:

- Stormwater flows are to be managed across the proposed access road. Flows up to and including the 10% AEP is to be piped beneath the access way. Piped width to cater for the passage of pedestrians and vehicles. Flows up to and including the 1% AEP to make safe passage through the site. Overland flow over the access ways are limited to a maximum depth of 200mm and below the 0.4 depth velocity criteria for safe pedestrian access;
- In open channels the 0.4 depth velocity criteria is to be followed where possible or the design shall address the requirements for safety in relation to children by providing safe egress points from the channel or other appropriate methods; and
- Work as executed drawings shall be provided after construction including details of connection to Council's stormwater system.

Senior Campus flows:

- Roof water shall be conveyed by drainage pipework to the property's stormwater drainage system;
- The site is to accept and manage both the piped and the overland flows from the Senior Campus through the site;
- The existing piped flows entering the site from the senior campus are to be piped through the site to Troy Gully in an inter-allotment style drainage pipeline. An easement to drain water, minimum 2.0m wide, is to be created in favour of Council over the line; and
- Stormwater drainage that will become the asset and responsibility of Council is to be piped. Open channels to incorporate low flow pipes. Pipes to convey the 10% AEP or a continuation of the existing pipe size, whichever the larger. Or as otherwise agreed with Council's Infrastructure Strategy and Design branch.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series – Design and Construction, with detailed engineering plans submitted to and approved by Council prior to any construction works commencing.

Reason: To achieve a satisfactory standard of stormwater disposal from the proposed development.

B5 Vehicle Access Requirements

A single stabilised site access shall be provided to the construction site in accordance with the design as provided in SD 6-14 of Soils and Construction, Volume 1, Managing Urban Stormwater.

Reason: Implementation of Council policy to reduce sediment pollution

B6 External Lighting

All lighting on the site must be installed to emit light in a downward direction and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity or surrounding area by light overspill. The emission of lighting shall not exceed 1,000,000 lumens and must comply with the Australian Standard AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Reason: To ensure compliance with the Protection of the Environment Operations Act, 1997 and Council requirement pursuant to clause 5.14 of Dubbo LEP 2022 to limit light pollution for the preservation of the 'Dark Skies' region surrounding the Siding Spring Observatory

PART C: PRIOR TO WORKS COMMENCING

C1 Signs on site

A sign must be erected in a prominent position on any site on which building work is being carried out:

- (a) showing the name, address and telephone number of the principal certifier for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

Reason: Prescribed Condition under Clause 98A(2) and (3) of the Regulation.

C2 Tree Protection Measures

Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the Landscape Plan and the Construction Site Management Plan are in place.

Reason: To protect trees which are to be retained prior to work commencing on the site.

C3 Implementation of Management Plan Recommendations

Aboriginal Artefact IF-1 is to be clearly identified and protected prior to the commencement of work. An Aboriginal Heritage Impact Permit (AHIP) is required to be obtained in the event that works are anticipated to impact Artefact IF-1.

Any changes to the current identified impact footprint may require additional consent.

Reason: Council and statutory requirement to protect Aboriginal heritage

C4 Toilet Facilities during Construction

Toilet facilities must be provided on the work site during construction at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site. Each toilet provided must:

- (a) Be a standard flushing toilet, connected to a public sewer, or
- (b) If connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or
- (c) A portable toilet.

Reason: To provide appropriate on-site amenities during demolition and construction work.

C5 Implementation of the Construction Site Management Plan and Waste Management Plan

The approved Construction Site Management Plan (incorporating the Sediment and Erosion Control Plan and Construction Traffic Management Plan) and the Waste Management Plan must be implemented and maintained prior to, and during, the construction works on the site until works are completed and all exposed surfaces are landscaped/sealed.

Reason: To ensure measures that will protect the public, and the surrounding environment, during site works and construction are implemented prior to works commencing on the site.

PART D: DURING WORKS

D1 Construction Hours

The hours of demolition and/or building work shall be limited to the following hours:

- (a) Monday to Friday: 7.00 am to 6.00 pm;
- (b) Saturday: 8.00 am to 1.00 pm;
- (c) No Construction on Sundays or Public Holidays.

Unless otherwise approved within the Construction Site Management Plan, construction vehicles, machinery, goods or materials must not be delivered to the site

outside the approved hours of site works. Note: Any variation to the hours of work requires Council's approval.

Reason: To ensure the amenity of the area is maintained during construction.

D2 Construction Site Management

Construction Site Management must include, but not limited to, the following and maintained for the duration of the construction works:

- (a) All practicable measures shall be undertaken to prevent and minimise harm to the environment and the amenity of the area as a result of the construction and operation of the development, particularly from wind-blown dust, debris, noise, erosion and soil management and the like.
- (b) A site rubbish enclosure including any rubbish containers shall be provided on the site for the period of the proposed construction.
- (c) All building materials and equipment must be stored wholly within the site unless an approval to store them elsewhere has been granted.
- (d) During construction, care must be taken to protect Council's infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc.
- (e) Protection measures shall be maintained in a state of good and safe condition throughout the course of demolition.
- (f) The area fronting the site and in the vicinity of the development shall also be made safe for pedestrian and vehicular traffic at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

Reason: To ensure the required site management measures are implemented during construction.

D3 Waste Management

All solid waste from construction and operation of the proposed development shall be assessed, classified and disposed of in accordance with the NSW Environment Protection Authority's Waste Classification Guidelines. Whilst recycling and reuse are preferable to landfill disposal, all disposal options (including recycling and reuse) must be undertaken with lawful authority as required under the Protection of the Environment Operations Act, 1997.

Reason: Council requirement to require compliance with the POEO Act, 1997

D4 Responsibility for Changes to Public Infrastructure

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure or services affected by the required construction works. Council and other service

authorities should be contacted for specific requirements prior to commencement of any works.

Reason: To ensure payment of approved changes to public infrastructure.

D5 Discovery of Aboriginal Objects

While excavation, demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning and Environment.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

D6 Discovery of Contamination

Should any unexpected contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority is notified and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Reason: To ensure contamination discovered during construction is dealt with as quickly as possible and to protect the health of the community and the environment.

D7 Construction Noise

While building work is being carried out, the applicant is to ensure that any noise caused by construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason: To protect the amenity of the neighbourhood.

D8 Imported Fill

While construction work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA's *Waste Classification Guidelines* before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier,
- (b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

D9 Tree Protection

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the Construction Site Management Plan required under this consent, the relevant requirements of AS 4970-2009 *Protection of Trees on Development Sites* and any Arborist's report approved under this consent.

This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Reason: To protect trees during construction.

D10 Native Vegetation

There must be no removal or disturbance of native vegetation except as authorised by this consent, including canopy trees, understorey and ground cover vegetation without the prior written consent of Council.

Reason: To ensure vegetation is maintained on the site.

PART E: PRIOR TO COMMENCEMENT OF OPERATIONS

E1 Completion of Public Utility Services

Prior to the commencement of operations on site, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, and is completed to the satisfaction of the relevant authority. Written confirmation from the relevant authority that the relevant services have been completed shall be provided.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.

E2 Water Management

The top of the building's overflow (relief) gully shall be a minimum 150 mm below the lowest sanitary fixture or the building's finished floor level, whichever is the lowest.

Reason: Statutory and sewerage authority requirement.

E3 Sewerage Management

The top of the building's overflow (relief) gully shall be a minimum 75 mm above the finished surrounding ground level to prevent ingress of surface stormwater.

Reason: Sewerage authority requirement.

E4 Hot water

The hot water delivered to the outlets of any proposed hand-basins shall not exceed 50° C whilst disabled fixtures shall not exceed 45° C.

Reason: Council policy in conformity with the Plumbing Code of Australia

E5 Completion of all Works

All works must be completed in accordance with the conditions of this consent prior to the commencement of operations on site including, but not limited to, the following:

- (a) All Conditions of Development Consent outlined in D2021-555;
- (b) Car parking areas and vehicle access points;
- (c) All drainage works required to be undertaken in accordance with this consent shall be completed prior to the issue of an Occupation Certificate for the development.

Following any construction or upgrading on site, the applicant must restore the ground cover of the site as soon as practicable, using suitable species and maintain ground cover.

Reason: To ensure adequate arrangements have been made for the development.

E6 Landscaping

The proposed landscaping shown on the approved landscape plan shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be established prior to the commencement of operations on site.

Reason: To maintain and improve the aesthetic quality of the development.

E7 Post-Construction Repair of Infrastructure

Any alteration/damage to the vehicular entrance/s, road or road shoulder including utility services, shall be repaired/restored at full cost to the Developer and in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Construction Standards.

Reason: To identify damage resulting from building work.

E8 Easements

No buildings or structures (including advertising structures) shall be erected over, or within, the existing "easement(s) to drain sewage" created over the subject parcel of land.

Reason: Protection of Council Assets.

E9 Removal of Waste upon Completion

Prior to the commencement of operations on site, all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored.

PART F: OPERATIONAL CONDITIONS

F1 Vehicle Management

The premises shall be operated in accordance with the following vehicle management requirements:

- (a) All loading and unloading of vehicles must be undertaken wholly within the site and all vehicles must enter and leave the site a forward direction.
- (b) The vehicle entry and exit points are to be clearly signposted and visible from both the street and the site at all times and must be maintained in good condition for the life of the development.
- (c) All vehicles must enter and exit the subject land and proposed development in a forward direction. No reversing of vehicles onto the public roadway system will be permitted.
- (d) No vehicles larger than a 'Design Single Unit Truck' 12.5 m in length (utilising the Austroads design templates) are permitted to access the subject land and development proposal.

Reason: Requirement of Council so as not to create adverse traffic conditions.

F2 External lighting

All lighting on the site must be installed to emit light in a downward direction and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity or surrounding area by light overspill. The emission of lighting shall not exceed 1,000,000 lumens and must comply with the Australian Standard AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Reason: To ensure compliance with the Protection of the Environment Operations Act, 1997 and Council requirement pursuant to clause 5.14 of Dubbo LEP 2022 to limit light pollution for the preservation of the 'Dark Skies' region surrounding the Siding Spring Observatory

F3 Noise Control During Operation

Any noise generated from the operation of the proposed development , including noise from any associated infrastructure, must not be intrusive or constitute offensive noise as defined by the *Protection of the Environment Operations Act 1997* at any private residential receiver.

Reason: To protect the amenity of the area.

F4 Waste Materials

The Applicant must:

- (a) minimise the waste generated by the development;
- (b) classify all waste generated on site in accordance with the NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste*, November 2014 (or its latest version);
- (c) store and handle all waste on site in accordance with its classification;
- (d) not receive or dispose of any waste on site; and
- (e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal.

Reason: To protect the environment.

PART G: NOTES

G1 The development shall be carried out in accordance with Essential Energy's correspondence dated 1 October 2021 (copy attached).

G2 Offensive noise as defined under the Protection of the Environment Operations Act, 1997 shall not be emitted from the proposed development.

- G3** Air impurities as defined under the Protection of the Environment Operations Act, 1997 shall not be released or emitted into the atmosphere in a manner which is prejudicial to the health and safety of occupants, the surrounding inhabitants or the environment.
- G4** It is requested that the Applicant include in the tender documentation for the construction of the proposed development that the successful Principal Contractor (the Builder) will be responsible for the payment of all Council sanitary and water plumbing and drainage inspection fees associated with the development. Alternatively, the Principal Contractor is to ensure that plumbing contractors when quoting on such work are informed to include such Council fees in their quotations.
- G5** To facilitate Council's inspection of the sanitary and water plumbing and drainage work associated with the development, a copy of the development's final hydraulic drawing(s) and floor plan(s) shall be submitted to Council's Development & Environmental Division prior to such works commencing.
- G6** Insufficient details were provided to Council with the Development Application to fully assess the operation of the proposed indoor recreational facility. Before the issue of the building's Construction Certificate the Developer (or operator of the proposed business) must provide further information to Council's Water Supply and Sewerage Client Services Coordinator to determine if the activities from the proposed development discharge trade waste to Council's sewerage system.

If required, a Trade Waste application would need to be completed (accompanied with all required drainage, discharge and capacity details, pre-treatment devices and installation details), and submitted to Council. No effluent will be permitted to be discharged to Council's sewer until the required Trade Waste Approval has been obtained and all required pre-treatment devices have been installed and passed by Council.