

GENERAL CONDITIONS

Condition																																									
(1)	<p>The development shall be undertaken generally in accordance with the Statement of Environmental Effects and stamped approved plans detailed as follows except where modified by any of the following conditions:</p> <table> <tr> <td>Drawing Title:</td><td>Proposed Primary Site Plan</td></tr> <tr> <td>Drawing Number:</td><td>DA04</td></tr> <tr> <td>Revision:</td><td>C</td></tr> <tr> <td>Dated:</td><td>23/02/2024</td></tr> <tr> <td>Drawing Title:</td><td>Ground Floor Plan</td></tr> <tr> <td>Drawing Number:</td><td>DA06</td></tr> <tr> <td>Revision:</td><td>C</td></tr> <tr> <td>Dated:</td><td>23/02/2024</td></tr> <tr> <td>Drawing Title:</td><td>First Floor Plan</td></tr> <tr> <td>Drawing Number:</td><td>DA07</td></tr> <tr> <td>Revision:</td><td>C</td></tr> <tr> <td>Dated:</td><td>23/02/2024</td></tr> <tr> <td>Drawing Title:</td><td>Elevations</td></tr> <tr> <td>Drawing Number:</td><td>DA09</td></tr> <tr> <td>Revision:</td><td>C</td></tr> <tr> <td>Dated:</td><td>23/02/2024</td></tr> <tr> <td>Drawing Title:</td><td>Gate Schedule</td></tr> <tr> <td>Drawing Number:</td><td>DA13</td></tr> <tr> <td>Revision:</td><td>C</td></tr> <tr> <td>Dated:</td><td>23/02/2024</td></tr> </table> <p>{Reason: To ensure that the development is undertaken in accordance with that assessed}</p>	Drawing Title:	Proposed Primary Site Plan	Drawing Number:	DA04	Revision:	C	Dated:	23/02/2024	Drawing Title:	Ground Floor Plan	Drawing Number:	DA06	Revision:	C	Dated:	23/02/2024	Drawing Title:	First Floor Plan	Drawing Number:	DA07	Revision:	C	Dated:	23/02/2024	Drawing Title:	Elevations	Drawing Number:	DA09	Revision:	C	Dated:	23/02/2024	Drawing Title:	Gate Schedule	Drawing Number:	DA13	Revision:	C	Dated:	23/02/2024
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(2)	<p>All sanitary plumbing, drainage and water plumbing work shall be carried out by a licensed plumber and drainer.</p> <p>{Reason: To ensure the work is undertaken by an appropriately qualified person}</p>																																								
(3)	<p>The top of the building's overflow (relief) gully shall be a minimum 150 mm below the lowest sanitary fixture in the dwelling, and</p> <ul style="list-style-type: none"> (a) Be a minimum 75 mm above the finished surrounding ground level; or (b) Where the overflow (relief) gully is located in a path or paved area which is finished such that surface water cannot enter it and is graded away from the building, it may be finished level with such path or paved area. <p>{Reason: To protect the building from sewerage surcharges}</p>																																								
(4)	<p>Hot water delivered to the outlets of the hand-basins shall not exceed 45°C.</p>																																								

Note: Thermostatic mixing valve(s) are required to be installed to achieve the maximum temperature setting of 45⁰ C.

{Reason: To prevent scalding by hot water}

- (5) The drainage and plumbing installation shall comply with the provisions of the Local Government (General) Regulation, 2021 and the requirements of Council as the water and sewerage network utility operator.

{Reason: Ensure plumbing/drainage installation compliance}

- (6) All building work must be carried out in accordance with the provisions of the Building Code of Australia.

{Reason: Prescribed statutory condition}

- (7) All solid waste from demolition, construction and operation of the proposed development (including the material within the stockpile located adjacent to the development) shall be assessed, classified and disposed of in accordance with the Department of Environment and Climate Change - Waste Classification Guidelines.

Whilst recycling and reuse are preferable to landfill disposal, all disposal options must be undertaken as required under the Protection of the Environment Operations Regulation 2014.

{Reason: To ensure waste is disposed of in an appropriate manner}

- (8) During periods of extended dry weather the site manager will be responsible for monitoring the site for dust generation. In the event that dust is being generated by truck movements the site manager will be required to provide measures to suppress dust. Suppression and mitigation of dust must be employed at all times including when no activities are taking place on the site.

{Reason: To prevent nuisance dust}

BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
(1)	A separate application must be submitted to either Council or a registered certifier to obtain a Construction Certificate to authorise the erection of the proposed building work. {Reason: Ensure a building approval for the work is obtained}
(2)	The applicant must submit with the development's Construction Certificate application, a detailed design of the development's and building's proposed stormwater drainage system designed by a hydraulics engineer which shall include hydraulic design calculations, surface and invert levels, pipe sizes and grades. Such details must demonstrate the development's roof and surface water is able to be adequately drained to Council's stormwater system.

{Reason: To permit assessment for conformity with Council and PCA design & disposal requirements}

- (3) Due to Council's sewer main being in close proximity to the proposed buildings, each building's footings must be constructed in order that the building's loads are taken below the influence of the subject sewer main. A minimum 1000 mm between the building's infrastructure and centre line of the sewer main shall be provided. The subject sewer main is approximately 1.8m deep.

In this regard, a structural engineered design footing system shall be submitted with the Construction Certificate application demonstrating that each building's loads are taken at least 200mm below the zone of influence of Council's sewer main and its trench.

{Reason: To protect Council's assets to prevent undermining of the structure}

- (4) Prior to issue of the Construction Certificate, a separate application would be required to be made to Council with the appropriate fee(s) being paid, for the provision of a suitably sized metered water service to the development if the existing town water supply service connection(s) not be suitably located and/or of a suitable size to accommodate the proposed development.

Note: As Council is the local water authority, separate metered connections will be required in respect to the provision of a suitably size domestic water meter and separate fire service meter to the development site.

{Reason: To ensure that the development is suitably serviced with water}

- (5) The applicant shall prepare and submit a Construction Environmental Management Plan (CEMP) to Council. The CEMP shall detail acceptable methods for the adequate control and management of the following:

- Noise impacts – detailing the implementation of noise mitigation measures to minimise noise and to limit the impact on adjoining development;
- Dust Suppression and Mitigation – detailing dust suppression and mitigation measures to be employed during works on the site to ensure dust is not emitted from the site at all times including when no activities are taking place on the site;
- Erosion and Sedimentation Control Plan – detailing the methods to be employed to ensure the adequate management of the surface and stormwater associated with subdivision activities;
- Waste Management Plan – detailing the reuse or relocation of spoil and disposal of solid and liquid wastes.

The CEMP shall be approved by Council's Environmental Compliance Branch prior to any works being commenced and shall be implemented at all times during the operation of this consent.

{Reason: To ensure the amenity of the locality is protected during construction}

- (6) Prior to the issue of the Construction Certificate, detailed engineering design plans being submitted to, and approved by Council for the design and construction by the Developer at their own expense and to the satisfaction of Council of stormwater drainage system to

be undertaken as per followings:

- Pipes to be reinforced concrete RRJ, minimum class 2, unless otherwise approved by Council.
- Overland flow paths for stormwater are to be defined via proposed road alignments or dedicated stormwater reserves. (not through private property).
- Provide water quality treatment.
- Drainage pits shall be cast-in-situ pits constructed in accordance with Council's Standard Drawings or as otherwise approved by Council.
- Basin batters 1:6 or flatter, unless otherwise approved by Council. Provide addition information to support batters steeper than 1:6.
- Stormwater infrastructure to have the capacity to safely convey all stormwater flows without causing nuisance or substantial damage to the site, upstream and downstream properties.
- Please show/highlight all infrastructure assets that will be handed over to Council.
- CCTV shall be provided in accordance with Council's technical specification, prior to issue of the Occupation Certificate.

Additionally, prior to the discharge into Council's system, the developer will be required to install at their own expense a 'pollution control device(s)' which will collect all oil, sediment and litter from the development proposal.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series – Design and Construction, and completed prior to the issue of the Occupation Certificate.

{Reason: To achieve satisfactory stormwater disposal}

BEFORE BUILDING WORK COMMENCES

Condition	
(1)	The sanitary, water plumbing and drainage associated with the proposed building requires the issue of a separate approval from Council. In this regard a Drainage and Plumbing Approval Application form is available from Council and must be completed by the owner or owner's authorised agent and returned to Council with the appropriate fees. Drainage and/or plumbing works must not be commenced and the applicable approval to authorise such building works has been issued. {Reason: To protect public health & safety}
(2)	Prior to works commencing, the applicant shall ensure that a sign is erected on the work site in a prominent position at the front of the property showing: <ul style="list-style-type: none">(a) The name, address and telephone number of the Principal Certifier for the work;(b) The name of the principal contractor for the building/demolition work and a telephone number on which that person may be contacted outside of working hours; and(c) That unauthorised entry to the work site is prohibited.

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

Note: In respect of (a) above, where Council is engaged as the Principal Certifier, the applicant can either prepare their own sign or alternatively, affix onsite the sticker that will be forwarded by mail following Council's issue of the Construction Certificate.

{Reason: Permit contact by the public}

- (3) The person having the benefit of this development consent, if not carrying out the work as an owner-builder, must, unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed Principal Certifier to be carried out.

Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying out of the building work.

{Reason: To facilitate the required inspections to be performed}

DURING BUILDING WORK

Condition	
(1)	<p>The following applicable works shall be inspected and passed by an officer of Council, irrespective of any other inspection works undertaken by an accredited certifier, prior to them being covered. 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 D2023-492.</p> <p>Advanced notification for an inspection should be made by emailing de.admin@dubbo.nsw.gov.au or by telephoning Council's Development & Environment Division on 6801 4612.</p> <ul style="list-style-type: none">• Internal and external sanitary plumbing and drainage under hydraulic test.• Water plumbing under hydraulic test.• Any fire services water plumbing under hydraulic test.• Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation/use. <p>{Reason: For preservation of public health}</p>
(2)	<p>All excavations associated with the erection of the building and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place.</p> <p>{Reason: For protection of persons and the public}</p>
(3)	<p>If an excavation associated with the proposed building work extends below the surface level of an adjoining allotment of land and/or the base of the footings of a building on an</p>

adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation; and
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

For the purposes of this condition, 'allotment of land' includes a public road and any other public place. This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

{Reason: To preserve the stability of adjoining properties}

- (4) No buildings or structures excluding the screening on the façade of the classroom building, and the proposed COLA (including advertising structures) shall be erected over, or within, the existing "easement(s) to drain sewage" created over the subject parcel of land provided an agreement between the Council's Water & Sewer Branch and the applicant is to be made to access Council's Water & Sewer Branch if there is any problem with sewer manhole and line to repair below the proposed COLA and all the cost of repair shall be borne by the applicant.

{Reason: To protect Council's sewerage assets}

- (5) Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure that the appropriate regulatory authority (eg Office of Environment and Heritage (OEH), SafeWork NSW, Council, Fire and Rescue NSW) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the EPA to receive that type of waste.

{Reason: To ensure all hazardous waste is disposed of in an environmentally safe manner}

- (6) Demolition and/or construction work shall only be carried out within the following times:

Monday to Friday: 7 am to 6 pm
Saturday: 8 am to 1 pm
Sunday or Public Holidays: No work permitted

{Reason: To reduce the likelihood of noise nuisance}

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
(1)	Prior to the issue of an Occupation Certificate, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	Per ET basis (0.88 ETs) - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate for water supply is \$6,696.75 per ET	\$5,893.14
	Contribution Payable WATER	\$5,893.14
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	Per ET basis (11.52 ETs) - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate for sewerage supply is \$6,696.75 per ET	\$77,146.56
	Contribution payable SEWER	\$77,146.56
	Total Section 64 Contributions Payable for this application Note: This amount includes all applicable contributions payable under Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003.	\$83,039.70

Note 1: Contribution rates are subject to CPI and adjusted annually from 1 July each year in accordance with Councils adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (2) Prior to the issue of an Occupation Certificate, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Sec 94 Development Contributions Plan - Roads, Traffic Management and car parking 2016	Contribution Rate: Commercial trip = \$443.80 Plan Administration = \$6.35 Calculation based on 61.6 trips Urban Roads contributions Plan Administration	 \$27,338.08 \$391.16
	Total Section 7.11/94 Contributions Payable for this application Note: This amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.	\$27,729.24

Note 1: Contribution rates are subject to CPI and adjusted annually from 1 July each year in accordance with Councils adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: Implementation of Council's respective Section 7.11/94 Contributions Plan}

- (3) If Council is engaged to act as the Principal Certifier, the person benefitted by the development consent shall ensure that the responsible builder or contractor submits to Council, a Certificate of Installation certifying that the wet areas of the building have been protected by the installation of a water-proofing system conforming to AS 3740 '*Waterproofing of domestic wet areas*'. Such Certificate must be provided prior to occupation or use of the building.

{Reason: To demonstrate the provision of an adequate moisture-proofing system}

- (4) Prior to the Occupation Certificate being issued, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed stormwater drainage, sanitary drainage and water plumbing installations.

{Reason: To permit required inspection to be undertaken}

- (5) If Council is engaged to act as the Principal Certifier, the applicant shall ensure that the responsible builder and/or applicable contractor submit to Council documentary evidence identifying and confirming that their respective work was undertaken in conformity with the relevant Section J provisions of the BCA, as approved under the Construction Certificate. Such documentation must be provided prior to issue of the building's Occupation Certificate.

{Reason: To demonstrate conformity with BCA}

- (6) Any alterations/damage to the footpath, kerbing and guttering, vehicular entrance(s), road or road shoulder, shall be repaired/restored at full cost to the developer to Council's satisfaction and in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Construction standards.

{Reason: To protect Council's road reserve assets}

- (7) Any 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 limit light pollution to neighbouring property and for the preservation of the 'Dark Skies' region surrounding the Siding Spring Observatory}

OCCUPATION AND ONGOING USE

Condition	
(1)	No vehicles larger than a 'Passenger Vehicle' 5.2 m in length (utilising the Austroads design templates) are permitted to access the subject land and development proposal. {Reason: To restrict access to appropriately sized vehicles}

- (2) 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.
{Reason: To provide safety for the travelling public}
- (3) All loading and unloading of goods related to the development proposal shall be carried out within the confines of the allotment's boundary.
{Reason: To not create adverse traffic conditions}
- (4) Within three (3) months of the Occupation Certificate being issued a review of the functionality of the kiss and drop zone is to be undertaken and an Operational Management Plan (OMP) established. The OMP is to include procedures to be established that will manage traffic congestion and minimise queuing along Sheraton Road during peak periods (school zone times) allowing vehicles to move efficiently through the zone. The OMP will also include a review of the school's public transport schedule. The OMP is to be submitted to Council's Senior Traffic Engineer (or representative) for review.
- The approved OMP is to be reviewed and submitted to Council's Senior Traffic Engineer (or representative) on an annual basis.
{Reason: To address traffic congestion}

DEMOLITION WORK BEFORE DEMOLITION WORK COMMENCES

Condition
nil

DURING DEMOLITION WORK

Condition
nil

ON COMPLETION OF DEMOLITION WORK

Condition
nil

NOTES

- (1) Prior to occupation or use of the subject building, an Occupation Certificate must be obtained from the Principal Certifier appointed for the subject development.
- (2) Council's Contribution Plans referred to in the conditions of this consent, may be viewed by the public without charge, at Council's Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday. The Plans can also be viewed on Council's website: www.dubbo.nsw.gov.au

(3) A list of fire safety measures must be submitted with the Construction Certificate application pursuant to Section 7 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The Regulation prescribes that the information to be submitted must include:

- A list of any existing fire safety measures provided in relation to the land or any existing building on the land; and
- A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

(4) On completion of the erection of the subject two (2) storey educational building, the owner of the building is required to submit to the Principal Certifier (PC) a Fire Safety Certificate(s) with respect to each *essential fire safety measure* installed in association with the building - as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate(s) must be submitted to the PC prior to occupation or use of the subject building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to Council (if not the appointed PC) and the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position.

(5) The owner of the building is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building.

Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of the Fire and Rescue NSW and displayed within the subject building in a prominent position. In this regard Fire and Rescue NSW has requested that only electronic copies of the statement be forwarded, with their dedicated email address for such Statements being: afss@fire.nsw.gov.au

(6) The sanitary, water plumbing and drainage associated with the proposed building work requires the issue of a separate approval from Council prior to being installed. In this regard a Drainage and Plumbing Approval Application form is available from Council, and must be completed by the licensed plumbing and drainage contractor and returned to Council with the appropriate fee.

This approval does not negate the statutory requirement for the plumbing and drainage licensee to provide to Council as the delegated Plumbing Regulator, the Notice of Work (NoW), Certificate of Compliance (CoC) and Sewerage Service Diagram (SSD) as prescribed under the Plumbing and Drainage Act 2011, for the proposed sanitary drainage/plumbing and domestic water plumbing works.

(7) If Council is engaged to act as the Principal Certifier for the Construction Certificate application the following shall be included with such application:

- (a) A detailed stormwater design for the development's roof and surface stormwater

- drainage system as per the condition of consent;
- (b) Location of proposed exit signs, directional exit signs, emergency lighting and any portable fire extinguishers;
 - (c) Specifications detailing the proposed building's compliance with the relevant provisions of Section J *Energy Efficiency* of the BCA;
 - (d) Specifications demonstrating the building's floor, wall and ceiling lining materials conform with C2D11 of the BCA with respect to their fire hazard properties;
 - (e) Details indicating the slip-resistance classification of any proposed ramps and/or stairs (i.e. ≥ 2 steps) pursuant to D3D14 and D3D15 of the BCA;
 - (f) Details of the sanitary facilities specified under clause F4D4 of the BCA;
 - (g) Design calculations and drawings of the pillar hydrant(s) demonstrating the two (2) storey educational building can be serviced in conformity with AS 2419.1. e.g. flow rate, pressure, coverage and distance requirements etc.
 - (h) All structural details including specifications and design drawings and statement(s)/certificate(s) by the design engineer stipulating the Australian Standards that the design complies with, including its design wind load parameters and resistance to earthquake loads;
 - (i) Details of any proposed smoke hazard management measures under Part E2 of the BCA intended to shut-down any air-handling system in the two (2) storey educational building;
 - (j) Specification for the building's exit door hardware (ie. door handle and latch);
 - (k) Specifications/details of the proposed glass panels, glazed doors and side panels, particularly with respect to human impact considerations;
 - (l) Details demonstrating that a continuous accessible path of travel for disabled persons is provided from the allotment boundary and from the required disabled car park space, to the doorway at the entrance floor and through the principle pedestrian entrance of the building (if deemed-to-satisfy solution utilised); or otherwise a Performance Solution prepared under Part A2G2 of the BCA to address the applicable Performance Requirements under the BCA and Access Code;
 - (m) Plans indicating compliance with AS 1428.1-2009 as adopted by the BCA with respect to the design of the proposed disabled accessible and ambulant sanitary compartments. Submitted plans should detail the specific set-out dimensions of all proposed fixtures, not only for the benefit of the Principal Certifier, but also the subsequent installation tradesmen. Attention should also be given to the following aspects under the BCA and AS 1428.1-2009, and be appropriately detailed in any submitted plans/specifications;
 - (n) Submission of a list of all required and proposed essential fire safety measures applicable to the building;
 - (o) Details demonstrating compliance with D3D14 to D3D22 of the BCA in relation to the stairs, handrails and balustrades etc.
- (8) Should the Geotechnical Site Investigation show a highly or extremely reactive site then, where the sanitary drainage pipework passes through the underside of the building flexible pipework, fittings must be fitted to permit articulation of the pipework equivalent with the expected soil movement. Reference should be made to AS 2870-2011 in this regard.

- (9) The activity must not be carried out in an environmentally unsatisfactory manner where:
- It contravenes, or is likely to contravene the *Protection of the Environment Operations Act 1997*, or
 - It causes, or is likely to cause a pollution incident, or
 - It prevents to control or minimise pollution, or the emission of any noise or the generation of waste, or
 - It is not carried on in accordance with good environmental practice.