

GENERAL CONDITIONS

Condition			
(1) 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:			
<ul style="list-style-type: none"> NatHERS Certificate(s) 2A Capstan Drive, Dubbo dated 13/12/2023 and 14/12/2023 BASIX Certificate No.1730334M, dated 14 December 2023 			
Plan/Report Title	Reference No	Prepared by	Date
Amended Statement of Environmental Effects	23/020 – V.2	The Planning Hub	04/03/24
Existing Site Plan	2397-DA02 - A	Lamprecht Architects	13/12/23
Site Plan Proposed	2397-DA03 - A	Lamprecht Architects	13/12/23
Proposed Staging Plan	2397-DA04 - A	Lamprecht Architects	13/12/23
Community Centre Plan	2397-DA05 - A	Lamprecht Architects	11/12/23
Village Centre Elevations	2397-DA07 - A	Lamprecht Architects	11/12/23
Village Centre Elevations & Sections	2397-DA08 - A	Lamprecht Architects	11/12/23
3 Bed Freestanding ILU Gable End	2397-DA09 - A	Lamprecht Architects	11/12/23
3 Bed Freestanding ILU Dutch End	2397-DA10 - A	Lamprecht Architects	11/12/23
3 Bed Freestanding ILU HIP	2397-DA11 - A	Lamprecht Architects	11/12/23
3 Bed Duplex Gable End	2397-DA12 - A	Lamprecht Architects	11/12/23
3 Bed Duplex Dutch Gable	2397-DA13 - A	Lamprecht Architects	11/12/23
3 Bed Duplex HIP	2397-DA14 - A	Lamprecht Architects	11/12/23
2 Bed Duplex Gable End	2397-DA15 - A	Lamprecht Architects	11/12/23
2 Bed Duplex Dutch Gable	2397-DA16 - A	Lamprecht Architects	11/12/23
2 Bed Duplex HIP	2397-DA17 - A	Lamprecht Architects	11/12/23
BASIX Commitment Table	A	--	19/2/2024
Earthworks Plan	LC2737-EW01 - A	Lanigan Civil	08/12/23
Site Levels Plan Detail Plan 1 of 2	LC2737-LEV02 – P1	Lanigan Civil	30/11/23
Site Levels Plan Detail Plan 2 of 2	LC2737-LEV02 – P2	Lanigan Civil	30/11/23

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Landscape Development Application Package	230162 - 1	Place Design Group	15/12/23
Soil and Erosion Management Plan Sheet 1 of 2	LC2737-SEMP1 - A	Lanigan Civil	8/12/23
Soil and Erosion Management Plan Sheet 2 of 2	LC2737-SEMP2 - A	Lanigan Civil	8/12/23
Operational Plan of Management	01	Royal Freemasons' Benevolent Institution	04/12/23
Social Impact Assessment	P24004	HillPDA Consulting	14/12/23
Acoustic Report	20230797.1/0712A/R1/RF	Acoustic Logic	7/12/23
Access Review DA Final	00198	Morris Goding Access Consulting	11/12/23
Pavement Design Report	NE1779	Geotesta	27/10/23
Geotechnical Site Investigation	NE1799	Geotesta	13/10/23
Traffic Impact Assessment	766 rep 231207 - Revision C	Amber	7/12/23
Operational Waste Management Plan	5287 – Revision E	Elephants Foot Consulting	12/12/23

{Reason: To ensure that the development is undertaken in accordance with that assessed}

- (2) 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}

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

{Reason: To ensure the work is undertaken by an appropriately qualified person}

- (4) The top of each building's overflow (relief) gully shall be a minimum 150mm below the lowest sanitary fixture in the dwelling, and

- (a) Be a minimum 75mm 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.

{Reason: To protect the building from sewerage surcharges}

- (5) The hot water delivered to the outlets of each building's hand-basins, baths and showers shall not exceed 45°C.

Note: Thermostatic mixing valves are required to be installed to achieve the maximum temperature setting of 45°C.

{Reason: Statutory requirement of the Plumbing Code of Australia}

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

{Reason: Prescribed statutory condition}

- (7) The on-site fire hydrant system proposed to be installed for the development shall comply with the relevant provisions of the NSW Fire and Rescue “Fire Safety Guideline – Fire Hydrants for Minor Residential Development” version 02 issued 1 September 2016, although pillar hydrants as proposed may be used instead of the inground type. Such hydrants must achieve the pressure and flow rate requirements of AS 2419.1-2005 as adopted under such Guideline.

Certification of the installation shall be provided by the contractor its completion, prior to issue of any dwelling’s Occupation Certificate, verifying compliance with these requirements.

{Reason: For use by the NSW Fire and Rescue for firefighting purposes}

- (8) All walls, floors, ceilings, shelves, fittings and furniture shall be constructed of material that is durable, impervious and capable of being easily cleaned.

{Reason: To aid in maintaining the food preparation areas in a clean and sanitary condition}

- (9) All ceilings in food preparation areas shall be lined with plasterboard or similar material having a continuous smooth impervious surface capable of being easily cleaned.

{Reason: To aid in maintaining the food preparation areas in a clean and sanitary condition}

- (10) Those portions of the Community Centre (Village Club House) proposed to be used for the manufacturing, preparing, storing or handling of food shall be constructed and operated in accordance with the requirements of the Food Act 2003, Food Regulations 2015 and the Food Safety Standards. Prior to use of the building, the operator shall notify Council and a satisfactory inspection completed.

{Reason: To ensure construction of the premises meet all requirements in order to prevent illness}

- (11) All solid waste from demolition, construction and operation of the proposed 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}

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
(1)	<p>A separate application must be submitted to either Council or a private Registered Certifier to obtain a Construction Certificate to permit the erection of the proposed buildings.</p> <p>No building works are permitted to be commenced on the erection of the subject buildings until a Construction Certificate to authorise such work has been issued. {Reason: Statutory requirement of the EP&A Act}</p>
(2)	<p>The dwellings and associated works shall be designed and constructed in accordance with 'Schedule 4 – Standards concerning accessibility and usability for hostels and self-contained dwellings', set out in State Environmental Planning Policy (Housing) 2021.</p> <p>Prior to the issue of any Construction Certificate for any dwelling by any Principle Certifying Authority, the Applicant and/or registered proprietor shall provide detailed plans and an accompanying written schedule showing how the self contained dwellings approved by this development consent comply with the requirements of Schedule 4 of State Environmental Planning Policy (Housing) 2021. {Reason: To ensure compliance with State Environmental Planning Policy (Housing) 2021}</p>
(3)	<p>Due to Council's sewer main and sewer manhole being in close proximity to two of the proposed southern dwellings (appears between dwellings 153 & 154), those building's footings must be constructed in order that the building's loads are taken below the influence of the subject sewer main and manhole. A minimum 1,000mm between each building's infrastructure and centre line of the sewer main and manhole shall also be achieved.</p> <p>In this regard, a structural engineered design footing system shall be submitted with the Construction Certificate application demonstrating that each of the effected building's loads are taken below the influence of the Council's sewer main and manhole. {Reason: To prevent undermining of the structure}</p>
(4)	<p>Due to Council's stormwater main located on the southern and eastern side of the subject allotment being in close proximity to a portion of the proposed dwellings, the building's footings must be constructed in order that the building's loads are taken below the influence of the subject stormwater main.</p> <p>In this regard, a structural engineered design footing system shall be submitted with the relevant Construction Certificate application demonstrating that the building's loads are taken below the influence of the Council's stormwater main. {Reason: To prevent undermining of the structure}</p>
(5)	<p>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:</p>

- 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 issue of a Construction Certificate 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) The part of the Community Centre (Village Club House) building proposed to be used for manufacturing, preparing, storing or handling food for sale shall be constructed and fitted out in accordance with the minimum requirements of the Food Standards Code and the Food Act 2003 and Food Regulations 2015. Plans detailing the construction and fit-out of the food preparation areas shall be submitted and approved by Council prior to the Construction Certificate for this building being issued.

{Reason: To ensure construction of the premises meet all requirements in order to prevent illness}

- (7) Prior to issue of the Construction Certificate, a separate application is 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}

- (8) Prior to the issue of the Construction Certificate, a detailed (fully dimensioned) site plan, including the Traffic Management Plan, shall be lodged with and approved by Council's Infrastructure Strategy Branch, with regard to the construction of a new one-way emergency access for the proposed development off Sheraton Road. Works shall also include the reinstatement of the existing emergency vehicular access off Sheraton Road to 'upright' kerb and gutter. Such works shall be undertaken at full cost to the Developer to Council satisfaction.

This proposed "emergency access" will be a restricted access location, specifying that no heavy vehicles with a length of 8.8 metres or greater will be able to use this "emergency access".

The Developer is required to provide at their own expense and to the satisfaction of Council, suitable road widening and/or traffic facilities within Sheraton Road to accommodate this one-way emergency access.

Note: Due to the pedestrian safety risk at the 'Bunnings driveway' opposite the development site, the proposed pedestrian access shall be moved to be adjacent to the emergency access location which is in close proximity to the existing children's crossing adjacent St Johns Primary School and Dubbo Christian School. Concrete footpaths are provided on both sides of Sheraton Road.

This work is to also include restoration of the road shoulder following construction in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Construction Standards. Such works shall be completed prior to the issue of the first Occupation Certificate of any building within Stage 17.

Should Council's Development Engineering Team Leader (or their representative) not undertake the required inspections as detailed in the abovementioned Council standards, then a detailed list of inspections undertaken by an accredited private certifier verifying compliance with the abovementioned Council standards will be required to be lodged with Council prior to the issue of the relevant Occupation Certificate for the proposed development.

{Reason: To provide a satisfactory means of emergency and pedestrian access}

- (9) Prior to issue of the Construction Certificate, a separate 'Road Opening Application' (Section 138 Application under the Roads Act 1993) will be required to be made to and approved by Council's Infrastructure Division, plus payment of appropriate fee/s, to permit works within the road reserve.

{Reason: Implementation of Council's Policy and Section 138 of the Roads Act}

- (10) All hard stand areas, driveways, car parking and loading areas shall be fully paved in accordance with Chapter 3.5 Parking (3.5.7 – Construction Requirements) of the Dubbo Development Control Plan 2013, of a standard suitable to withstand the proposed traffic loadings. The proposed surface design details are to be submitted in conjunction with the application for the Construction Certificate for the relevant Stage of development.

{Reason: To ensure appropriate works are undertaken}

- (11) The applicant must submit with each stage of 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 shall be submitted to and approved by Council's Infrastructure Strategy Branch.

In this regard, such details must demonstrate the development's roof and surface water (including all driveways, hard stand areas and parking areas) are able to be adequately drained to Council's satisfaction at full cost to the Developer, including implementation of the following design requirements:

- Stormwater discharge for the lot, approximately 9.5 hectares, shall be restricted to a maximum of 420 litres per second for the 10% Annual Exceedance Probability, AEP, storm event;
- Provide safe overland flow paths for all storms up to and including the 1% AEP, Annual Exceedance Probability, including flows onto Capstan Drive;
- Dwelling finished floor levels to be minimum 0.3m above the 1% AEP overland flow level. This includes where flows are concentrated along internal roads and accessways or concentrated between buildings. This does not apply to sheet flow;
- Dwellings to have 0.5m freeboard above 1% AEP the Top Water Level of the basins, which has been indicated in the drawings;
- Proposed structures and footings to be clear of the Easement to Drain Water and clear of the pipe's zone of influence. Zone of influence is based on 45-degree angle to the finished surface, originating from a point 0.3m below the invert of the pipe and 1.0m from side of the pipe. Easement to drain water is located along the site's southern boundary and part way along the site's eastern boundary. Retaining walls to be certified by Registered Structural Engineer certified by National Professional Engineers Register (NPER). Retaining wall design to account for the easement to drain water, and Council's stormwater pipe's zone of influence. This is to allow future reconstruction and maintenance of Council's stormwater system without structural impact to the retaining wall or dwellings;
- The development will not adversely affect the stormwater system within the highway corridor and that any runoff will maintain pre-development runoff rates without impacting existing road infrastructure; and
- Pollution from the development is to be controlled. Oil, sediment, or litter is not to be disposed of in the stormwater system.

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 relevant Occupation Certificate.

{Reason: To achieve satisfactory stormwater disposal}

- (12) Prior to the issue of the Construction Certificate a Trade Waste Application must be completed (accompanied with all required drainage, discharge and capacity details, pre-treatment devices and installation details), and submitted to Council's Water and Sewer Client Services Coordinator.

The conveyance of the effluent from the proposed Community Centre (Village Club House) to Council's sewer constitutes a trade waste discharge.

No effluent from this building 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.

{Reason: To protect Council's sewerage infrastructure}

BEFORE BUILDING WORK COMMENCES

Condition	
(1)	<p>Temporary closet accommodation shall be provided onsite before any building work on is commenced.</p> <p>{Reason: To preserve public hygiene}</p>
(2)	<p>The sanitary, water plumbing and drainage associated with the proposed buildings 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.</p> <p>{Reason: To protect public health & safety}</p>
(3)	<p>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:</p> <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 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. <p>Such sign must be maintained on the site during the course of the building work and not be removed until the work has been completed.</p> <p>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.</p> <p>{Reason: Permit contact by the public}</p>
(4)	<p>The person having the benefit of this development consent, 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.</p> <p>Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying out of the building work.</p> <p>{Reason: To facilitate the required inspections to be performed}</p>
(5)	<p>The approved Soil and Erosion Management Plan is required to be implemented onsite prior to any site disturbance works being commenced and shall remain, in a maintained condition, until all site works are completed.</p> <p>{Reason: To reduce the risk of polluting Council's storm water system}</p>

DURING BUILDING WORK

Condition
<p>(1) Construction work shall only be carried out within the following times:</p> <p>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}</p> <p>(2) All excavations associated with the erection of the buildings 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. {Reason: For protection of persons and the public}</p> <p>(3) 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 the inspection of such works. When requesting an inspection, please telephone Council's Development and Environment Division on 6801 4612 and quote Council's reference number D2023-663.</p> <p>Advanced notification for an inspection can 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; • Fire services under hydraulic test; and • Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation or use. <p>{Reason: Council requirement being the water and sewerage authority}</p> <p>(4) 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.</p> <p>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}</p> <p>(5) In the event of any Aboriginal archaeological material being discovered during earthmoving / construction works, all work in that area shall cease immediately and the</p>

Heritage NSW notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the Heritage NSW.

{Reason: To protect Aboriginal heritage}

- (6) Waste construction materials including soil arising from the development must be disposed of at an appropriately licensed waste facility.

{Reason: To prevent possible environmental pollution}

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition

- (1) A building shall not be occupied or used until the appointed Principal Certifier has first issued an Occupation Certificate for that building. (Note: An Occupation Certificate application must be uploaded into the NSW Planning Portal before the final inspection can be undertaken and the Occupation Certificate issued).

{Reason: To ensure the building is fit for occupation}

- (2) The development may only be occupied by:

- (a) Seniors or people who have a disability;
- (b) People who live within the same household with seniors or people who have disability; and
- (c) Staff employed to assist in the administration of and provision of services to housing provided under this Part.

In this regard, the Developer shall create under Section 88E of the Conveyancing Act, 1919, a restriction as to the user against the title of the property that the development be only used as per the requirements stated in this condition. Evidence of such restriction shall be provided to Council prior to the issue of any Occupation Certificate.

{Reason: To ensure compliance with Clause 88(2) of State Environmental Planning Policy (Housing) 2021}

- (3) The finished floor level of the habitable areas of the proposed buildings shall in respect of its height above the external finished ground level:

- (a) At the location of such building's overflow (relief) gully achieve:
 - (i) A minimum of 225mm above the finished surrounding ground level; or
 - (ii) 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, a minimum of 150mm above the finished surrounding path or paved area; and
- (b) In all others areas achieve:
 - (i) A minimum of 150mm above the finished surrounding ground level.

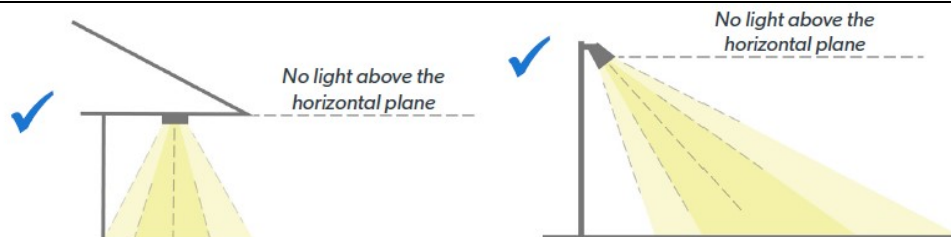
Any excavated areas around the perimeter of the buildings shall be graded away from the building to ensure adequate surface drainage and prevent pondage.

{Reason: To provide adequate free board for stormwater and sanitary drainage}

- (4) 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 buildings 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 buildings.
{Reason: To demonstrate the provision of an adequate moisture-proofing system}
- (5) All roof and stormwater drainage work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the Plumbing Code of Australia. In this regard the licensee is required to submit to Council a Certificate of Compliance for the subject stormwater work within two (2) days of completion.
{Reason: To confirm installation compliance}
- (6) Prior to the issuing of a dwelling's Occupation Certificate, documentary evidence is to be supplied to the Principal Certifier identifying that the commitments set out in the approved BASIX Certificate have been satisfied.
{Reason: Demonstrate compliance}
- (7) Prior to the issuing of a dwelling's Occupation Certificate, 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}
- (8) Each dwelling's required automatic smoke detection and alarm system (consisting of alarms connected to the mains electrical power supply and having a battery standby power supply) shall be interconnected. In this respect, the applicant is required to submit to Council a Certificate of Installation, completed by a licensed electrician prior to an Occupation Certificate being issued.
{Reason: To ensure automatic warning of fire for occupants}
- (9) Each dwelling's outside light fittings must all be shielded (i.e. no light permitted above the horizontal plane - see examples below); and those outside light fittings in excess of the first five (5) fittings (per dwelling), must be sensor activated or automatic light fittings.

The total combined light output of all the outside light fittings must not exceed 900,000 lumens (per dwelling).

If more than seven (7) outdoor light fittings are installed (per dwelling), Council if the appointed Principal Certifier, will require prior to issue of the Occupational Certificate a certificate of compliance or other suitable documentation to be provided, either by the principal contractor or the electrical contractor, confirming that the above requirements have been satisfied.



automatic light fitting means a light fitting that is activated by a sensor and switches off automatically after a period of time.

horizontal plane, in relation to a light fitting, means the horizontal plane passing through the centre of the light source (for example, the bulb) of the light fitting.

outside light fitting means a light fitting that is attached or fixed outside, including on the exterior, of a building.

shielded light fitting means a light fitting that does not permit light to shine above the horizontal plane.

{Reason: To protect observation conditions at the Siding Spring Observatory}

- (10) 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 (0.5ET / Dwelling) - 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 \$7,031.60 per ET	
	Contribution Payable WATER	\$576,591.20 (82ET)
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	Per ET basis (0.5ET / Dwelling) - 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 \$7,031.60 per ET	
	Contribution payable SEWER	\$576,591.20 (82ET)
	Total Section 64 Contributions Payable for this application	\$1,153,182.40
	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.	
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Note 1: Contributions are levied based on each residential unit being 0.5ET, for a total of 82 ET's (164 units). Contributions to be paid at this rate based on the issue of each dwelling's Occupation Certificate.

Note 2: 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}

- (11) 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 - Open Space and Recreation Facilities 2016-2026	Contribution Rate (per person):	
	City Wide: = \$707.85	
	Local Area: = \$1,485.85	
	Administration: = \$30.10	
	Calculation based on 360.4 persons	
	City Wide	\$255,109.14
	East (South) planning unit	\$535,500.34
	Plan Administration	\$10,848.04
	Total	\$801,457.52

Sec 94 Development Contributions Plan - Roads, Traffic Management and car parking 2016	Contribution Rate (per trip):	
	Residential trip = \$700.20	
	Plan Administration = \$6.70	
	Calculation based on 328 trips:	
	Urban Roads contributions	\$229,665.60
	Plan Administration	\$2,197.60
	Total	\$231,863.20

	<p>Total Section 7.11/94 Contributions Payable for this application</p> <p>\$1,033,320.72</p> <p>Note: this amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.</p>	
<p>Note 1: Open space contributions are levied based on each two (2) bedroom residential unit (66 units) having an occupancy rate of 1.6 persons, and each three (3) bedroom residential unit (98 units) having an occupancy rate of 2.6 persons, for a total of 360.4 persons (164 units). Contributions to be paid at this rate based on the issue of each dwelling's Occupation Certificate.</p> <p>Note 2: Urban roads contributions are levied based on each residential unit having a trip generation of 2, for a total of 328 trips (164 units). Contributions to be paid at this rate based on the issue of each dwelling's Occupation Certificate.</p> <p>Note 3: 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}</p> <p>(12) 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}</p> <p>(13) Prior to issue of an Occupation Certificate, an acoustic validation report shall be submitted to Council's Building and Development Services Branch, demonstrating each dwellings compliance with the recommendations of the Acoustic Report (Report No: 20230797.1/0712A/R1/RF dated: 7/12/2023) prepared by Acoustic Logic. {Reason: To mitigate potential adverse amenity impacts on the development}</p> <p>(14) Prior to issue of an Occupation Certificate, a validation report shall be submitted to Council Building and Development Services Branch, demonstrating each dwelling's compliance with the Crime Prevention through Environmental Design (CPTED) recommendations contained in the Statement of Environmental Effects (Report No: 23/020 – V.2 and dated 04/03/2024) prepared The Planning Hub. {Reason: To mitigate potential adverse amenity impacts on the development}</p> <p>(15) The landscaping shown on the approved Landscape Development Application Package prepared by Place Design Group (Drawing 230162 – 1 and dated 15/12/2023) shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be established prior to the issue of the Occupation Certificate for the relevant Stage of development. {Reason: To maintain the aesthetic quality of the development}</p>		

- (16) A separate application for naming of any proposed roads shall be submitted to Council for determination by the NSW Geographical Names Board under Section 2 and Section 5 of the Geographical Names Act 1966. The relevant approvals shall be obtained prior to the issue of the Occupation Certificate for the relevant Stage of development.
{Reason: To ensure access ways are appropriately named}
- (17) Prior to the release of the Occupation Certificate for the relevant Stage of development, entry and exit points to and from the proposed development and off-street car parking shall be delineated and signposted to at least the standard outlined in Chapter 3.5 of the Dubbo Development Control Plan 2013.
{Reason: To ensure appropriate vehicle access and off-street car parking}

OCCUPATION AND ONGOING USE

Condition	
(1)	<p>The Exhibition Home(s) (temporary use) approved as part of Stage 1 shall cease three (3) years after the issue of the relevant building's Occupation Certificate. Any proposed display home signage and any other temporary Exhibition Home embellishments are to also be removed within the same time period.</p> <p>Upon completion of the Exhibition Home conversion back to a single dwelling-house, the dwelling's Whole Occupation Certificate shall be sought. {Reason: To ensure the subject Exhibition Home is converted to a single domicile usage}</p>
(2)	<p>The approved hours of operation for the exhibition homes are Monday to Friday, 7am to 5pm and Saturday 7am to 12 noon. The exhibition homes shall not operate on Sundays or Public Holidays.</p> <p>Temporary signage associated with the exhibition home use shall only be displayed during these approved hours of operation, and shall not flash, be animated, or be luminous. {Reason: To protect the amenity of the locality}</p>
(3)	<p>A separate application for any proposed onsite advertising/signage not approved with this Development Consent shall be submitted to Council if such signage does not comply with Part 2, Division 2 of State Environmental Planning Policy (Exempt and Complying Development Codes), 2008. {Reason: To ensure onsite advertising/signage is appropriate for the site and the locality}</p>
(4)	<p>Noise from the development (L_{Aeq}) shall not exceed the background (L_{A90}) by more than 5dB(A) at any time including any allowance for impulsiveness and tonal characteristics when measured at the most affected residence. {Reason: To prevent noise becoming a nuisance}</p>
(5)	<p>No vehicles larger than a 'Service Vehicle' 8.8 metres 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}</p>

- (6) 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}
- (7) 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}

NOTES

- (1) If Council is engaged to act as the Principal Certifier for the Construction Certificate application the following shall be submitted in conjunction with such application:
- The location of all smoke alarms together with a statement that they will be installed in accordance with AS 3786 and BCA.
 - The intended method of construction proposed to achieve the Fire Resistance Level (FRL) for the attached dwelling's fire walls.
 - The intended means of sealing the gap between the top of the dwelling's fire walls (separating each sole-occupancy unit) and the roof covering;
 - The intended method of construction proposed to achieve compliance with the dwelling fire walls obtaining an $R_w + C_{tr}$ weighted sound reduction index with spectrum adaption of 50 as required under the Dts BCA;
 - Levels indicating that the statutory requirement for the top of the building's overflow (relief) gully to be a minimum 150 mm below the lowest sanitary fixture/fitting will be achieved;
 - Adequately detailed drawings to indicate the buildings' design compliance with the SEPP's senior housing requirements;
 - Locations of the onsite fire hydrants demonstrating the subject dwellings can be protected in conformity with the NSW Fire & Rescue's "Fire Hydrants for Minor Residential Development" policy;
 - All relevant stormwater design and disposal details as indicated in the conditions of consent;
 - Distance between the dwellings and distance between the proposed club house, men's shed and existing buildings;
 - Structural engineered details for the proposed retaining walls for the subject development and details demonstrating that such retaining walls comply with AS 4678;
 - Details of the proposed method of termite treatment showing that compliance will be achieved with AS 3660; and
 - 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;
 - A detailed stormwater design for the developments roof and surface stormwater drainage system;

- Location of proposed exit signs, directional exit signs, emergency lighting, portable fire extinguishers etc for the proposed club house and men's shed;
- Specifications detailing the proposed club house and men's shed demonstrating compliance with the relevant provisions of Section J *Energy Efficiency* of the BCA;
- Specifications demonstrating the proposed club house's floor, wall and ceiling lining materials conform with C2D11 of the BCA with respect to their fire hazard properties;
- Details of the sanitary facilities specified under clause F4D4 of the BCA;
- Location of any required fire hose reels together with design calculations;
- Design calculations and drawing demonstrating the proposed community centre can be serviced by the existing onsite hydrants with respect to the flow rate, pressure and distance requirements of AS 2419.1. If the existing onsite hydrants are unable to provide required hydrant protection, then details of the location of any new onsite pillar hydrant(s) together with design calculations demonstrating compliance with AS 2419.1-2005 with respect to flow rate, pressure and distance limitations;
- A drawing of the required disabled car parking spaces and their shared areas should be clearly detailed to indicate the design criteria specified under AS/NZS 2890.6:2009. In particular, it should be noted that the outline of both the car space and shared area (and any walkway within the shared area) must be delineated by yellow non-raised pavement markings having unbroken lines 80 to 100 mm wide. Further the shared area (excluding any walkway within) must be marked with diagonal (45 ± 10 degrees) stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between the stripes;
- Details of any proposed smoke hazard management measures under Part E2 of the BCA intended to shut-down any air-handling system in the proposed club house building;
- Specification for the club house and men's shed exit door hardware (ie door handle and latch);
- Specifications/details of the proposed glass panels, glazed doors and side panels, particularly with respect to human impact considerations;
- 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 club house and men's shed (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;
- Plans indicating compliance with AS 1428.1 -2009 as adopted by the BCA with respect to the design of the proposed disabled accessible sanitary compartment and required ambulant toilet compartments for the club house building;
- Submission of a list of all required and proposed essential fire safety measures applicable to the club house and men's shed.

(2) If the Geotechnical Site Investigation shows a highly or extremely reactive site, the sanitary drainage pipework must be fitted to permit articulation of the pipework where it passes through the slab perimeter equivalent with the expected soil movement.

Reference should be made to AS 2870-2011 in this regard.

- (3) The fire walls separating the attached dwellings are required to be carried through to the underside of the roof covering with no timber or other combustible material crossing such walls (other than roof purlins not greater than 75 mm x 50 mm or roof sarking).

The gap between the top of the fire wall and the underside of the roof covering must be packed with mineral fibre or other suitable fire-resisting material.

Where the fire wall joins a masonry veneer external wall, any gap between the fire wall and the external masonry veneer must be:

- (a) Not more than 50mm; and
- (b) Packed with a mineral fibre or other suitable fire resistant material with the packing arranged to maintain any weatherproofing requirements of Part H2D4 of the BCA.

- (4) Depending on the outcome of the Council's Water and Sewer Branch investigation for the existing 150mm dia sewer line capacity, the applicant may be required to upgrade this main, at no cost to Council, to comply with the sewer capacity of the proposed development which will also include the provision of an easement.

- (5) Fees and contributions in respect to this application will be those applicable at the date of release of the Occupation Certificate.

- (6) The Council Section 7.11/64 Contribution Plans referred to in the conditions of this consent may be viewed without charge at Council's Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday. Copies are also available from www.dubbo.nsw.gov.au

- (7) The development shall be carried out in accordance with Essential Energy's correspondence dated 1 February 2024 (copy attached).

- (8) It appears the indicative stormwater plans indicate that the stormwater drainage pipes from the buildings are connected to intra-allotment stormwater pits. To prevent the roofwater flowing out of such stormwater pits in heavy rain, it would be recommended the roofwater pipes and pits are kept separate.

- (9) The applicant is advised that it appears that a portion of the proposed dwellings may be proposed to be constructed over the existing buildings sanitary drainage pipe work. In this regard, it is recommended the existing sanitary drainage pipes are relocated to prevent building over such drainage pipes. A copy of the existing buildings sanitary drainage diagram can be obtained from Council's administration building.

- (10) 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.

(11) House numbering will be issued when the road names have been approved and gazetted. For further information in this regard, please contact Council's LIS & E-Services Coordinator.