

MEMO

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>General Arrangement – Key Plan</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Drawing No:</td><td>LD400</td></tr><tr><td>Dated:</td><td>23/9/2024</td></tr><tr><td>Drawing Title:</td><td>Function Centre – Floor Plan</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Dated:</td><td>08.03.2024</td></tr><tr><td>Drawing Title:</td><td>Pool Amenities Floor Plan</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Dated:</td><td>08.03.2024</td></tr><tr><td>Drawing Title:</td><td>Function Centre – Elevations</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Dated:</td><td>08.03.2024</td></tr><tr><td>Drawing Title:</td><td>Accommodation – Duplex Floor Plan</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Dated:</td><td>08.03.2024</td></tr><tr><td>Drawing Title:</td><td>Accommodation – Duplex Floor Plan - DDA</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Dated:</td><td>08.03.2024</td></tr><tr><td>Drawing Title:</td><td>Accommodation – Elevations</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Dated:</td><td>08.03.2024</td></tr><tr><td>Drawing Title:</td><td>House Keeping Store – Plan & Elevations</td></tr><tr><td>Drawn By:</td><td>Troppo</td></tr><tr><td>Dated:</td><td>08.03.2024</td></tr></table> <p>{Reason: To ensure that the development is undertaken in accordance with that assessed}</p>	Drawing Title:	General Arrangement – Key Plan	Drawn By:	Troppo	Drawing No:	LD400	Dated:	23/9/2024	Drawing Title:	Function Centre – Floor Plan	Drawn By:	Troppo	Dated:	08.03.2024	Drawing Title:	Pool Amenities Floor Plan	Drawn By:	Troppo	Dated:	08.03.2024	Drawing Title:	Function Centre – Elevations	Drawn By:	Troppo	Dated:	08.03.2024	Drawing Title:	Accommodation – Duplex Floor Plan	Drawn By:	Troppo	Dated:	08.03.2024	Drawing Title:	Accommodation – Duplex Floor Plan - DDA	Drawn By:	Troppo	Dated:	08.03.2024	Drawing Title:	Accommodation – Elevations	Drawn By:	Troppo	Dated:	08.03.2024	Drawing Title:	House Keeping Store – Plan & Elevations	Drawn By:	Troppo	Dated:	08.03.2024
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- (2) The Applicant/Proponent shall comply with the 'General Terms of Approval', dated 31 May 2024 as issued by the NSW Rural Fire Service (copy attached).
{Reason: To ensure compliance with the requirements of the Integrated Authority}
- (3) The Applicant/Proponent shall comply with the 'General Terms of Approval', dated 2 October 2024 as issued by Heritage NSW (copy attached).
{Reason: To ensure compliance with the requirements of the Integrated Authority}
- (4) The proposed development shall be constructed and operate in accordance with the Lighting Impact Study Report, prepared by JHA Services.COM, dated 04.03.24 – Revision P3.
{Reason: Minimise light pollution}
- (5) The proposed development shall be constructed and operate in accordance with the Noise Impact Assessment, prepared by Acoustik, dated 8 March 2024 – Revision 2.
{Reason: Minimise noise pollution}
- (6) 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}
- (7) Those portions of the development 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 the development commencing, 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}
- (8) All walls, floors, ceilings, shelves, fittings and furniture in food preparation areas 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) All building work must be carried out in accordance with the provisions of the Building Code of Australia unless otherwise varied by the Minister administering the Zoological Parks Board Act pursuant to Section 6.28 of the EP&A Act 1979.
{Reason: Prescribed statutory condition}

(11)	Discharge of the pool's filter waste water shall be disposed of by a compliant connection to Council's sewerage system. {Reason: Council requirement for proper effluent disposal}
(12)	No skylights are to be installed as part of the overall development. {Reason: Minimise light pollution}

BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition
nil

BEFORE BUILDING WORK COMMENCES

Condition
<p>(1) A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work. {Reason: Prevent pollution of the environment by wind-blown litter}</p> <p>(2) To facilitate Council's inspection of the sanitary 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 & Environment Division prior to such works commencing. {Reason: Facilitate inspection and subsequent drafting of the installed sanitary drainage work}</p> <p>(3) An Erosion and Sedimentation Control 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. {Reason: To reduce the risk of polluting Council's storm water system}</p> <p>(4) Prior to completion of construction works, a lighting plan detailing all external lighting including shielding shall be submitted to and approved by Council. {Reason: To ensure lighting pollution is minimised}</p> <p>(5) Prior to construction of associated works, a plan must be submitted to Council's Environmental Compliance Branch showing details of fit-out and surface finishes of the Food Premises. {Reason: To facilitate appropriate cleaning in order to prevent spread of disease}</p> <p>(6) Prior to the water supply being connected to the property, a separate application is to be made to Council, with the appropriate fee being paid, for the provision of a suitably sized metered water service to the development.</p>

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}

- (7) Prior to construction works commencing to the Camp Road access, a detailed (fully dimensioned) site plan is to be lodged with and approved by Council, with regard to the construction of a bitumen sealed rural culverted access to the subject land. Such works shall be provided by and at full cost to the developer to the satisfaction of Council and being constructed in accordance with Council's standard STD 1264.

Such access shall be constructed along Camp Road at a location which provides adequate site distance in either direction (i.e. minimum of 250 metres in both directions). The pipe culverts and headwalls are not to be located within 5 metres of the outer edge of the through travel lane of Camp Road with such culverted access also being constructed at a minimum level grade height as that of the existing bitumen sealed roadway.

The access driveway is to be designed and constructed of sufficient width so as to accommodate two-way traffic flow based upon the turning swept paths of "Design Single Unit Truck/Bus 12.5m" (utilising the Austroads design templates and a turning speed of 5 – 15 km/hr) is able to access the subject land and proposed development in a forward motion from the through travel lane(s) of Camp Road without the need to cross over onto the wrong side of the road at any time.

This work may require reshaping of the existing road table drain. Additionally, the property access gateway(s) should be located with a setback such that all vehicles proposed to enter and/or exit the subject land are able to stand clear of the through travel lanes of Camp Road whilst either opening and/or closing the property gateway.

Note: Should Council's Senior Development Engineer (or his representative) not undertake the required inspections as detailed below, then a detailed list of all inspections undertaken by an accredited private certifier verifying compliance with Council standards will be required to be lodged with Council prior to occupation.

Inspections required:

Council's Senior Development Engineer (or his representative) shall be given at least 48 hours' notice prior to any inspections. Inspections shall be obtained at the following stages:

- Site inspection prior to any construction works commencing;
- Prior to backfill of pipe culverts;
- Prior to placement of (or pouring of cast-in-situ) headwalls; and
- Prior to bitumen sealing of the gravel pavement.

{Reason: To provide a satisfactory means of access from the roadway}

- (8) Prior to construction works commencing to the Camp Road access, a detailed (fully dimensioned) site plan is to be lodged with and approved by Council's Infrastructure Strategy Branch, with regard to the construction of Basic Right Turn (BAR) and Basic Left Turn (BAL) treatments from Camp Road to the subject site. Such works shall be provided by and at full cost to the Developer to Council's satisfaction including the following:

- Provision of a white on blue directional sign with the wording "Serengeti Function Centre" being provided at the development access with Camp Road.

The proposed BAR/BAL is to be constructed with sufficient width so as to accommodate two-way traffic flow based upon the turning swept paths of 'design single unit truck/bus 12.5m' (utilising the Austroads design templates, with a turning speed of 5-15 km/hr), with such design width to ensure that at no stage will a truck/bus be required to cross over onto the wrong side of Camp Road when either entering or exiting the proposed development.

All works required to fulfil the above condition are to be undertaken in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Design and Construction standards.

Note: Should Council's Senior Development Engineer (or his representative) not undertake the required routine inspections during the course of construction of this condition, then a detailed list of inspections undertaken by an accredited private certifier verifying compliance with Council standards will be required to be lodged with Council prior to occupation.

{Reason: To provide a satisfactory means of entry/exit}

- (9) Prior to completion of construction works, 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 Supply and Sewerage Client Services Coordinator.

The conveyance of the effluent from the proposed Serengeti Function Centre to Council's sewer constitutes a trade waste discharge.

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.

{Reason: To protect Council's sewerage system}

- (10) Prior to construction works commencing to the Camp Road access, the applicant/developer is required to make a separate 'Road Opening Application' (Section 138 Application under the Roads Act, 1993) with Council's Infrastructure Division, plus payment of any appropriate fee(s), to permit works within the road reserve.

In conjunction with the Section 138 Application, a Traffic Management Plan showing all activities for controlling pedestrian and vehicular traffic shall be prepared by a suitably accredited person, submitted to, and approved by Council's Senior Traffic Engineer, demonstrating that the proposed demolition works can be undertaken in a safe manner minimising disruption to pedestrian and vehicular traffic movement(s).

The Traffic Management Plan shall include layout plans showing temporary detours, details of arrangements for demolition work under traffic and the location, size and legend of all temporary signs and other traffic control devices and be in accordance with the WorkCover Authority requirements.

{Reason: To ensure adequate safety measures are in place}

- (11) Prior to construction works commencing, full and detailed hydraulic design calculations and drawings of the proposed development's stormwater drainage system shall be submitted to and approved by Council's Infrastructure Strategy Branch. Such works shall be generally in accordance with the submitted Civil Engineering Plans, prepared by Barnson (Project No. 41398, Drawings No(s) C00, C01, C10, C11, C20, C21 & C22), incorporating the following design requirements:

- Provide satisfactory stormwater drainage along Camp Road for the frontage of the proposed development at full cost to the developer and to the satisfaction of Council;
- Stormwater channel beside Camp Road to convey flows up to the 1% AEP without negative impact to private property;
- Provide entry/exit at Camp Road with suitable stormwater culvert and/or overflow path;
- Camp Road infrastructure and stormwater infrastructure to be within Camp Road's road reserve for the frontage of this development, otherwise provide right of way or dedication of land as road;
- Stormwater from upstream areas is to be managed through the site; and
- Stormwater is to be treated prior to discharge to reduce pollutants.

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 occupation of the development.

{Reason: To achieve satisfactory stormwater disposal}

- (12) Prior to the developments connection to reticulated sewer, detailed engineering plans shall be submitted to Council, indicating the design and construction by the developer to install a reticulated gravity sewer system for the proposed development, connected to the existing effluent line to Council's sewer pump station at Camp Road, at full cost to the Developer and to Council satisfaction.

If the capacity of the existing sewer pump station located at Camp Road is not capable to handle the additional sewer discharge, the applicant will be required to upgrade the existing sewer pump station at no cost to Council and to Council's satisfaction.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Design and Construction.

Note: In accordance with Council's adopted policy requirements, any construction works required to be undertaken on 'live' sewerage main(s) shall be undertaken by Council at full cost to the developer.

{Reason: To ensure sewerage connection to be provided for the proposed development}

- (13) Prior to landscaping works commencing, detailed landscaping plans (including species/maturity heights) shall be submitted to and approved by Council. The approved landscaping shall then be implemented prior to occupation.

Note, proposed landscaping shall comply with the General Terms of Approval as issued by the Rural Fire Services, dated 31 May 2024.

{Reason: To maintain the aesthetic quality of the development}

- (14) Prior to construction works commencing, the class and number of ecosystem credits in Table 1 must be retired to offset the residual biodiversity impacts of the development.

The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C).

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to the consent authority prior to construction works commencing.

Table 1 – ecosystem credits to be retired – like for like

Impacted PCT	Number of Ecosystem credits	IBRA subregion
PCT267 - White Box, White Cypress Pine, Western Grey Box shrub/grass/forb woodland	3	Brigalow belt South South West Slopes
PCT202 - Fuzzy Box Woodland on colluvial and alluvial flats	1	Brigalow belt South South West Slopes

{Reason: To ensure compliance with the Biodiversity Conservation Act (2016) Environmental Impact Offsetting requirements}

- (15) Prior to construction works commencing, the class and number of species credits in Table 2 must be retired to offset the residual biodiversity impacts of the development. The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C).

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to the consent authority prior to construction works commencing.

Table 2 – Species credits required to be retired – like for like

Impacted species credit species	Number of species credits	IBRA subregion
<i>Ninox strenua</i> (Powerful Owl)	2	Anywhere in NSW
<i>Tyto novaehollandiae</i> (Masked Owl)	4	Anywhere in NSW

{Reason: To ensure compliance with the Biodiversity Conservation Act (2016) Environmental Impact Offsetting requirements}

DURING BUILDING WORK

Condition

- (1) 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}

- (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.

{Reason: For protection of persons and the public}

- (3) The following applicable works shall be inspected and passed by an officer of Council 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 quote Council's reference number **D2024-96**.

Advanced notification for an inspection can be made by emailing de.admin@dubbo.nsw.gov.au or by telephoning Council's Development and Environment Division on 6801 4000.

- Internal and external sanitary plumbing and drainage under hydraulic test;
- Any water plumbing pipework connected to Council's reticulated water supply under hydraulic test;
- Final inspection of the installed sanitary fixtures upon the building's completion prior to its occupation or use.

{Reason: For preservation of public health}

- (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 (e.g. 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}

- (5) 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}

- (6) In the event of any Aboriginal archaeological material being discovered during earthmoving / construction works (which has not already been identified as per Heritage NSW General Terms of Approval) all work in that area shall cease immediately and the 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}

- (7) 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)	<p>Prior to occupation, 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.</p> <p>{Reason: To ensure appropriate vehicle access}</p>
(2)	<p>Prior to occupation and use of the completed works, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed sanitary drainage and plumbing installation.</p> <p>The plumbing and drainage licensee must provide to Council as the delegated Plumbing Regulator, the statutory Notice of Work (NoW), Certificate of Compliance (CoC) and Sewerage Service Diagram (SSD) for the completed sanitary drainage/plumbing. Such certificates must be submitted prior to or currently with the aforementioned inspection notice.</p> <p>{Reason: To permit required inspection to be undertaken}</p>
(3)	<p>Prior to occupation, any damage incurred to the road or road shoulder, table drain or any other utility services, 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. Should the developer not complete repairs as necessary, and/or as directed by Council, Council will undertake such repair work(s) and recover the cost(s) from the developer.</p> <p>Note: It is recommended that the Applicant record the existing conditions of all footpaths, road and other Council property adjoining the subject site prior to the Contractor taking possession of the site).</p> <p>{Reason: To protect Council's infrastructure assets}</p>
(4)	<p>Prior to occupation, all external lighting must be installed to emit light in a downward direction and designed so as not to cause nuisance to other developments 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.</p> <p>{Reason: To limit light pollution to neighbouring property and for the preservation of the 'Dark Skies' region surrounding the Siding Spring Observatory}</p>

- (5) Prior to occupation, Lots 192, 196, 207 DP 753233 & Lot 3 DP 721260, shall be consolidated. Evidence of such consolidation shall be submitted to Council.

Note, all relevant easements created under DP 753233 and DP 721260 shall be carried over with the new Deposited Plan.

{Reason: To ensure orderly development}

- (6) Prior to the occupation, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	<p>Per ET basis - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000).</p> <p>Current rate for water supply is \$2,809.15 per ET (Camp Road Precinct)</p> <p>Accommodation: 1.20 ET's Restaurant: 0.92 ET's Total: 2.12 ET's</p> <p>No contribution levied for the function centre.</p>	\$5,955.40
	Contribution Payable WATER	\$5,955.40
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	<p>Per ET basis - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000).</p> <p>Current rate for sewerage supply is \$2,809.15 per ET (Camp Road Precinct)</p> <p>Accommodation: 5 ET's Restaurant: 6.02 ET's Total: 11.02 ET's</p> <p>No contribution levied for the function centre.</p>	\$30,956.83
	Contribution payable SEWER	\$30,956.83
	<p>Total Section 64 Contributions Payable for this application</p> <p>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</p>	\$36,912.23

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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}

- (7) Prior to occupation, 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	<p>Contribution Rate:</p> <p>Commercial trip = \$466.00</p> <p>Plan Administration = \$6.70</p> <p>Calculation based on 121.75 daily trips. The above figure is based only on use of the function centre for events unrelated to the operation of the Zoo.</p> <p>Urban Roads contributions \$56,735.50</p> <p>Plan Administration \$815.73</p>	
	Total	\$57,551.23
	Total Section 7.11/94 Contributions Payable for this application	\$57,551.23
	Note: This amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.	

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}

OCCUPATION AND ONGOING USE

Condition	
(1)	<p>A separate application for any additional advertising/signage not approved with this 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.</p> <p>{Reason: To ensure onsite advertising/signage is appropriate for the site and the locality}</p>
(2)	<p>Approved signage shall not flash, be animated, be excessively luminous or glow.</p> <p>{Reason: To prevent distraction and/or nuisance}</p>
(3)	<p>Operating hours for the proposed restaurant/function centre are as follows:</p> <ul style="list-style-type: none"> • 8am to 10pm Sunday to Thursday; and • 8am to 11pm Friday and Saturdays. <p>{Reason: To protect the amenity of the locality}</p>
(4)	<p>Swimming pools used by the public shall be operated and continuously disinfected in accordance with the NSW Health Department's guidelines, the Public Health Act 2010 and Public Health Regulation 2022.</p> <p>{Reason: To prevent the spread of disease}</p>
(5)	<p>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.</p> <p>{Reason: To provide safety for the travelling public}</p>
(6)	<p>All loading and unloading of goods related to the development proposal shall be carried out within the confines of the allotment's boundary.</p> <p>{Reason: To not create adverse traffic conditions}</p>
(7)	<p>The access gateway(s) associated with any perimeter security fencing are to be 'set-back' at the proposed entry and exit location(s), such that a 'Design Single Unit Bus/Truck' 12.5 metres in length is able to 'stand clear' and be totally contained within the subject lands allotment boundaries and not at any stage overhang onto the road reserve area whilst the operator of such vehicle may be required to lock and/or unlock the access gateway(s).</p> <p>{Reason: To provide safety for the travelling public}</p>
(8)	<p>No vehicles larger than a 'Design Single Unit Bus/Truck' 12.5 metres in length (utilising the Austroads design templates) are permitted to access the subject land and development proposal.</p> <p>{Reason: To restrict access to appropriately sized vehicles}</p>

(9)	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}
(10)	Any waste oil shall be stored for disposal in suitable containers which are located within a sealed, bunded and roofed area. This bunded area must be capable of containing 25% of the total volume stored plus the volume of the largest container. Note: Recycling with an approved contractor should be considered. {Reason: To prevent the pollution of the environment}

**DEMOLITION WORK
BEFORE DEMOLITION WORK COMMENCES**

Condition
nil

DURING DEMOLITION WORK

Condition
nil

ON COMPLETION OF DEMOLITION WORK

Condition
nil

**REMEDIAL WORK
BEFORE REMEDIAL WORK COMMENCES**

Condition
nil

DURING REMEDIAL WORK

Condition
nil

ON COMPLETION OF REMEDIAL WORK

Condition
nil

**SUBDIVISION WORK
BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

Condition
nil

BEFORE SUBDIVISION WORK COMMENCES

Condition
nil

DURING SUBDIVISION WORK

Condition
nil

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Condition
nil

ONGOING USE

Condition
nil

LAND SUBDIVISION

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Condition
nil

STRATA SUBDIVISION

BEFORE ISSUE OF A STRATA CERTIFICATE

Condition
nil

CHANGE OF USE

ONGOING USE

Condition
nil

NOTES

(1) 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
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(2) The food business is required under the Food Regulations 2001 to complete and lodge the NSW Food Business Notification form, prior to commencing trade. The food business may register either electronically on www.foodnotify.nsw.gov.au.

(3) Please note that consideration of this application involved no assessment of compliance with the provisions of the Smoke-free Environment Act and the applicant is advised to obtain their own expert advice in this respect.

Regulatory responsibility for the Smoke-free Environment Act 2000 and the Smoke-free Environment Amendment (Enclosed Places) Regulation 2016 lies with NSW Health and its associated enforcement officers situated in Public Health Units throughout NSW.

It is important to note that the Smoke-free Environment Amendment (Enclosed Places) Regulation 2016 provides guidelines for the minimum amount of open space that can be used to consider an 'outdoor' area unenclosed. All premises that are considering making alterations to their outdoor areas in line with the regulation are responsible for seeking their own legal advice to ensure that their proposed plans are in agreement with the minimum standards required by the legislation.

(4) 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.

(5) Annual inspections of the approved activities will be undertaken by Council for the duration of this approval at a fee as determined from time to time by Council.

(6) 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 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.