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PART A - GENERAL CONDITIONS

Condition																																																									
A1	<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 Site Plan</td></tr><tr><td>Drawing Number:</td><td>DA 11 02</td></tr><tr><td>Revision:</td><td>2</td></tr><tr><td>Dated:</td><td>27/08/2023</td></tr><tr><td>Drawing Title:</td><td>Ground Floor Plan</td></tr><tr><td>Drawing Number:</td><td>DA 21 00</td></tr><tr><td>Revision:</td><td>2</td></tr><tr><td>Dated:</td><td>27/08/2024</td></tr><tr><td>Drawing Title:</td><td>Level 1 Plan</td></tr><tr><td>Drawing Number:</td><td>DA 21 01</td></tr><tr><td>Revision:</td><td>1</td></tr><tr><td>Dated:</td><td>16/08/2024</td></tr><tr><td>Drawing Title:</td><td>Level 2 Plan</td></tr><tr><td>Drawing Number:</td><td>DA 21 02</td></tr><tr><td>Revision:</td><td>1</td></tr><tr><td>Dated:</td><td>16/08/2024</td></tr><tr><td>Drawing Title:</td><td>Level 3 Plan</td></tr><tr><td>Drawing Number:</td><td>DA 21 03</td></tr><tr><td>Revision:</td><td>1</td></tr><tr><td>Dated:</td><td>16/08/2024</td></tr><tr><td>Drawing Title:</td><td>Roof Plan</td></tr><tr><td>Drawing Number:</td><td>DA 21 04</td></tr><tr><td>Revision:</td><td>1</td></tr><tr><td>Dated:</td><td>16/08/2024</td></tr><tr><td>Drawing Title:</td><td>Basement Plan</td></tr><tr><td>Drawing Number:</td><td>DA 21 B1</td></tr><tr><td>Revision:</td><td>1</td></tr><tr><td>Dated:</td><td>16/08/2024</td></tr></table>	Drawing Title:	Proposed Site Plan	Drawing Number:	DA 11 02	Revision:	2	Dated:	27/08/2023	Drawing Title:	Ground Floor Plan	Drawing Number:	DA 21 00	Revision:	2	Dated:	27/08/2024	Drawing Title:	Level 1 Plan	Drawing Number:	DA 21 01	Revision:	1	Dated:	16/08/2024	Drawing Title:	Level 2 Plan	Drawing Number:	DA 21 02	Revision:	1	Dated:	16/08/2024	Drawing Title:	Level 3 Plan	Drawing Number:	DA 21 03	Revision:	1	Dated:	16/08/2024	Drawing Title:	Roof Plan	Drawing Number:	DA 21 04	Revision:	1	Dated:	16/08/2024	Drawing Title:	Basement Plan	Drawing Number:	DA 21 B1	Revision:	1	Dated:	16/08/2024
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Drawing Title: General Elevations – Sheet 1
Drawing Number: DA 31 01
Revision: 2
Dated: 27/08/2024

Drawing Title: Site Elevations
Drawing Number: DA 35 01
Revision: 2
Dated: 27/08/2024

Drawing Title: Plan of Subdivision of Lots 21 & 22 in DP 565246
Surveyor: Matthew G. Thorne
Dated: 29/10/2024
{Reason: To ensure that the development is undertaken in accordance with that assessed}

A2 All building work must be carried out in accordance with the provisions of the Building Code of Australia.
{Reason: Prescribed statutory condition}

A3 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}

A4 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}

A5 The top of the building's overflow (relief) gully shall be a minimum 150mm below the lowest sanitary fixture in the building, 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}

A6 The hot water delivered to the outlets of the hand-basins and any showers shall not exceed 50°C, whilst disabled fixtures shall not exceed 45°C.
{Reason: To prevent scalding by hot water}

A7 The proposed development is to be undertaken in accordance with the recommendations of the submitted Preliminary Site Investigation, dated 12 February 2025.
{Reason: To ensure contamination is appropriately addressed}

PART B - BEFORE BUILDING WORK COMMENCES

Condition	
B1	<p>Council's sewer main alignment and depth shall be accurately located and the following criteria shall be achieved in respect of the building's proposed new pad footings:</p> <ul style="list-style-type: none"> The proposed footings shall extend at least 200mm below the zone of influence of Council's sewer main and its trench. The depths of the footings are to be determined by taking a line at an angle of 45⁰ measured upwards from the lower corner of the sewer main trench as shown on Council's drawing STD 5846. <p>{Reason: To prevent undermining of the structure}</p>
B2	<p>Temporary closet accommodation shall be provided onsite before work on the proposed building is commenced.</p> <p>{Reason: To preserve public hygiene}</p>
B3	<p>A hoarding, barricade or fence shall be erected between the construction site and any adjoining public place and/or around any road opening or obstruction if pedestrian or vehicular traffic is likely to be endangered, obstructed or inconvenienced by the proposed works. Where necessary, an awning sufficient to prevent any material from or in connection with the work falling onto the public place is also to be erected.</p> <p>The work is to be kept lit during the time between sunset and sunrise if the work may be a source of danger to persons using the adjoining public place.</p> <p>{Reason: To protect the public}</p>
B4	<p>Separate approval is required to be obtained from Council (as the relevant Roads Authority) if it is proposed to erect a hoarding upon Council's footpath. Enquiries in this regard should be directed to Council's Infrastructure Division.</p> <p>{Reason: For the protection of the public}</p>
B5	<p>A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work.</p> <p>{Reason: Prevent pollution of the environment by wind-blown litter}</p>
B6	<p>Prior to construction works commencing, 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) are not suitably located and/or of a suitable size to accommodate the proposed 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}

- B7 Prior to construction works commencing, a detailed (fully dimensioned) site plan is to be lodged with and approved by Council, with regard to the construction of a commercial standard concrete vehicular cross-over and kerb and gutter vehicle entrance, in accordance with Council's standards STD 5211 and STD 5235, being provided by and at full cost to the developer to the satisfaction of Council.

The access driveway is to be designed and constructed of sufficient width at the roadway (kerb and gutter alignment) and the property boundary alignment such that two (2) passenger vehicles (utilising the Austroads design templates, and a turning speed of 5-15 km/hr) are able to access the subject land in a forward motion from the through travel lane(s) of Carrington Avenue without the need to cross over onto the wrong side of the road at any time.

Such works shall include the reinstatement of any redundant kerb and gutter vehicle crossing back to 'upright' kerb and gutter at full cost to the developer. 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.

All works shall be completed in accordance with the requirements of this condition prior to occupation.

Note: 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 occupation.

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

- B8 Prior to construction works commencing, detailed design plans of the proposed centre median island on the Carrington Avenue (northern) leg of the Church Street and Carrington Avenue intersection, shall be submitted to and approved by Council's Infrastructure Strategy Branch.

The pavement design shall fully encompass around the centre median island with the swept path of all design vehicles, linemarking, signposting, etc submitted for approval. The existing pedestrian connectivity and centre island parking (Church Street) shall also be retained at full cost to the developer to Council's satisfaction.

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, and completed prior to occupation of the development.

Should Council's Development Engineering Team Leader (or their 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}

- B9 Prior to construction works commencing, detailed design plans of the proposed disabled car parking space on Carrington Avenue shall be submitted to and approved by Council's Infrastructure Strategy Branch. The subject parking space shall incorporate a full length access ramp to the footpath wholly encompassing the passenger side front and rear doors, including manoeuvring space, ensuring that rear loading access is also achievable.

All works design and construction are to comply with Council's adopted AUS-SPEC 1 Development Specification Series - Design and Construction standards, and completed prior to occupation of the development.

Should Council's Development Engineering Team Leader (or their representative) not undertake the required routine inspections during the course of construction, then a detailed list of all inspections undertaken by an accredited private certifier verifying compliance with Council standard(s) will be required to be lodged with Council prior to occupation.

{Reason: To ensure works to Council's infrastructure is appropriate}

- B10 Prior to construction works commencing, a design plan detailing the timed parking and loading zone along Carrington Avenue including linemarkings/signage, shall be submitted to and approved by Council's Infrastructure Strategy Branch.

All works associated with this condition are to be carried out in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Construction standards, and completed prior to occupation of the development.

Should Council's Development Engineering Team Leader (or their representative) not undertake the required routine inspections during the course of construction, 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 ensure works to Council's infrastructure is appropriate}

B11 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. All driveways, hard stand areas and parking areas shall be drained to Council's satisfaction, which shall include the following requirements:

- Stormwater from the minor storm of 5% Annual Exceedance Probability (AEP) shall discharge into Council's underground stormwater system located in Brisbane Street;
- Stormwater flows up to and including the 1% AEP must be safely conveyed to Brisbane Street with the overland flow path clearly shown on the construction plans;
- Detention is not required if connecting to the 1,350mm diameter trunk pipeline in Brisbane Street. Otherwise on-site detention is required to limit all discharge flows up to the 5% AEP, to the 20% AEP flow from the site assuming it is 0% impervious, and with the major storm 1% AEP limited to 110 L/s/ha; and
- Prior to the discharge into Council's system, the Developer will be required to install at their own expense 'pollution control device(s)' which will collect oil, sediment and litter from the development proposal.

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}

B12 Prior to construction works commencing, 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 Section 138 of the Roads Act}

B13 An Erosion and Sediment Control Plan shall 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}

B14 Prior to construction works commencing, the applicant shall prepare and submit a Construction Environmental Management Plan (CEMP) to Council's Environmental Compliance Branch for assessment and approval. 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. In particular the impacts on the adjoining radio station, theatre and Church facilities.
- 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 construction activities.
- Waste Management Plan – Detailing the storage, reuse or disposal of solid wastes and the expected quantities of wastes likely to be created during construction activities and where these wastes will be taken for appropriate disposal.

The Construction Environmental Management Plan (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: Council requirement to ensure the amenity of the locality is protected during this development}

PART C - DURING BUILDING WORK

Condition	
C1	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}
C2	The following applicable works shall be inspected and passed by an officer of Council, irrespective of any other inspection works undertaken by a registered 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 quote Council's reference number D2024-360 .

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 4000.

- Internal and external sanitary plumbing and drainage under hydraulic test;
- Water plumbing under hydraulic test; and
- Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation/use.

{Reason: For preservation of public health}

C3 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 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}

C4 No buildings or structures of any standard shall be erected over Council's existing sewerage main(s) or are to be located within the proposed 'easement(s) to drain sewage'.

{Reason: To protect Council's sewerage assets}

C5 In the event of any Aboriginal archaeological material being discovered during earthmoving / construction works, 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}

C6 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}

- C7 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}

PART D - PRIOR TO OCCUPATION

Condition	
D1	<p>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.</p> <p>{Reason: To confirm installation compliance}</p>
D2	<p>Prior to occupation, 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.</p> <p>{Reason: To protect Council's road reserve assets}</p>
D3	<p>Prior to occupation, entry and exit points to and from the proposed development and off-street car parking shall be delineated and signposted in accordance with approved plans and 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>
D4	<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.</p> <p>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>

D5 The landscaping shown on the approved development plans (Drawing No's L-4000, L-4001 and L-5000, dated 29.01.2025 - Revision D, prepared by Context) shall be established prior to occupation.

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

D6 Prior to occupation, the applicant shall provide Council with copies of all weighbridge or receipt dockets from the licensed waste disposal depot as evidence of appropriate demolition/construction waste disposal.

{Reason: To ensure waste has been disposed of appropriately}

D7 Prior to occupation or use of the building, 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>Carparking = \$31,105.80 per space physically not provided.</p> <p>Carparking Shortfall - (20 spaces)</p>	\$622,116.00
	Total	\$622,116.00
	<p>Total Section 7.11/94 Contributions Payable for this application</p> <p>Note: this amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.</p>	\$622,116.00

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}

D8 Prior to occupation or use of the building, 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 (0.49 ET's) - 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	\$3,445.48
	Contribution payable SEWER	\$3,445.48
	Total Section 64 Contributions Payable for this application (Sewer Only) 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.	\$3,445.48

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}

D9 Water Supply

A certificate of compliance under Section 306 of the Water Management Act, 2000 for water supply shall be obtained prior to the use of the development.

Application for a Water Supply Certificate of Compliance are to be made direct to Council's Water Supply and Sewerage Branch.

Following application, Council's Water Supply and Sewerage Branch will assess the development and if required issue a "Notice of Requirements" letter detailing all requirements that must be met which may include payment of contributions.

The Notice of Requirements must be submitted to the Accredited Certifier before the commencement of works. A Compliance Certificate must be obtained prior to the occupation of the development.

{Reason: To comply with statutory requirements}

PART E - OCCUPATION AND ONGOING USE

Condition	
E1	<p>The approved hours of operation for this development are 7:00 am to 11:00 pm, seven (7) days a week.</p> <p>{Reason: To protect the amenity of the locality}</p>
E2	<p>No vehicles larger than a 'Passenger Vehicle' 5.2 metres in length (utilising the Austroads design templates) are permitted to access the subject land.</p> <p>{Reason: To restrict access to appropriately sized vehicles}</p>
E3	<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>
E4	<p>All loading and unloading of goods shall be carried out within the designated loading zone along Carrington Avenue.</p> <p>{Reason: To not create adverse traffic conditions}</p>
E5	<p>No advertising, advertising sign(s) or structure(s) of any standard will be permitted to be displayed within (or overhang onto) the road reserve area(s).</p> <p>Note: This area also includes the footpath reserve area.</p> <p>{Reason: To protect the amenity of the travelling public}</p>
E6	<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.</p> <p>{Reason: To ensure onsite advertising/signage is appropriate for the site and the locality}</p>
E7	<p>Approved signage shall not flash, be animated, or be excessively luminous.</p> <p>{Reason: Council requirement to maintain visual amenity, and to prevent distraction to passing motorists}</p>
E8	<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.</p> <p>{Reason: To prevent noise becoming a nuisance}</p>
E9	<p>Operational waste management/collection is to be undertaken in accordance with the submitted Operational Waste Management Plan, dated 5/07/2024 – Revision F.</p> <p>{Reason: To protect traffic safety}</p>
E10	<p>The proposed development is to be undertaken in accordance with the submitted Noise Impact Assessment, dated 24/05/24 – Revision 0.</p> <p>{Reason: To prevent noise pollution}</p>

PART F - LAND SUBDIVISION BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Condition	
F1	<p>A Subdivision Certificate application is required following completion of all relevant subdivision works outlined in this consent. A final plan of survey prepared by a registered surveyor must be submitted for endorsement by Council with the Subdivision Certificate application.</p> <p>{Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and Regulation}</p>
F2	<p>The applicant must demonstrate compliance with all conditions of this development consent that, by its terms, are required to be complied with before a Subdivision Certificate may be issued in relation to the land, including any necessary easement and/or restrictions.</p> <p>{Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979 and Regulation.}</p>
F3	<p>Final survey plans to be submitted with the Subdivision Certificate shall include provision for the following:</p> <ul style="list-style-type: none"> • Easement over existing sewer; • Easement over proposed stormwater infrastructure, including overflow paths; and • Easement to enable pedestrians right of access throughout the site. <p>{Reason: To ensure orderly development}</p>
F4	<p>With the exception of the existing Right of Carriageway over DP 565246, all relevant 'easement(s)' created under Deposited Plans 565246, 1098632 and 1128529 over the subject lands shall remain in force with this current Development Application to subdivide.</p> <p>Note: Documentation submitted with the Subdivision Certificate Application shall detail the extinguishment of the Right of Carriageway over DP 565246.</p> <p>{Reason: To ensure legal rights to infrastructure and the continuation of relevant restrictions}</p>

PART G - NOTES

G1	<p>Whilst the proposed sanitary and water plumbing and drainage work associated with the proposed Crown building work, does not require an approval under Section 68 of the Local Government Act, the licensed plumbing and drainage contractor undertaking the work must still observe the following requirements-</p> <p>(a) The applicable Council inspection fees associated with the plumbing and drainage work must be paid prior to any works being commenced;</p>
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- (b) The prescribed Notice of Work (NoW) under the Plumbing and Drainage Act must be provided to Council at least 2 days prior to the works commencing;
- (c) The subject water plumbing and sanitary plumbing and drainage pipe work must be inspected and passed by Council officers prior to being covered, as the delegated regulatory authority. In this regard, at least 24 HOURS NOTICE must be given to Council for inspection of such works. When requesting an inspection, please quote Council's reference number **D24-360**;
- (d) A Certificate of Compliance (CoC) under the Plumbing and Drainage Act must be provided to Council at least 2 days after the works are completed;
- (e) The completed plumbing and drainage works must be inspected and passed by Council officers, as the delegated regulatory authority, prior to the building being occupied; and
- (f) A Sewerage Service Diagram (SSD) must be provided to Council as the delegated regulatory authority.

The above requirements should be passed onto the applicable plumbing/drainage contractor to ensure there is compliance.

- G2 It is requested that the person benefitted by this consent include in the tender documentation for the construction of the proposed development that the successful principal contractor (the builder) will be responsible for the payment of all Council sanitary and water plumbing and drainage inspection and permit 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.
- G3 To facilitate Council's inspection of the sanitary and water plumbing and drainage work associated with the development, a copy of the development's final hydraulic drawing(s) and floor plan(s) is required to be submitted to Council's Development & Environment Division prior to such works commencing.
- G4 It is observed that the glazed southern wall of the subject building appears to less than 3 metres from the adjacent fire source feature, being the southern allotment boundary. Accordingly, the building's design should incorporate an appropriate method protection to the window openings, noting that as a consequence of C4D3(3) of the Building Code of Australia, the deemed-to-satisfy methods under C4D4 may not be available except under a Performance Solution.
- G5 Depending on the outcome of the Council's Water and Sewerage Branch investigation for water pressure at Carrington Avenue and Brisbane Street, and the capacity of the sewer mains, the applicant may be required to upgrade the water main and sewer main at no cost to Council to comply with the water pressure and sewer capacity for the proposed development. The Applicant shall liaise with Council's Manager Strategy, Water Supply and Sewerage regarding such investigations.

G6 The street numbers for the subdivision will be as follows:

Lot number:

104

105

Street number:

37 Carrington Avenue, Dubbo

142 Brisbane Street, Dubbo

For further information in this regard, please contact Council's LIS & E-Services Coordinator.

G7 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.

G8 The Development shall be carried out in accordance with Essential Energy's correspondence for this Development Application (copy attached).

G9 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

G10 Should any boundary fencing be required to be replaced/altered, it shall be undertaken in consultation with the relevant adjoining land owner(s) in accordance with the requirements of the Dividing Fences Act 1991.

G11 The subject property has been identified by the draft Cardno-Willing Flood Study as being affected by the 1% Annual Exceedance Probability (AEP) flood level. Under such study, the 1% AEP flood level at this location is 263.1 metres AHD. You are advised however that the subject flood study is a draft document with no legal standing or guarantee of future adoption as Council Policy.

G12 During construction, construction vehicles shall not utilise private property for parking purposes.