

BUILDING CODE OF AUSTRALIA BUILDING CLASSIFICATION

Applicable Building	Whole/Part	Class
Single-storey Residential Rehabilitation Centre	Part - Staff Offices & Consulting Rooms	5
	Part - Residential accommodation and Common Areas	3
	Part - Group Activity Room	9b
Fire-fighting Water Storage Tanks	Whole	10b

PART A - GENERAL CONDITIONS

Condition			
A1	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:		
Plan/Report Title	Reference No	Prepared by	Date
Statement of Environmental Effects	30019225 – R2	SMEC	14/8/24
Existing Site Plan	AEX-101 - 06	Fulton Trotter Architects	7/8/24
Proposed Site Plan	CDA -103-07	Fulton Trotter Architects	7/8/24
Site Plan Proposed Stage 1 Site Plan - Overall	ADA-101 - 11	Fulton Trotter Architects	8/8/24
Proposed Stage 1 Site Development Area	ADA-102 - 10	Fulton Trotter Architects	7/8/24
Waste Management Plan	ADA-103 - 08	Fulton Trotter Architects	7/8/24
General Arrangement Plan - Stage 1	ADA-200 - 07	Fulton Trotter Architects	7/8/24
Roof Plan – Stage 1	ADA-201-7	Fulton Trotter Architects	7/8/24
Multipurpose Shed - Stage 1	ADA-202 - 02	Fulton Trotter Architects	7/8/24
External Elevations	ADA-301 - 06	Fulton Trotter Architects	7/8/24
External Elevations - Courtyard & Shed	ADA-302 - 06	Fulton Trotter Architects	7/8/24
Material and Colours Details	ADA-906 - 04	Fulton Trotter Architects	8/7/24
Architectural Design Verification Statement		Fulton Trotter Architects	
BASIX Report	237186-PRO-B01	Steensen Varming	8/8/24
BASIX Commitment Table	--	--	--
Section J Report	237186	Steensen Varming	18/7/24

Cut & Fill Levels	N0241389 CSK07	JN Responsive Engineering	7/8/24
Stormwater Drainage Plan – Ground Floor	N0231389 CSK04	JN Responsive Engineering	7/8/24
Stormwater Drainage Plan – Roof	N0241389 CSK05	JN Responsive Engineering	7/8/24
Stormwater Drainage Plan – WSUD Plan	N0241389 CSK06	JN Responsive Engineering	7/8/24
Landscaping Plans	2771	GB-Landscape	7/8/24
Site Contamination Investigation	41159 ER01_A	Barnson	20/3/23
Sediment Control Plan	N0231389 CSK02	JN Responsive Engineering	7/8/24
Sediment Control Details	N0231389 CSK03	JN Responsive Engineering	7/8/24
Biodiversity Development Assessment Report (BDAR)	Version 3	Access Environmental Planning	6/2/25
Social Impact Assessment	2240334	Ethos Urban	9/8/24
Environmental Noise Impact Assessment	7921-1.1R REV A	Day Design	9/8/24
Building Code of Australia & Disability Discrimination Act Capability Statement	230462	bm+g	13/6/24
Aboriginal Cultural Heritage Assessment Report	V3.1: BC adds latest site design 7/8/23	OzArk Environment & Heritage	7/8/24
Bushfire Assessment Report	250188	Building Code & Bushfire Hazard Solutions	3/10/24
Traffic and Parking Impact Assessment	240218.01FC	MCLaren Traffic Engineering	7/8/24
Waste Management Plan	Revision 1	SMEC	5/7/24

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

- A2 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}

- A3 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}

- A4 Hot water delivered to the outlets of the disabled and ambulant hand-basin and shower fixtures shall not exceed a temperature of 45°C, whilst the remaining hand-basin/shower fixtures in the building shall not exceed 50°C.

Note: Thermostatic mixing valve(s) are required to be installed to achieve the maximum temperature setting of 45°C.

{Reason: Prevent scalding by hot water}

- A5 Where a pump is required to distribute and pressurise water from the proposed rainwater storage tank, it shall be electrically powered.

{Reason: To minimise the creation of offensive noise}

- A6 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 Health Administration Act 1982 pursuant to Section 6.28 of the EP&A Act 1979.

{Reason: Prescribed statutory condition under EP&A Act}

- A7 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}

- A8 In addition to the works hereby approved as outlined on the Approved Stamped Plans, this development consent also grants consent for concept development in accordance with section 4.22 of the Environmental Planning and Assessment Act 1979 and as outlined on drawing nos. CDA-101 ref 06, CDA-102 rev 06, CDA-103 rev 07, CDA-104 rev 06 and CDA-105 rev 06 by Fulton Trotter Architects.

All stages of work subject to the concept plans will require the submission and approval by the relevant authority of a Development Application as required by the relevant legislation. Any future development that deviates significantly from the concept plans (by way of height, building footprint, land use and the like) must seek consent as a separate development approval.

For clarity, the works detailed on the Approved Stamped Plans are approved and do not (for the purposes of section 4.22 of the Act) require further approval.

{Reason: To ensure that future development is carried out in accordance with the approved Concept}

PART B - BEFORE BUILDING WORK COMMENCES

Condition	
B1	Temporary closet accommodation shall be provided onsite before any building work on the

land is commenced.

{Reason: To preserve public hygiene}

- B2 The applicant shall prepare and submit a Construction Environmental Management Plan (CEMP) to Council. The CEMP shall detail acceptable methods for the adequate control and management of the following:

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

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

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

- B3 A single stabilised site access shall be provided to the construction site in accordance with the design as provided in Soils and Construction, Volume 1, Managing Urban Stormwater.

{Reason: To prevent dirt and mud being tracked onto public roadways}

- B4 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 Infrastructure Strategy and Design Division prior to such works commencing.

{Reason: Facilitate inspection and plotting of sanitary plumbing/drainage work}

- B5 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.

{Reason: To protect the public}

- B6 Erosion and sedimentation control measures 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: Implementation of Council policy to reduce sediment pollution}

- B7 A detailed (fully dimensioned) site plan is to be provided to the written satisfaction of the Certifying Authority regarding the construction of a commercial standard concrete vehicular crossover 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 the Certifying Authority including construction of a concrete footpath along Spears Drive.

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 of the proposed development.

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 of the proposed development.

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

THE FINAL CONTENT OF CONDITION B8 IS STILL "UNDER CONSIDERATION" BETWEEN COUNCIL AND THE CROWN, THE CONTENT OF WHICH WILL BE FINALISED PRIOR TO WRPP CONSIDERATION ON TUESDAY 25 FEBRUARY 2025.

B8 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. In this regard, all driveways, hard stand areas and parking areas shall be drained to Council's satisfaction, including the following requirements:

- a) Discharge from the proposed development may be at the existing stormwater pit located in Spears Drive or as otherwise approved by Council. An OSD plan for future development stages must be prepared to demonstrate feasibility and be submitted for approval by Council. In accordance with the Dubbo DCP, provision of On Site Detention (OSD) is required for development exceeding 35% impervious area. The OSD plan must consider the design catchment of the existing stormwater infrastructure, which has been sized for approximately 7 hectares at 35% impervious area. Northern areas of the subject lot and associated natural upstream catchment appear to be excluded from this design catchment and would therefore need to be drained to another catchment when developed in a future stage;
- b) As there are likely to be overland flows affecting the site, a suitably sized cut-off drain or similar treatment is recommended to intercept these flows. Flows will need to be appropriately managed onsite. It is recommended to consider how to achieve fall away from the buildings on all sides to avoid inundation from overland flows and achieve satisfactory drainage in large rainfall events. This will be critical in the first 10 years or so until the upper catchment is developed and overland flow paths are formalised;
- c) A drainage easement through the site will be required to be established and kept clear of development to allow for future drainage line. If the proposed location is not acceptable to the applicant, a drainage easement could also be considered near the boundary at right angles to Blizzardfield Road;
- d) An overland flow path (with corresponding easement) to be incorporated in the

driveway design for the development, or provided over the pipeline as a swale. The overland flow path discharge point must align with the next proposed street along the future extension of spears drive;

- e) An overall 'Stormwater Management Plan' and strategy that addresses pre and post development stormwater discharge rates, stormwater run-off quality control improvements, and the point(s) of concentration (and the limits on discharge rates), etc;
- f) A stormwater design that maximises the efficiency of the stormwater conveyance system to Council's satisfaction including:
 - i. The minor stormwater system is to cater for the 10% Annual Exceedance Probability (AEP), and
 - ii. The major stormwater system is to cater for the 1% AEP.
- g) Post development stormwater flows from the site is not to exceed predevelopment flows which is 0% impervious for storm event 10% AEP and up to 1% AEP storm event;
- h) Upstream stormwater flows to be accepted and managed through the development. Concentrated stormwater is not to flow onto adjacent property. Make provision for the 1% AEP major storm event flows to be safely conveyed to a lawful point of discharge without impact to neighbouring properties. Any concentrated flow directed onto another private property requires an easement to drain water (flows to be contained within the easement);
- i) Any overland flow path needs to follow the minor flow's piped system unless site constraints or specific design requirements necessitate an alternative arrangement. In such cases, the alternative design must be demonstrated to achieve equivalent or improved efficiency in stormwater conveyance and must be approved by the Council. Council reserves the right to require consideration of 1% AEP flows and where appropriate, certain provisions for the 1% AEP flows to mitigate risk;
- j) Pollution from the development is to be controlled. Oil, sediment, or litter is not to be disposed into the Council's stormwater system;
- k) The erosion and sediment must be well controlled along the overland flow routes. Discharge flows and velocities are not to increase sediment or downstream erosion. Additional works and stabilisation may be required to ensure the downstream environment is protected;
- l) Pipes in the road reserve connecting to Council's stormwater system are to be minimum 375mm RRJ RCP; and
- m) Discharge to Council's stormwater pit is to be designed at a practicably constructable angle (between 90 and 45 deg) and must ensure pipe enters the pit wall with sufficient clearance from the corner. Provide civil plans to move internal pits to allow practicable construction.

During Construction:

- a) Stormwater pipelines are to be constructed with all care to a high quality and in accordance with the relevant standard. The following practices are to be adhered to:
 - i. Pits are to be benched,
 - ii. Pipes are to be carefully inspected for damage prior to laying,
 - iii. Where Council assets are affected, exposed reinforcement on cut RCP or (where approved) pre-cast pit is to be treated with a suitable and Council approved epoxy-based product to protect against corrosion (such as SikaTop

Armatec-110 EpoCem),

- iv. Pipe entries into pits must be fully sealed with mass concrete, with special care paid to sealing under the pipe.

- a) Provide and maintain appropriate erosion and sediment control. Should designed erosion and sediment measures prove to be ineffective, then further measures are required to reduce erosion, control sediment, and effectively manage the surface and stormwater associated with subdivision works. Council favours organic measures (turf, jute mesh, coir logs, mulch, hydro seeding, etc) over artificial products (e.g. plastic-based geotextiles, sediment fencing, etc.) where practicable.

Prior to Occupation:

- a) Appropriate easements under Section 88 of the Conveyancing Act;
- b) A Work as Executed (WAE) plan which accurately reflects data for any new or modified stormwater assets that will be handed over to Council's care and control;
- c) A WAE for final finished surface showing spot heights and contours which show satisfactory management of surface stormwater flows has been achieved;
- d) A CCTV Survey and Report for Council's Stormwater Asset is required for any stormwater infrastructure that will be handed over to Council's care and control. Prior to CCTV, pipes are to be inspected for sediment and debris and/or jetted & vacuumed with downstream pit boarded up or sandbagged, therefore sediment will be captured and shall not be released downstream. CCTV with sediment covering the invert of the pipe will be rejected. The CCTV survey is to be undertaken in accordance with Council's Technical Specification for CCTV (contact Council for a copy) including full 360 degree panning at every joint or junction with a pit, and inspection of every defect or unusual feature. CCTV to be submitted by the developer and approved by Council. Defects, if any, to be rectified to the satisfaction of Council prior to occupation;
- e) Make good any erosion and sediment that has occurred during construction with appropriate grass/turf/vegetation/landscaping provided; and
- f) Appropriate well-established erosion and sediment control to prevent sediment runoff into nearby lots or road, and permanent erosion and sediment control to be effective.

All works as approved are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series – Design and Construction, and completed prior to occupation or use of the development.

{Reason: To achieve satisfactory stormwater drainage}

- B9 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 Strategy and Design Division, plus payment of appropriate fee/s, for any work within the road reserve (e.g. vehicular footpath crossings, utilities including stormwater, footpath paving, kerb and gutter etc).

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

- B10 Prior to commencement of works, 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) is not 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}

- B11 Prior to commencement of works, 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 (8 ETs) - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate for water supply is \$7,031.60 per ET	
	Contribution Payable WATER	\$56,252.80

Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	Per ET basis (8 ETs) - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate for sewerage supply is \$7,031.60 per ET	
	Contribution payable SEWER	\$56,252.80
	Total Section 64 Contributions Payable for this application Note: this amount includes all applicable contributions payable under Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003.	\$112,505.60

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}

- B12 Prior to commencement of works, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Sec 94 Development Contributions Plan - Roads, Traffic Management and car	Contribution Rate (per trip): Commercial trip = \$466.00 Plan Administration = \$6.70	

parking 2016	Calculation based on 20.48 trips:	
	Urban Roads contributions	\$9,543.68
	Plan Administration	\$137.22
	Total	\$9,680.90

	Total Section 7.11/94 Contributions Payable for this application	\$9,680.90
	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}

PART C - DURING BUILDING WORK

Condition	
C1	<p>Construction work shall only be carried out within the following times:</p> <p>Monday to Friday: 7 am to 6 pm</p> <p>Saturday: 8 am to 1 pm</p> <p>Sunday or Public Holidays: No work permitted</p> <p>{Reason: To reduce the likelihood of noise nuisance}</p>
C2	<p>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.</p> <p>{Reason: For protection of persons and the public}</p>
C3	<p>The water supply pipework from the rainwater tank storage shall be clearly marked at intervals not exceeding 500mm where concealed in walls or 1 metre where exposed or buried, with the word 'RAINWATER'. Water outlets shall be identified as 'RAINWATER' with a label or a rainwater tap identified by a green coloured indicator with the letters 'RW'.</p> <p>Note: Pipe marking shall be in accordance with AS 1345.</p> <p>{Reason: Identify the rainwater supply}</p>
C4	<p>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</p>

the inspection of such works. When requesting an inspection, please quote Council's reference number **D2024-420**.

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

- Internal and external sanitary plumbing and drainage under hydraulic test;
- Water plumbing under hydraulic test;
- Fire services 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}

- C5 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}

- 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 (eg Office of Environment and Heritage (OEH), SafeWork NSW, Council, Fire and Rescue NSW) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

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

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

- C7 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}

- C8 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}

- C9 All stockpiled material must be kept in a single designated stockpile area with appropriate sediment control and signage. All materials being stockpiled must be tracked and kept in a stockpile register which is available for assessment by authorised officers upon request. All materials brought onto and moved around the site must be documented. Records of the fate of each excavation cell and stockpile must be kept.

Truck movements and weighbridge receipts from transport companies and destination to landfill or a treatment facility and reused of soils onsite must be verifiable.

Photographs of stockpiled materials must be taken and must have a time/date/location stamp added in order to ensure that the origin of all materials on site can be traced.

{Reason: To ensure no contaminated material is brought on to the site}

- C10 No buildings or structures of any standard shall be erected over Council's existing water main, or to be located within any associated easement, other than approved by Council's Infrastructure Strategy and Design Division' Water & Sewer Strategy Branch.

{Reason: To protect Council's utility assets}

PART D - OCCUPATION AND ONGOING USE

Condition	
D1	<p>All hard stand areas, driveways, off-street car parking and loading areas 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 and off-street car parking}</p>
D2	<p>The landscaping shown on the approved Landscape Plan (Drawing No. 2771 dated 7/08/2024) prepared by GB-Landscape shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be planted prior to occupation of the development.</p> <p>{Reason: To maintain the aesthetic quality of the development}</p>
D3	<p>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.</p> <p>The conveyance of the effluent from the proposed development to Council's sewer constitutes a trade waste discharge.</p> <p>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.</p> <p>{Reason: To protect Council's sewerage infrastructure}</p>
D4	<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>
D5	<p>No vehicles larger than a 'Rigid Truck' 8.8 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>
D6	<p>All vehicles must enter and exit the subject land and proposed development in a forward</p>

direction. No reversing of vehicles onto the public roadway system will be permitted.
{Reason: To provide safety for the travelling public}

- D7 All loading and unloading of goods related to the development proposal, excluding the collection of waste, refuse and recycling, shall be carried out within the confines of the allotment's boundary.

{Reason: To not create adverse traffic conditions}

- D8 Any alterations/damages to the footpath, kerbing and guttering, vehicular entrance(s), road or road shoulder within 100-metres of the construction vehicle access points 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}

- D9 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 building), 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 building).

If more than seven (7) outdoor light fittings are installed (per building), a certificate of compliance or other suitable documentation to be provided to Council's Building and Development Services Branch or the Principal Certifier (PC), 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}

PART E - NOTES

- E1 Whilst the Crown does not to have obtain a Section 68 approval for the development's plumbing and drainage works, it does not negate the statutory requirement for the plumbing and drainage licensee to provide to Council as the delegated Plumbing Regulator, the Notice of Work (NoW), Certificate of Compliance (CoC) and Sewerage Service Diagram (SSD) as prescribed under the Plumbing and Drainage Act 2011, for the proposed sanitary drainage/plumbing and domestic water plumbing works.
- E2 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.
- E3 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.
- E4 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