



CONSENT CONDITIONS
WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE DA NUMBER	PPSWES-270 D24-507
PROPOSAL	Split level three storey registered club and associated sports field, tennis courts, maintenance shed, driveway and carparking (188 parking spaces), and associated internal and external works
ADDRESS	Lot 102 DP 1301426, 180 Boundary Road Dubbo
APPLICANT	The Planning Hub
APPLICATION TYPE	Development Application

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	24/407	The Planning Hub	4/11/24
Site Analysis Plan and Street Elevation	6649a-DA01 - A	Curtin Architects	30/10/24
Site Plan – Lower Ground Floor	6649a-DA02 - A	Curtin Architects	30/10/24
Site Plan – Ground Floor	6649a-DA03 - A	Curtin Architects	30/10/24
Lower Ground Floor Plan & Ground Floor Plan	6649a-DA05 - A	Curtin Architects	30/10/24
First Floor Plan & Roof Plan	6649a-DA05 – A	Curtin Architects	30/10/24
Club Elevation	6649a-DA07 - A	Curtin Architects	30/10/24
Maintenance Shed	6649a-DA09 - A	Curtin Architects	30/10/24

Plan, Elevation & Section Stormwater Detention & Pump Station	6649a-DA10 - A	Curtin Architects	30/10/24
Tennis Court & Undercroft Parking	6649a-DA011 - A	Curtin Architects	30/10/24
Exterior Finishes	6649a-DA015 - A	Curtin Architects	30/10/24
Landscaping Plan	LA-01 – 3.3 LA-02 – 3.3 LA-03 – 3.3 LA-04 – 3.3 LA-05 – 3.3 LA-06 – 3.3	AREA Landscape Design Consultants	4/3/25
Bushfire Assessment Report: Prepared by	250737	Building Code & Bushfire Hazard Solutions	24/2/25
Architect's Design Statement	J.6649A/AUTH./JLB:JB	Curtin Architects	October 2024
Design Intent Statement – Electrical Services:	220306	JHA Consulting Engineers	3/3/23
Noise Assessment	MAC191030-02RP1V3	Muller Acoustic Consulting Engineers	27/8/24
Construction Noise Assessment	MAC191020-03RP1V3	Muller Acoustic Consulting Engineers	14/3/25
Preliminary Energy Efficiency Evaluation	23298 – Rev 1	Partners Energy	12/4/23
Hydraulic Services - Site Plan	7134 – H-01 – A	Harris Page & Associates	21/3/23
Hydraulic Services - Ground Floor Plan	7134 – H-02 – A		
Social Impact Assessment	P22089	HillPDA Consulting	5/4/23
Aboriginal Heritage Due Diligence Assessment Report	2545 – V3.0	OzArk Environment & Heritage	8/5/20
Site Contamination Investigation	R15142c	Envirowest Consulting	22/3/23
Remediation Overview	L45105c	Envirowest Consulting	16/9/24
Traffic Impact and	N0220739.01C	JN	3/4/24

Parking Assessment		Responsive Engineering	
Operational Waste Management Plan	4306 – Rev C	Elephants Foot	11/4/23
Access Report	22268_ADR_DA_v1.2	ABE Consulting	1/11/24
Groundwater and Salinity Study	R15142s1 – Rev4	Envirowest Consulting	3/4/23
Biodiversity Assessment Report	QU-866 - V3.2	AREA Landscape Design Consultants	11/9/24

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

- A2 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}

- A3 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}

- A4 All building work must be carried out in accordance with the provisions of the Building Code of Australia.

{Reason: Prescribed statutory condition}

- A5 The full width of Council's footpath shall be kept free of all refuse, building material and unnecessary traffic and disturbance. Any unauthorised material found upon Council's footpath may be impounded or removed without notice.

{Reason: Prevent obstruction and hazard to pedestrians and road users}

- A6 The top of each building's overflow (relief) gully shall be a minimum 150mm below the lowest sanitary fixture, 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}

- A7 Hot water delivered to the outlets of the disabled accessible and ambulant hand-basin and shower fixtures shall not exceed a temperature of 45°C, whilst other hand-basins/showers in the buildings 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: To prevent scalding by hot water}

PART B - BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
B1	<p>A separate application must be submitted to either Council or a private Registered Certifier to obtain a Construction Certificate to permit the erection of the proposed building.</p> <p>No building work is permitted to be commenced on the erection of the subject building until a Construction Certificate to authorise such work has been issued. {Reason: Statutory requirement of the EP&A Act}</p>
B2	<p>The applicant must submit with the development's Construction Certificate application, a detailed design of the development's and building's proposed stormwater drainage system designed by a hydraulics engineer which shall include hydraulic design calculations, surface and invert levels, pipe sizes and grades.</p> <p>The design is to demonstrate that for the required design storm as stipulated under the Building Code of Australia (BCA), that roof and surface flows from the development are contained within the property and disposed of to Council's stormwater drainage system. {Reason: To ensure the development is adequately drained}</p>
B3	<p>A validation report detailing compliance with the recommendations arising from the Remediation Overview prepared by Envirowest Consulting dated 16 September 2024, shall be submitted to and endorsed by Council's Manager Building and Development Services. {Reason: To ensure compliance with the Protection of the Environment operations (Waste) Regulation 2014}</p>
B4	<p>A Construction Environmental Management Plan (CEMP) shall be prepared and submitted to Council for assessment and approval. The CEMP shall detail acceptable methods for the adequate control and management of the following:</p> <ul style="list-style-type: none"> • 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 soil surfaces and stormwater associated with construction activities to minimise erosion. This Plan is to ensure compliance with currently accepted Best Management Practise (i.e. Managing Urban Stormwater: Soils and Construction 4th edition, Landcom, 2004) • Waste Management Plan – Detailing the reuse or relocation of spoil and disposal of solid and liquid wastes. • Complaints Handling Plan – to include liaison with relevant Council Planning and Compliance staff. <p>The Construction Environmental Management Plan (CEMP) shall be approved by Council's Environmental Compliance Branch prior to any works being</p>

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}

B5 A Construction Noise and Vibration Management Plan (CNVMP) compliant with EPA and RMS guidelines shall be prepared and approved by Council. This Plan will detail the community consultation to be undertaken, noise and vibration monitoring, implementation of noise and vibration mitigation measures to minimise noise, and to limit the impact on nearby residents. The CNVMP is to detail alternative mitigation actions in the event that monitored noise or vibration exceeds expectations, and is to comply with all attached and relevant conditions. The Plan is to be drafted to ensure compliance with current best practice and the following:

- Construction work shall only be carried out within the following time:
Monday to Friday: 7.00 am to 6.00 pm
Saturday, Sunday and public holidays: No work permitted
- As noise levels (as calculated by MAC consultants, 2025) which are to be generated by the works on site approach 20dB above background noise levels, all Standard, Level 1 and Level 2 noise mitigation actions (as defined in Table 16 of the Construction Noise Assessment Report) must be met.
- As calculated vibration levels are predicted to negatively impact residents within 73 metres of works, and residences currently exist within 40 metres of the site, vibration mitigation measures outlined in Appendix E of the Construction Noise Assessment Report excepting C 1.6 and C 1.7 must be met. No out-of-hours construction or excavation is permitted given the calculated noise and vibration levels.
- In order to not exceed currently calculated and predicted noise and vibration levels no more than two (2) 30 tonne excavators are to be active on site at any time.

{Reason: Council requirement to reduce likelihood of noise and vibration nuisance}

B6 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 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}

- B7** 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, including the extension of the existing 150mm dia water main located at the southern-eastern corner of the intersection of Henty Drive and Boundary Road for the full frontage of the development along Henty Drive towards north, at full cost to the Developer to Councils satisfaction.

Note 1: Detectable metallic tape must be provided in water trenches wherever non-metallic water mains are installed.

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

Note 2: 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}

- B8** 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 crossover and kerb and gutter vehicle entrance, constructed in accordance with Council's standards STD 5211 and STD 5235, including a median island being provided by and at full cost to the Developer off Henty Drive including brown colour footpath across driveway and associated line markings and signages ("Give Way Sign"), to Councils satisfaction.

The access driveway is to be sufficient width at the roadway (kerb and gutter alignment) and the property boundary alignment such that a Bus (14.5 metres) and a car (5.2 metres) (utilising the Austroads design templates, and a turning speed of 5 to 15 km/hr) are able to access/exit the subject land simultaneously in a forward motion from the through travel lane(s) of Henty Drive without the need to cross over onto the wrong side of the road at any time.

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 the issue of the Occupation Certificate.

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 the issue of the Occupation Certificate for the proposed development.

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

- B9** Detailed plans for construction of 1.5m wide concrete footpath connecting to

the existing footpath for the full frontage of the development site to Henty Drive, shall be submitted to Council for approval.

All pedestrian footpath works shall be undertaken in accordance with Council's adopted AUS-SPEC #1 document and to Council's standard drawing STD 5251 & STD 5166, including the following:

- Provide minimum 1.5 metre wide shared path with verge along full frontage of the development site along Henty Avenue;
- All pathways shall be constructed in concrete with perambulator ramps suitable for disabled access located at each kerb and gutter/roadway crossing(s); and
- Provide detailed design for the construction of the proposed pedestrian and cyclist road crossing facilities at intersections and along the road network to Council's satisfaction.

The approved pedestrian footpath and associated works shall be completed and constructed by the Developer at their own expense and to the satisfaction of Council, prior to the issue of the Occupation Certificate.

{Reason: To provide pedestrian and cycleway linkages}

B10 Plans of the proposed development's stormwater drainage system shall be submitted to and approved by Council's Infrastructure Strategy and Design Branch. Plans should be forwarded to the e-mail address ln.admin@dubbo.nsw.gov.au, before any Construction Certificate application is submitted to Council. Submitted construction plans, documentation and information shall address the following points:

- a) Piped stormwater system to discharge into Council's Stormwater drainage system located in Henry Avenue;
- b) Pipes within the road reserve to be RRJ RCP minimum 375mm diameter;
- c) Onsite detention is required to reduce post-development peak flows to equal or below pre-development/natural catchment (assume 0% impervious). Provide Onsite Stormwater Detention (OSD) calculations for the range of storm events (20% to 1% AEP);
- d) Water re-use encouraged. Roof areas are to drain to a rainwater tank and where feasible, rainwater reuse storage should at a minimum seek to mimic the natural catchment initial loss of 16.5mm, plus 5.5mm/h continuing loss; calculated against all hardstand areas of the development (but connected to roof water only). Internal re-use and irrigation demand should also be considered;
- e) No water ponding is to occur within the carparking areas and any pedestrian access areas for rain events up to the 5% AEP;
- f) Connection to Council's kerb inlet pit to be undertaken to Council's satisfaction, requiring inspection. Council requires any exposed reinforcement (e.g. cut surfaces of pre-cast concrete products) to be appropriately treated by a Council-approved product to address the cover loss and protect the steel reinforcement. Products shall be a cementitious epoxy resin with excellent bonding to concrete and steel such as **SikaTop Armatec-110 EpoCem** or a similar Council-approved product;

- g) Upstream stormwater flows to be accepted and managed through the site. Concentrated stormwater is not to flow onto adjacent properties;
- h) Make provision for the 1% AEP major storm event flows including overflow from the rainwater tanks and roof gutters to be safely conveyed to the street without impact to neighboring properties. Any flow directed/concentrated on another private property requires an easement to drain water;
- i) Ponding and overflow levels of any surface basin / detention system shall ensure a freeboard of at least 300mm below finished floor level of the building for the 1% AEP;
- j) Levels at or near the boundary are to be minimum 250mm above the adjacent kerb invert level. Show proposed driveway level, property levels and existing kerb levels. Driveway grading is important to confirm that cars do not scrape/bottom out over driveway;
- k) Any proposed retaining walls are to be masonry or otherwise not subject to rot, fire, UV degradation, or erosion, and must achieve a minimum design life of sixty years as stipulated by AS 4678-2002 Earth-retaining structures. Details of such design including subsoil drainage to be certified by a practicing chartered professional civil and/or structural engineer and to be provided prior to Construction Certificate;
- l) Pollution from the development is to be controlled. Oils, sediment or litter is not to be disposed of into the stormwater system. Demonstrate how stormwater will be treated to arrest gross pollutants, sediments, and oils/petrochemicals. Clearly show details of maintenance access on plan; and
- m) All works to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series – Design and Construction and in accordance with the Plumbing and Drainage code Part 3 Stormwater drainage, AS/NZ 3500.3.

{Reason: To achieve a satisfactory means and method of stormwater drainage disposal from the proposed subdivision area}

B11 Should any of the proposed works encroach onto the road reserve area (which includes the footpath area) and prior to any works commencing onsite, the Applicant is to ensure that any sub-contractor(s) working on the site have current public liability insurance policy/ies to cover Council to an amount of not less than \$20 million in respect of any and all actions, costs and claims for damages that may be brought or made or claimed against Council in relation to the granting of this approval. Such policy shall note the interest of Council, which ensures that Council is indemnified against any possible action.

{Reason: To ensure that the applicant/proponent has a current public liability insurance}

B12 A Trade Waste Application must be completed (accompanied with all required drainage, discharge and capacity details, pre-treatment devices and installation details), and submitted to Council's Water and Sewer Client Services Coordinator.

The conveyance of the effluent from the proposed Development 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}

- B13** A Plumbing and Drainage Application (separate application) is required to be made to Council's Water Supply and Sewerage Capital Works Coordinator (Infrastructure Division), for the supply and installation of a 'Pressure Sewerage Unit' to service the subject land and proposed development.

The ET method of site calculation will be provided by Council and once provided, the applicant shall submit the calculations prior to issue of the Construction Certificate for Council approval. Council prefers to follow WSAA codes- WSA 02-2014 Gravity Sewerage Code of Australia Version 3.3 for the calculation of ET of the proposed site.

The owner of the subject land will be required to meet the on-going power costs associated with the Pressure Sewerage Pumping Unit. However, ownership and maintenance of the Pressure Sewerage Unit will reside with Council.

The 'temporary sewerage pump station' within the proposed development shall be abandoned once the proposed extension of gravity sewer main along the northern boundary of the subject lot is completed along Henty Drive.

All of the works (and costs) associated with this required gravity sewerage system, any temporary sewerage pumping station, etc will need to be borne by the Developer to Council satisfaction.

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

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

{Reason: To achieve satisfactory effluent disposal}

- B14** A Soil and Water Management Plan, prepared by a suitably accredited person, shall be submitted in accordance with Landcom, Managing Urban Stormwater, Soils and Construction, Volume 1, dated March 2004 ('The Blue Book').

Such plan shall then be implemented pre, during and after construction of the proposed development works. The approved erosion and sediment control measures are to remain (and be maintained) in place until such time as all ground disturbed by the construction works have been stabilised, revegetated and rehabilitated so that they no longer act as a source of sediment.

{Reason: To manage/reduce erosion and sedimentation}

PART C - BEFORE BUILDING WORK COMMENCES

Condition

- C1 Temporary closet accommodation shall be provided onsite before work on the proposed building is commenced.
{Reason: Preserve public hygiene}
- C2 Prior to works commencing, the applicant shall ensure that a sign is erected on the work site in a prominent position at the front of the property showing:
- (a) The name, address and telephone number of the Principal Certifier for the work;
 - (b) The name of the principal contractor for the building work and a telephone number on which that person may be contacted outside of working hours; and
 - (c) That unauthorised entry to the work site is prohibited.
- Such sign must be maintained on the site during the course of the building work and not be removed until the work has been completed.
- Note: In respect of (a) above, where Council is engaged as the Principal Certifier, the applicant can either prepare their own sign or alternatively, affix onsite the sticker that will be forwarded by mail following Council's issue of the Construction Certificate.
{Reason: Permit contact by the public}
- C3 The person having the benefit of this development consent, if not carrying out the work as an owner-builder, must, unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed Principal Certifier to be carried out.
- Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying out of the building work.
Reason: To facilitate the required inspections to be performed}
- C4 The sanitary, water plumbing and drainage associated with the proposed building requires the issue of a separate approval from Council. In this regard a Drainage and Plumbing Approval Application form is available from Council and must be completed by the owner or owner's authorised agent and returned to Council with the appropriate fees. Drainage and/or plumbing works must not be commenced and the applicable approval to authorise such building works has been issued.
{Reason: To protect public health & safety}
- C5 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: To protect public health & safety}
- C6 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.

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.

{Reason: Protection of the public}

- C7 Plans detailing the construction and fit-out of the food preparation areas shall be submitted to and approved by Council's Environmental Compliance Branch. The building proposed to be used for the preparing, storing or handling food for sale shall be constructed and fitted out in accordance with the minimum requirements of the Food Standards Code and the Food Act 2003 and Food Regulations 2010.

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

PART D - DURING BUILDING WORK

Condition

- D1 Construction work shall only be carried out within the following times:

Monday to Friday:

7 am to 6 pm

Saturday Sunday or Public Holidays:

No work permitted

{Reason: Council requirement to reduce likelihood of noise nuisance}

- D2 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 **D2024-487**.

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. (*Note: the trade waste drainage will require inspection by officers from both Council's Infrastructure and Development & Environment Divisions*).
- Multi- storey stackwork and suspended plumbing work.
- Water plumbing, including fire service systems, 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}

- D3 All excavations associated with the erection of the building and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place.

{Reason: For protection of persons and the public}

- D4 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}
- D5 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 compliance with the Protection of the Environment operations (Waste) Regulation 2014}
- D6 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}
- D7 In accordance with the Protection of the Environment Operations (Waste) Regulation 2014, 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}
- D8 A site waste enclosure shall be provided on the site for the period of the proposed construction works prior to commencement of any such work.
{Reason: In order to prevent environmental pollution}
- D9 While construction work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:
- (a) All excavated material removed from the site must be classified in accordance with the EPA's *Waste Classification Guidelines* before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to

- the principal certifier,
- (b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the NSW EPA.

{Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants}

- F10 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 and creating hazards for other road users}

- F11 The suppression and mitigation of dust must be employed during works on the site to ensure dust is not emitted from the site at any time including when no construction activities are taking place on the site.

{Reason: To prevent dust becoming a nuisance to the surrounding properties}

PART E - BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
E1	<p>The building shall not be occupied or used until the appointed Principal Certifier has first issued an Occupation Certificate. (Note: An Occupation Certificate application must be uploaded into the NSW Planning Portal before the final inspection can be undertaken and the Occupation Certificate issued).</p> <p>{Reason: To ensure the building is fit for occupation}</p>
E2	<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 at a bare minimum a long rigid bus, 14.5 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>
E3	<p>Any damage incurred to the footpath, kerbing and guttering, road or road shoulder, 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>
E4	<p>All roof and stormwater drainage work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the</p>

Plumbing Code of Australia. In this regard the licensee is required to submit to Council a Certificate of Compliance for the subject stormwater work within two (2) days of completion.

{Reason: To confirm installation compliance}

- E5 If Council is engaged to act as the Principal Certifier, the applicant shall ensure that the responsible builder and/or applicable contractor submit to Council documentary evidence identifying and confirming that their respective work was undertaken in conformity with the relevant Section J provisions of the BCA, as approved under the Construction Certificate. Such documentation must be provided prior to issue of the building's Occupation Certificate.

{Reason: To demonstrate conformity with BCA}

- E6 Prior to the Occupation Certificate being issued, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed stormwater drainage, sanitary drainage and water plumbing installations within the development site.

{Reason: To permit required inspection to be undertaken}

- E7 Prior to the issue of any Occupation Certificate for the registered club building, the development's external works, which includes landscaping, car park and hardstand areas, traffic signage and line marking, vehicular cross-overs and any conditioned road/footpath upgrading, must have been completed in conformity with approved plans and this development consent; unless the deferment of such works in part or in stages has been agreed to in writing by the consent authority.

{Reason: To ensure the development is completed prior to its occupation and use}

- E8 If Council is engaged to act as the Principal Certifier, the person benefitted by the development consent shall ensure that the responsible builder or contractor submits to Council, a Certificate of Installation certifying that the wet areas of the applicable buildings have been protected by the installation of a water-proofing system conforming to AS 3740 '*Waterproofing of domestic wet areas*'. Such Certificate must be provided prior to occupation or use of that building.

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

- E9 Prior to the issue of the Occupation Certificate, the applicant must obtain and have submitted to the principal certifying authority, a certificate from a practising mechanical ventilation engineer, certifying that the building's air-handling system installation is in compliance with AS/NZS 3666.1:2011 and Clause 6 of the Public Health Amendment (Legionella Control) Regulation 2018.

{Reason: To ensure installation is capable of preventing the spread of legionnaires Disease}

- E10 Prior to the release of the Occupation Certificate documentation demonstrating a clear understanding and willingness to comply with the Australian Food Standards Code, specifically Sections 3.2.2 and 3.2.3 as well as with both the Food Act (2003) and the Food Regulations (2015) must be supplied.

{Reason: To ensure food safety standards are met}

- E11 Prior to the release of the Occupation Certificate the proponent shall prepare

and submit an Operational Environmental Management Plan (OEMP) to Council for assessment and approval. The OEMP shall detail acceptable methods for the adequate control and management of the following:

- Operational Noise – In the form of an Operational Noise Management Plan (MAC191030-02RP1V3) prepared by Muller Acoustic Consulting Engineers dated 27 August 2024 which is to conform to the pre-approval Operational Noise; and
- Waste Management.

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

E12 Prior to issue of an Occupation Certificate, the developer shall:

- Arrange for inspection of connection to Council's kerb inlet pit for functionality, reliability, and safety;
- Provide work as executed drawings after construction including details of connection to Council's stormwater system and Maintenance Manual and Schedule for stormwater On-Site Detention System (OSD) and associated pollution control devices;
- Confirm that maintenance manual and schedule for stormwater OSD System and associated pollution control pits have been provided to the property owner to ensure ongoing maintenance; and
- Provide a positive covenant over OSD and pollution control devices.

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

{Reason: To achieve a satisfactory means and method of stormwater drainage disposal from the proposed subdivision area}

E13 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 (47.26ET) – pursuant to Section 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate is \$7,031.60 per ET	
	Contribution Payable WATER	\$332,313.42
Dubbo Regional Councils Water and Sewerage Contribution Plan 2002	Per ET basis (65.36ET) – pursuant to Section 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000). Current rate is \$7,031.60 per ET	
	Contribution payable SEWER	\$459,585.38
	Total Contributions Payable for this application	\$791,898.80
	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.	
<p>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}</p>		
E14 Payment is required in accordance with the following contributions plans:		
PLAN	CALCULATION	TOTAL
Sec 7.11 Development Contributions Plan - Dubbo South-East Stormwater Drainage Headworks Contributions - 2019	Calculation is based on 32,870m ² - draining into catchment (Keswick) Drainage Scheme. Rate per square metre = \$7.24 Plan Administration: = \$0.11	 \$237,978.80 \$3,615.70
	Total	\$241,594.50
Sec 94 Development Contributions Plan - Roads, Traffic Management and car parking 2016	Contribution Rate (per trip): Commercial trip = \$466.00 Plan Administration = \$6.70 Calculation based on 2,799 trips: Urban Roads contributions Plan Administration	 \$1,451,590.00 \$20,870.50
	Total	\$1,472,460.50
	Total Section 7.11/94 Contributions Payable for this application Note: this amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.	\$1,714,055.00
<p>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}</p>		
<p>E15 A validation report addressing the recommendations of the Bushfire Assessment (Report No. 250737) prepared by Building Code and Bushfire Hazard Solutions and dated 24 February 2025, shall be submitted to the principal certifying authority. {Reason: To protect community members and assets}</p>		

- E16 A validation report addressing the recommendations of the Social Impact Assessment (Report No. P22089) prepared by HillPDA Consulting and dated 5 April 2023, shall be submitted to the principal certifying authority.
{Reason: To mitigate potential adverse amenity impacts on the development}
- E17 A validation report addressing the recommendations of the Design Intent Statement - Electrical Services, prepared by JHA Consulting Engineers dated 3 March 2023, shall be submitted to the principal certifying authority.
{Reason: To protect observation conditions at the Siding Spring Observatory}
- E18 A validation report addressing the Crime Prevention through Environmental Design (CPTED) recommendations contained in the Statement of Environmental Effects (Report No: 24/407) prepared The Planning Hub and dated 04 November 2024 shall submitted to the principal certifying authority.
{Reason: To mitigate potential adverse amenity impacts on the development}
- E19 The landscaping shown on the approved Landscape Development Application Package prepared by AREA Landscape Design Consultants (Drawings LA-01 – 3.3 to LA-06 – 3.3 dated 4/3/2025) shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be established prior to the issue of the Occupation Certificate for the relevant Stage of development.
{Reason: To maintain the aesthetic quality of the development}

PART F - OCCUPATION AND ONGOING USE

	Condition
F1	The approved hours of operation for this development are Sunday to Thursday, 10 am to 10 pm and Saturday 10 am to 12 midnight. {Reason: To protect the amenity of the locality}
F2	No parking along Boundary Road and Henty Drive for the full frontage of the development, which shall be appropriately signposted and line marked on the pavement. {Reason: Safety and amenity}
F3	All vehicles must enter and exit the subject land and proposed development in a forward direction. No reversing of vehicles onto the public roadway system will be permitted. {Reason: To provide safety for the travelling public}
F4	All loading and unloading of goods related to the development proposal shall be carried out within the confines of the allotment's boundary. {Reason: To not create adverse traffic conditions}
F5	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).
	Note: This area also includes the footpath reserve area.

{Reason: To protect the amenity of the travelling public}

- F6 No vehicles larger than a 'Long Rigid Bus' 14.5 metres in length (utilising the Austroads design templates) are permitted to access the subject land and development proposal.

{Reason: To restrict access to appropriately sized vehicles}

- F7 The marking and signage to the required disabled car parking spaces shall be maintained in a trafficable and legible condition. Such parking spaces shall have a continuous accessible path of travel provided between them and the principal pedestrian entrances to the relevant accessible buildings.

{Reason: Facilitate disabled access}

- F8 Those portions of the building 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 business 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 and facilitate ease of cleaning}

- F9 In accordance with the Food Act 2003, Food regulations and the Food Safety Standards, all walls, floors, ceilings, shelves, fittings and furniture shall be constructed of material that is durable, impervious and capable of being easily cleaned.

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

- F10 Should an exhaust fan be proposed over the stove/cooking area, it shall exhaust to the exterior of the building and be installed in accordance with the Food Act 2003, Food Regulations, the Food Safety Standards and AS1668.2-1991 and the food standards code.

{Reason: To prevent the buildup of effluent}

- F11 Any proposed air-handling system, hot-water system (>60°C), warm-water system (20°C - 60°C), or water-cooling system proposed to be installed in the subject building, must be installed, operated and maintained in accordance with the requirements of the Public Health Amendment (Legionella Control) Regulation 2018.

{Reason: To prevent the growth and spread of Legionnaires Disease}

- F12 Should the building contain a water-cooling system or warm-water system (20° C to 60° C), the system must be registered with Council's Environmental Services Division within one month of the building's completion.

{Reason: To assist Council to maintain accurate records of water-cooling systems should any legionnaires disease be reported}

- F13 A separate application for any proposed onsite advertising/signage not approved with this Development Consent shall be submitted to Council if such signage does not comply with Part 2, Division 2 of State Environmental Planning Policy (Exempt and Complying Development Codes), 2008.

{Reason: To ensure onsite advertising/signage is appropriate for the site and the locality}

F14 The collection of waste and recycling shall be undertaken in accordance with the recommendations of the Operational Waste Management Plan (Report No. 4306 – Rev C) prepared by Elephants Foot Consulting dated 11 April 2023, and must only occur between 6.00am and 8.00pm weekdays and 9.00am and 5.00pm weekends and public holidays, to avoid noise disruption to the surrounding area.

Garbage and recycling must not be placed on the kerbside for collection more than one hour before the scheduled collection time. Bins and containers are to be removed from the kerbside within one hour of collection and returned to the designated 'Waste Room' as shown on DA-03 Job. No. 6649a dated 30/10/24.
{Reason: To regulate noise and garbage collection arrangements}

PART G - NOTES

G1 If Council is engaged to act as the Certifier for the Construction Certificate application the following shall be included with such application:

- (a) Specifications demonstrating the building's floor, wall and ceiling lining materials conform with C2D11 of the BCA with respect to their fire hazard properties;
- (b) Delineation in the documentation of the extent of each of the Club building's proposed fire compartments;
- (c) Location of required exit signs, directional exit signs, emergency lighting, braille/tactile exit signs and portable fire extinguishers;
- (d) Location of required fire hose reels together with design calculations, including demonstration that such reels achieve full floor coverage in conformity with E1D3 and AS 2441;
- (e) Location of required onsite and internal fire hydrants together with design calculations demonstrating compliance with AS 2419.1 with respect to flow rate, pressure and distance limitations;
- (f) Details indicating the smoke hazard management measures under Part E2 of the BCA intended for the Club building;
- (g) Details of the manner in which compliance with E1D16 of the BCA will be achieved;
- (h) Specifications detailing the proposed building's compliance with the relevant provisions of Section J *Energy Efficiency* of the BCA;
- (i) Specification for the building's exit door hardware (ie door handle and latch);
- (j) Demonstrate the required exit doors swing in the direction of egress out of the building in conformity with D3D25 of the BCA;
- (k) Provision of bollards to the buildings required exits pursuant to D2D15(1) if a means of preventing obstruction of such exits by parked vehicles is not otherwise provided;
- (l) Designation and certification of the relevant structural and non-structural members with their relevant FRL rating;
- (m) The intended means of sealing the gaps and penetrations in the Club building's fire-rated construction;
- (n) Details demonstrating the provision of disabled access to and within the

- subject buildings as required by the BCA and Access Code; including any exemption relied upon, or a performance-based design brief and performance solution prepared under Part A2 of the BCA to address the applicable Performance Requirements under the BCA and Access Code;
- (o) Details demonstrating the provision of disabled access to each building's Principle Pedestrian Entrance(s), including from the pedestrian entry at the allotment boundary (if deemed-to-satisfy solution utilised); or otherwise a performance-based design brief and performance solution prepared under Part A2 of the BCA to address the applicable Performance Requirements under the BCA and Access Code of the Premises Standards;
 - (p) A drawing of the required disabled car parking space and its shared area should be clearly detailed to indicate the design criteria specified under AS/NZS 2890.6:2009. In particular, it should be noted that the outline of both the car space and shared area (and any walkway within the shared area) must be delineated by yellow non-raised pavement markings having unbroken lines 80 to 100 mm wide. Further the shared area (excluding any walkway within) must be marked with diagonal (45 ± 10 degrees) stripes 150 to 200 mm wide with spaces 200 mm to 300 mm between the stripes;
 - (q) The provision of details and drawings clearly demonstrating:
 - i. The clear unobstructed widths of the buildings stairs and ramps between handrails, and
 - ii. The risers and goings of the stairs are in conformity with D3D14 and Table D3D14 of the BCA; and clause 11 of AS 1428.1 pursuant to D4D4(a) of the BCA;
 - (r) Details indicating the slip-resistance classification of the proposed ramps and stair landings, treads and if specified, its nosing strips, pursuant to D3D14 and D3D15 of the BCA (refer to the Table below extracted from the BCA).

Slip-Resistance Classification (From Table D3D15 of BCA)		
Application	Surface Conditions	
	Dry	Wet
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11

- (s) Provision of a Performance-based Design Brief and Performance Solution to address Performance Requirement F3P1 pursuant to clause F3D5 of the BCA, with respect to the weatherproofing of the proposed Club building's external fibrous-cement clad walls;
- (t) Specifications/details of the proposed glass panels and doors, particularly with respect to human impact considerations;
- (u) All relevant stormwater design and disposal details as indicated in the conditions of consent;
- (v) Submission of a list of all existing and proposed essential fire safety

- measures applicable to the new building;
- (w) Details of the method of ventilation to be provided to the Club building including the sanitary compartments and the disposal point of any exhausted 'foul' air from such areas;
 - (x) Details demonstrating the cool and freezer rooms compliance with Part G1D3 of the BCA;
 - (y) Occupancy calculations for the Club building, demonstrating that the proposed sanitary facilities are sufficient in terms of Part F2 of the BCA to cater for its intended occupancies;
 - (z) Existing and finished site contours and levels indicating the extent of any cut and fill; and methods (eg retaining walls) proposed to be implemented to retain the batters associated with any such cut and fill;
 - (aa) Appropriate geotechnical investigation report(s) indicating the site's reactivity classification in terms of AS 2870;
 - (bb) All structural details including specifications and design drawings and statement(s)/certificate(s) by the design engineer stipulating the Australian Standards that the design complies with, including its design wind load parameters and resistance to earthquake loads;
 - (cc) As it is necessary to provide a 'hydraulic fire safety system' i.e. fire hydrants & fire hose reels for protection of the proposed buildings, the following requirements of section 22 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 will be invoked-
 - 1. The actual fire service design plans are required to be endorsed (i.e. stamped) by an accredited practitioner (fire safety) as complying with the relevant provisions of the Building Code of Australia, or
 - 2. The design plans are certified by a compliance certificate (under s6.16 of the EP&A Act) as complying with the relevant provisions of the Building Code of Australia; and
 - 3. The person providing the endorsement/certification must be-
 - i. In respect of endorsing the plans, be the holder of an accreditation under the Building and Development Certifiers Act from the accreditation authority Fire Protection Association Australia (FPAA); or
 - ii. In providing a Compliance Certificate, must be a Certifier–hydraulic (building) registered by the Commissioner for Fair Trading, Department of Customer Service/NSW Building Commission;
 - (dd) Attention: Council's Infrastructure Division being the local Roads Authority and utility operator of its stormwater drainage system, will typically condition that the design of any stormwater systems discharging into its stormwater system must first be approved by that Division prior to any construction certificate being issued. Consequently, if such a condition is imposed, then the developer must ensure that the subject development's stormwater drainage design has been submitted to the Infrastructure Division **in advance of the CC application being lodged**. It is not the responsibility of the Registered Certifier processing the CC application to act as liaison between the Developer/Consultant and Council's Infrastructure Division. Further, it will avoid unnecessary delays in the processing of the construction certificate application.

G2 A list of fire safety measures must be submitted with the Construction Certificate application pursuant to section 9 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The Regulation prescribes that the information to be submitted must include:

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

G3 Details of the disabled facilities (including access paths, signage and location of any tactile ground surface indicators) need to be adequately detailed on the Construction Certificate application plans to permit assessment and compliance evaluation with the provisions of the Premises Standards and the BCA.

G4 On completion of the erection of the subject building, the owner of the building is required to submit to the Principal Certifier (PC) a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the building - as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate(s) must be submitted to the PC prior to occupation or use of the subject building.

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

G5 The owner of the building is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building.

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

G6 The obtaining of the required Section 68 approval for the development's plumbing and drainage works 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.

G7 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

- G8 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 2006 lies with NSW Health and its associated enforcement officers situated in Public Health Units throughout NSW.

- G9 Should an exhaust fan be proposed over the stove/cooking area, it shall exhaust to the exterior of the building and be installed in accordance with the Food Act 2003, Food Regulations, the Food Safety Standards and AS1668.2-1991 and the food standards code.
- G10 Fees and contributions in respect to this application will be those applicable at the date of release of the Occupation Certificate.
- G11 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
- G12 The development shall be carried out in accordance with Essential Energy's correspondence uploaded to the NSW Planning Portal on 21 November 2024 (copy attached).
- G13 The activity must not be carried out in an environmentally unsatisfactory manner where:
1. It contravenes, or is likely to contravene the *Protection of the Environment Operations Act 1997*, or
 2. It causes, or is likely to cause a pollution incident, or
 3. It prevents to control or minimise pollution, or the emission of any noise or the generation of waste, or
 4. It is not carried on in accordance with good environmental practice.