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PART A - GENERAL CONDITIONS

Condition

- A1 The development shall be undertaken generally in accordance with the Statement of Environmental Effects, Assessment Documents and Stamped Approved Plans detailed as follows except where modified by any of the following conditions:

Assessment Documents:

Plan/Report Title	Reference No	Prepared by	Date
Statement of Environmental Effects	42896-PR01_C	BARNSON	12 March 2025
Noise Assessment	MAC242194-01RP1V4	Muller Acoustic Consulting	8 August 2025
Biodiversity Development Assessment Report	-	AREA Environmental and Heritage Consultants	06/03/2025
Traffic and Parking Impact Assessment	240509.01FC	McLaren Traffic Engineering and Road Safety Consultants	21 January 2025
Social Impact Management Plan	RCP-SQN-SCWF-0002-PLN-0	RIMCORP	16 January 2025
Bushfire Assessment Report	42896-BR01_A	BARNSON	20 December 2024
Plan of Management	RCP-SQN-SCWF-0001-PLN-1	RIMCORP	9 January 2025
Aboriginal Heritage Due Diligence	QU 1389	Area Environmental and Heritage Consultants	2/12/2024
Preliminary Site Investigation	45008-ER01_A	BARNSON	5 September 2024
Overall Landscape Plan	42896-LA01	BARNSON	17.01.2025

Architectural Plans:

Plan/Report Title	Drawing No	Revision	Dated
Site Plan	A01	M	14.07.2025
Part Site Plan	A02	M	14.07.2025
Temporary Accommodation Module	A110	B	16/09/24
Elevations – Accommodation	A210	A	30/09/24
PWD Accommodation Unit (Accessible unit)	A122	B	16/09/24
Elevations – Accessible Accommodation	A222	A	30/09/24
Amenities	A121	B	16/09/24
Elevations – Amenities	A221	A	30/09/24
Bus Shelter	A117	B	16/09/24
Elevations – Bus Shelter	A217	A	30/09/24
DOSA & BBQ Area	A123	B	16/09/24
Elevations - DOSA / BBQ	A223	A	30/09/24
Groundskeeping, Linen and waste management	A120	B	16/09/24
Elevations Groundskeeping, Linen, Waste	A220	A	30/09/24
Gymnasium	A112	B	16/09/24
Elevations - Gymnasium	A212	A	30/09/24
Ice & Chilled Water Room	A114	B	16/09/24
Elevations – Ice & Chilled Water	A214	A	30/09/24
Central Kitchen with Servery	A116	B	16/09/24
Elevations – Central Kitchen	A216	A	30/09/24

Laundry	A113	B	16/09/24
Laundry - Elevations	A213	A	30/09/24
Left Luggage Store	A118	B	16/09/24
Elevations – Left Luggage Storage	A218	A	30/09/24
Entertainment Lounge & BBQ Outdoor Seating	A115	C	20/01/25
Elevations – Entertainment Lounge & BBQ Outdoor Seating	A215	B	20/01/25
Reception/Retail/First Aid	A111	B	16/09/24
Elevations Reception Building	A211	A	30/09/24
Recreation Building	A119	B	16/09/24
Elevations Recreation Building	A219	A	30/09/24
Multi Purpose Sport Court	A124	B	16/09/24

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

- A2 The Applicant/Proponent shall comply with the 'General Terms of Approval', dated 1 June 2025 from the NSW Rural Fire Service (copy attached).

{Reason: To ensure compliance with the requirements of the Integrated Authority}

- A3 The temporary use of the land for construction workers accommodation shall cease five (5) years from the occupation or use of the development by the relevant construction workers.

A modified Development Application shall be lodged with Council, if an extension to the above timeframe is sought.

{Reason: Compliance with State Environmental Planning Policy (Housing) 2021 and the Lease Agreement}

- A4 The land on which the temporary construction workers accommodation is approved cannot be further subdivided.

Note: This excludes the lease lot subdivision as outlined on the approved plan (Titled: Site Plan, dated 14.07.2025 – Revision M).

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

- A5 A decommissioning plan is to be submitted to Council for review and approval no later than 12 months prior to the cessation of the operation. Such decommissioning plan shall include, but not limited to:
- a) The methodology for rectifications including backfill material, methodology for compaction, and testing specification to ensure the site is suitable for future building work;
 - b) The methodology for the disposal of all waste materials; and
 - c) Identification of all built structures, services and waste to be removed and to remain in situ.
- {Reason: To ensure the development is temporary and the land is suitable for future development}
- A6 Within six (6) months of the cessation of operations, built structures, services and waste identified for removal in the decommissioning plan must be removed to the satisfaction of Council.
- {Reason: To ensure the development is temporary and the land is suitable for future development}
- A7 Following the decommissioning of structures onsite in accordance with the decommissioning plan, the approved lease lot subdivision shall be extinguished/consolidated back into the parent/adjoining allotment.
- Note: Evidence of compliance shall be submitted to Council within 3 months of decommissioning.
- {Reason: To ensure the approved development including lease subdivision is temporary in nature}
- A8 A separate application under Section 68 of the Local Government Act must be submitted to Council to obtain an approval for the installation of the proposed moveable dwellings to permit their installation.
- The drawings associated with the Section 68 application must demonstrate compliance with Part 2, Division 4, Subdivisions 2–4 and Part 4, Division 1 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.
- Note 1: The Section 68 application relates only to the 101 accommodation modules. A Construction Certificate is required for all other ancillary buildings onsite.
- Note 2: No moveable dwellings are permitted to be installed on the site until the associated servicing and road works required to be provided under Division 1, Part 4 of the Regulation has been issued.
- {Reason: Statutory requirement of the EP&A Act}

- A9 All solid waste from demolition, construction and operation of the proposed development shall be managed 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}
- A10 The proposed development shall not be used to wash or service any vehicles or to store fuels and oils associated with servicing vehicles onsite.
- {Reason: To prevent pollution}
- A11 All waste shall be transported to an Environment and Protection Authority licensed Waste and Recycling Facility.
- {Reason: To ensure the safe and effective disposal of waste within the environment}
- A12 Within food preparation areas, 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}
- A13 Those portions of the development proposed to be used for the manufacturing, preparing, storing or handling of food shall be constructed and operated in accordance with the requirements of the Food Act 2003, Food Regulations 2015 and the Food Safety Standards. Prior to occupation or use of the development, 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}
- A14 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}
- A15 All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- {Reason: Prescribed statutory condition}
- A16 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}

A17	The top of each building's and moveable dwelling'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 structure, it may be finished level with such path or paved area. {Reason: To protect from sewerage surcharges}
A18	Any hot water delivered to the outlets of the hand-basins and showers located in the unisex disabled accessible, ambulant sanitary compartments and accessible moveable dwellings, shall not exceed 45°C. All other hand-basins and showers must 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	A separate application must be submitted to either Council or a private Registered Certifier to obtain a Construction Certificate to permit the erection of the proposed buildings. Note 1: All structures onsite other than the 101 accommodation modules are considered buildings. Note 2: No building work is permitted to be commenced on the erection of the subject buildings until a Construction Certificate to authorise such work has been issued. {Reason: Statutory requirement of the EP&A Act}
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; • Erosion and Sedimentation Control Plan – detailing the methods to be employed to ensure the adequate management of the surface and stormwater associated with

subdivision activities;

- Waste Management Plan – detailing the reuse or relocation of spoil and disposal of solid and liquid wastes.

The CEMP shall be approved by Council's Environmental Compliance Branch prior to issue of the Construction Certificate or S68 Application, whichever occurs first. The approved CEMP 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 Prior to issue of the Construction Certificate or S68 Application, whichever occurs first, the class and number of ecosystem credits in Table 1 must be retired to offset the residual biodiversity impacts of the development.

The requirement to retire credits may also be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator (BAM-C). Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to Council prior to the issue of the Construction Certificate or S68 Application.

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

Impacted PCT	Number of Ecosystem credits	IBRA subregion	PCT's that can be used to offset the impacts
Name and PCT Number of Impacted plant community	No. of credits for the impacted PCT	Identify IBRA subregions within 100km of impact site	Insert PCT's that can be used to offset impacts
76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	1	Brigalow Belt South and NSW South-West Slopes bioregions.	

{Reason: Ensuring identified Biodiversity Ecosystem Impact Offsetting requirements are complied with}

- B4 Prior to issue of the Construction Certificate or S68 Application, whichever occurs first, the class and number of species credits in Table 1 must be retired to offset the residual biodiversity impacts of the development.

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

Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of this condition must be provided to Council prior to the issue of the Construction Certificate or S68 Application.

Table 1 – Species credits required to be retired – like for like

Impacted species credit species	Number of species credits	IBRA subregion
Insert name of impacted species	Insert number of credits for the impacted species	Anywhere in NSW
Squirrel Glider - <i>Petaurus norfolcensis</i>	1	Anywhere in NSW

{Reason: Ensuring identified Biodiversity Species Impact Offsetting requirements are complied with}

- B5 Plans detailing the construction and fit-out of the food preparation areas shall be submitted and approved by Council's Environmental Compliance Branch prior to the Construction Certificate being issued.

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

- B6 All hard stand areas, driveways, car parking and loading areas shall be fully paved of a standard suitable to withstand the proposed traffic loadings. The proposed surface design details are to be submitted to and approved by Council prior to issue of the Construction Certificate or S68 Application, whichever occurs first.

Note 1: The approved works shall be completed prior to occupation or use of the development.

{Reason: To ensure appropriate works are undertaken}

- B7 Prior to issue of the Construction Certificate or Section 68 Application, whichever occurs first, 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. In addition, a detailed (fully dimensioned) site plan is to be lodged with and approved by Council's Water and Sewer Branch for the extension of the existing 150mm dia water main for the full frontage of the development along Henty Avenue up to the proposed vehicular access point at full cost to the Developer to Councils 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 1: Detectable metallic tape must be provided in water trenches wherever non-metallic water mains are installed.

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.

Note 3: The water supply works shall be completed prior to occupation or use of the development.

{Reason: To ensure that the development is suitably serviced with water}

B8 Prior to issue of the Construction Certificate or S68 Application, whichever occurs first, a detailed and fully dimensioned site plan is to be lodged with and approved by Council's Infrastructure Strategy and Design Branch outlining vehicle access to/from the site. Access shall be provided by and at full cost to the developer to the satisfaction of Council including the following:

- a) A concrete commercial vehicular crossing is to be provided in line with the existing kerb and gutter on Henty Avenue in accordance with Dubbo Regional Council standard drawing STD 5235. The existing Kerb and Gutter on the eastern side of Henty Avenue is to be extended on its current alignment to match the commercial vehicular crossing. Additional Kerb and gutter is to be provided on the northern side of the vehicular crossing for a minimum of 2 metres. The commercial vehicular crossing is to be of sufficient width to accommodate simultaneous access/exit turning movements of a Bus (14.5 metres) and a car (5.2 metres). Turning paths are to utilise the appropriate Austroads design templates at a turning speed of 5 to 15 km/hr;
- b) Extension of Henty Avenue (full cross section width) to a minimum of 2 metres beyond the northern extent of the site access vehicular crossing. Design and construction for the extension of Henty Avenue shall as a minimum meet the standards (including pavement design) of existing Henty Avenue; and
- c) A temporary truck turning area is to be reinstated at the end of Henty Avenue and is to be designed and constructed at full cost to the Developer.

Construction of the access point and Henty Avenue extension shall be carried out by the developer in accordance with the requirements of this condition and the approved design prior to occupation or use of the development.

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.

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 or use of the development.

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

B9 Prior to issue of the Construction Certificate or Section 68 Application, whichever occurs first, a detailed design of the development's proposed stormwater drainage system designed by a hydraulics engineer shall be submitted to and approved by Council's Infrastructure Strategy and Design Branch. Information submitted shall include hydraulic design calculations, surface and invert levels, pipe sizes and grades.

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.

Plans should be forwarded to the e-mail address ln.admin@dubbo.nsw.gov.au. The construction plans and stormwater management documentation shall address the following matters:

- a) The development is to detain stormwater flows (including hard surfaces and overflow from roof gutters) back to pre-development peak flows (assume 0% impervious) from the 2-year ARI event through to the 1% AEP event;
- b) The development is to drain by gravity to the location of Council's future stormwater detention basin. The outlet structure of Council's future basin is to be constructed as per Council's design at the developers cost. Based on the outlet structure and total impervious area from the development, the developer shall calculate the total volume of basin needed. The required basin volume is to be constructed wholly within the confines of Council's future basin design to avoid rehabilitation when the site is handed back. The basin serving the site shall have batters no steeper than 1V:6H;
- c) Upstream stormwater flows are to be accepted and managed through the site;
- d) 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 as well as oils/petrochemicals where appropriate (e.g. carpark);
- e) Rainwater re-use is encouraged. Rainwater reuse should seek to mimic the natural catchment initial loss of 16.5mm, plus 5.5mm/h continuing loss for the whole development. Internal re-use and irrigation demand should also be considered to validate the practicality of any proposal;
- f) Two (2) stormwater pipelines (stormwater line draining east to west (P1.5 to P1) and stormwater line draining north to south (P3 to P1) are to be constructed to become Council assets and shall conform with Council's AusSpec and include the following requirements:
 - i. Pipes to be designed for either – minimum 1.2 metres cover to pipe crown or; at minimum grade from the basin outlet. Pipe class may need to be increased dependent on cover;
 - ii. Pipes are to be sized for the future subdivision (must carry at least the 10% AEP event from an 80% impervious catchment) as well as function for the currently

- proposed use (the 1% AEP event is to be transported to the basin either by pipe or combined with overland flows). It can be assumed that the future road running east-west above the site will intercept flows from the above catchment;
- iii. Pipes are to be aligned parallel with the site boundary, offset by 13 metres;
 - iv. Pipelines are to be designed to be hydraulically efficient, minimising the angle of change in direction. Ideally, main lines will not change direction more than 45 degrees at a time;
 - v. 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 and contain a corrosion inhibitor, such as *SikaTop Armatex-110 EpoCem* or a similar Council-approved product; and
 - vi All pits which will be handed over to Council are to be cast in-situ pits to Council standards.
- g) Other stormwater pipelines may (with Council's agreeance) be designed to be handed over as a Council-owned asset following removal of the proposed development. Such cases must demonstrate that they are designed to Council's standards and that they will serve the future development and not pose undue risk of significant cost to Council during re-development of the site. Eliminating the cost of removal and rehabilitation of services trenches by the applicant/developer shall not be at the risk of cost to Council and the community; and
 - h) Prior to occupation or use of the development, the developer shall submit to Council the following:
 - i. Work As Executed plans showing the location of all underground utilities and services, ensuring that such utilities and services are easily locatable for removal prior to the site being handed back to Council;
 - ii. Provide detailed Work As Executed Plans and data for any stormwater asset to be handed over to Council's care and control; and
 - iii. Provide CCTV survey and report of all stormwater pipes to be handed over to Council's care and control. CCTV is to be undertaken in accordance with Council's CCTV Technical Specification, inspecting 360 degrees at each pipe joint and any apparent defect in the pipe.

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. The approved stormwater works shall be completed prior to occupation or use of the development.

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

- B10** Prior to issue of the Construction Certificate or S68 Application, whichever occurs first, 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), and approved by Council.

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 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}

- 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 Prior to issue of the Construction Certificate or Section 68 Application, whichever occurs first, 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 supply and installation of a 'Pressure Sewerage Unit' (or otherwise Council approved sewer system) by the applicant to service the subject land and proposed development.

In respect of this condition and prior to design works being carried out the Developer is required to make separate enquires with Council's Manager Strategy Water Supply and Sewerage to ascertain the most suitable type of sewerage system for the proposed development and discharge point to connect to Council's existing gravity sewer system.

Note 1: If the proposed development is to be serviced with a 'Pressure Sewerage System' the Developer will be required to design and construct the 'internal' delivery line and provision of a boundary kit arrangement. The applicant will need to submit the calculations prior to issue of the Construction Certificate or Section 68 Application, whichever occurs first, 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 lessee 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.

At the end of the agreed lease period with Council, the 'Sewerage Pump Station' and associated infrastructure (including the rising main) shall be decommissioned and removed from the site at full cost to the developer. Excavations shall be reinstated to Council's satisfaction.

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

{Reason: To achieve satisfactory effluent disposal}

- B13** Prior to issue of the Construction Certificate or Section 68 Application, whichever occurs first, the final design plans for electrical infrastructure are required to be submitted to and approved by Council's Infrastructure Strategy and Design Branch for the construction of underground electricity, including street lights, to service this development. The design shall include the installation of an electrical substation at a location approved by Council's Infrastructure Strategy and Design Branch, to suit the future residential use of the site.

The approved electrical works shall be completed prior to occupation or use of the development.

{Reason: To ensure streetlights, electricity connections within the proposed development}

- B14** Prior to issue of the Construction Certificate or Section 68 Application, whichever occurs first, detailed engineering design plans shall be submitted to and approved by Council's Infrastructure Design and Strategy Branch for the construction by the developer of a minimum 7 metre wide access driveway to be centrally located within and for the full length of the licensed accessway from the extension of Henty Avenue to the lease area to service the development, to the satisfaction of Council.

The access driveway shall have a wearing surface course of asphaltic concrete, being a 25mm layer of LT10, on a compacted base course of minimum 200mm road base.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Design and Construction at full cost to the Developer to Council's satisfaction. Such works shall be completed prior to occupation or use of the development.

{Reason: To ensure a satisfactory means of access to proposed allotments}

B15 Prior to issue of the Construction Certificate or Section 68 Application, whichever occurs first, 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') and approved by Council's Infrastructure Design and Strategy Branch.

Such plan shall then be implemented pre, during and after construction. 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	A site waste enclosure and site rubbish container(s) shall be provided on the site for the period of the proposed construction works, and installed prior to commencement of any such work. Such container(s) shall be emptied on a regular basis to ensure deposited material does not overflow the container. The subject rubbish container(s) shall be provided with a cover, whether as an integral lid to the container or as a separate material (i.e. shade cloth) secured to the container, to prevent the escape of light-weight materials under windy conditions, (e.g. paper, plastics etc). {Reason: Prevent pollution of the environment by wind-blown litter}
C2	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}
C3	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. {Reason: Permit contact by the public}

C4	The person having the benefit of this development consent must, unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed Principal Certifier to be carried out. 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}
C5	The sanitary and water plumbing and drainage associated with the proposed buildings and moveable dwellings 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 or plumbing works must not be commenced until Council has received such application and fees. {Reason: To protect public health & safety}
C6	Temporary closet accommodation shall be provided onsite before construction work is commenced. {Reason: To preserve public hygiene}
C7	A 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: To protect the public}

PART D - DURING BUILDING WORK

Condition	
D1	Construction and decommissioning work shall only be carried out within the following times, unless agreed otherwise in writing by Council: 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}
D2	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}

- D3 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}

- D4 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 **D2025-119**.

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, including fire service systems, 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}

- D5 All excavations associated with the erection of the buildings and moveable dwellings 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}

- D6 Truck movements and weighbridge receipts from transport companies and destination to landfill or a treatment facility and reuse 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}

PART E - BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
E1	The buildings 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 Occupation Certificate can be issued). Note: All structures onsite other than the 101 accommodation modules are considered buildings. {Reason: To ensure the building is fit for occupation}
E2	Prior to occupation or use of the development, the Applicant shall enter into a planning agreement with Dubbo Regional Council in accordance with the terms of the offer made to Council by the Applicant in connection with the letter dated 9 September 2025, or as otherwise agreed by Council. Confirmation / documentation of that planning agreement shall be provided to Council. {Reason: To ensure compliance with the subject Planning Agreement}
E3	The landscaping shown on the approved development plan (Titled: Overall Landscape Plan, dated 17.01.2025 – Revision A) shall be planted and maintained to the standard specified on the approved development plans. Such landscaping shall be planted prior to occupation or use of the development. Note: All landscaping shall be undertaken in accordance with the ‘General Terms of Approval’, dated 1 June 2025, as issued by the NSW Rural Fire Service. {Reason: To maintain the aesthetic quality of the development}
E4	Prior to occupation or use of the development, 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 the standard outlined in Chapter 3.5 of the Dubbo Development Control Plan 2013. {Reason: To ensure appropriate vehicle access}
E5	Prior to occupation or use of the development, 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 and to ensure no adverse impact on the amenity or surrounding area by light overspill. The emission of lighting shall not exceed 1,000,000 lumens and must comply with the Australian Standard AS 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting. {Reason: To limit light pollution to neighbouring property and for the preservation of the ‘Dark Skies’ region surrounding the Siding Spring Observatory}

E6 Prior occupation or use of the development 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.

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.

{Reason: To protect Council's infrastructure assets}

E7 Prior to occupation or use of the development, the provision by the developer of all Work-As-Executed engineering plans of digital copies in Civilcad, Microstation or DWG format, projection to be GDA 2020 including hard copies shall be submitted.

{Reason: To ensure details are provided for asset management}

E8 All roof and stormwater drainage work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the Plumbing Code of Australia. In this regard the licensee is required to submit to Council a Certificate of Compliance for the subject stormwater work within two (2) days of completion.

{Reason: To confirm installation compliance}

E9 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 each applicable building's Occupation Certificate.

{Reason: To demonstrate conformity with BCA}

E10 Prior to occupation or use of the development, Council is to be given at least 24 hours notice for Council to carry out an inspection of the completed stormwater drainage, sanitary drainage and water plumbing installations.

{Reason: To permit required inspection to be undertaken}

E11 Prior to issue of the relevant Occupation Certificate, a Trade Waste Application must be completed (accompanied with all required drainage, discharge and capacity details, pre-treatment devices and installation details), and submitted to Council's Water and Sewer Client Services Coordinator.

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

No effluent associated the trade waste component of the development 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}

PART G - OCCUPATION AND ONGOING USE

Condition	
G1	The proposed development shall be undertaken in accordance with the recommendations of the submitted Noise Assessment, dated 8 August 2025, prepared by Muller Acoustic Consulting Pty Ltd, as follows: • The Entertainment Lounge shall not operate between 10pm and 7am with no amplified music permitted; • Gym to comprise free weights and cardio machines only with no amplified music permitted; • Linen delivery and pickup to occur only between 6am to 10pm; • Waste collection to occurs only between 6am to 10pm; and • Unless required to be onsite at times that differ from the mainstream workforce for specialty purposes, workers are to use the provided bus transport to construction worksites. {Reason: To prevent noise pollution}
G2	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}
G3	During operation all loading and unloading of goods related to the proposed development shall be carried out within the confines of the lease area. {Reason: To not create adverse traffic conditions}
G4	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 proposed development. {Reason: To restrict access to appropriately sized vehicles}
G5	Direct vehicular access to the development site via Boundary Road and/or Sheraton Road is prohibited. {Reason: Traffic safety requirement}

G6 A separate application for any proposed onsite advertising/signage 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}

NOTES

- (1) 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) Location of required exit signs, emergency lighting, braille/tactile exit signs and portable fire extinguishers;
 - (c) 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;
 - (d) Design calculations and drawing demonstrating the subject buildings and moveable dwellings are able to be serviced by the proposed internal hydrant system with respect to the flow rate, pressure and distance requirements of AS 2419.1-2021 and section 172G of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021;
 - (e) Details of the manner in which compliance with E1D16 of the BCA will be achieved;
 - (f) Specifications detailing the applicable building's (Class 5-9) compliance with the relevant provisions of Section J *Energy Efficiency* of the BCA;
 - (g) Specification for the applicable building's (Class 5-9) exit door hardware (i.e. door handle and latch);
 - (h) Details demonstrating the provision of disabled access to and within the required accessible buildings and moveable dwellings as required by the BCA, Access Code and as approved under this consent;
 - (i) Plans indicating compliance with AS 1428.1 as adopted by the BCA. Submitted plans should detail the specific set-out dimensions of all proposed fixtures, not only for the benefit of the Principal Certifier, but also the subsequent installation tradesmen. Attention should also be given to the following aspects under the BCA and AS 1428.1:2021, and be appropriately detailed in any submitted

plans/specifications-

- Doors having a clear unobstructed width of at least 850mm (clause 10.2, AS 1428.1);
- Luminance contrast at doorways (clause 10.1, AS 1428.1);
- Floor and ground surfaces having tolerances as specified under section 4, AS 1428.1;
- Carpets having maximum pile height/thickness under BCA clause D4D4(g) and (h);
- Tactile ground surface indicators (TGSIs) under BCA clause D4D9 and provided with a luminance contrast as specified under section 6 of AS 1428.1;
- Signage as specified under section 5 of AS 1428.1 and BCA clause D4D7;
- Door controls (clause 10.4, AS 1428.1);
- Electrical switches (section 11, AS 1428.1);
- Accessible car parking spaces under BCA clause D4D6 and AS/NZS 2890.6:2009;
- Bollard to the disabled car parking spaces 'shared area' under AS/NZS 2890.6:2009; and
- Solid opaque 75 mm wide contrast line across all fully glazed doors and wall panels (clause 3.6, AS 1428.1);

Note: AS 1428.1:2021 took effect on 29 July 2025 under the BCA 2022 Amdt 2;

- (j) Details demonstrating the provision of disabled access to the applicable building's Principal 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;
- (k) 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;
- (l) Specifications/details of the proposed shop front glass side panels and doors, particularly with respect to human impact considerations;
- (m) All relevant stormwater design and disposal details as indicated in the conditions of consent;
- (n) Submission of a list of all existing and proposed essential fire safety measures applicable to the new building;
- (o) Details of any termite treatment to be provided to the building. Note: any *primary building element* of the structure that would be subject to attack by subterranean

- termites, necessitates the provision of an integrated termite barrier system;
- (p) Existing and finished site contours and levels indicating the extent of any cut and fill; and methods (e.g. retaining walls) proposed to be implemented to retain the batters associated with any such cut and fill;
 - (q) Appropriate geotechnical investigation report(s) indicating the site's reactivity classification in terms of AS 2870 and compaction reports indicating the adequacy of any uncontrolled fill present on the site;
 - (r) 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;
 - (s) As it is necessary to provide a 'hydraulic fire safety system' i.e. fire hose reels for protection of the proposed building, 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 Building Commission NSW;
 - (t) 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.

Any stormwater designs required to be submitted to Council's Infrastructure Division should be forwarded to the following e-mail address and identify the Development Consent and condition number it is being submitted under-
in.admin@dubbo.nsw.gov.au .

- (2) A list of fire safety measures must be submitted with the Construction Certificate application pursuant to Section 9 of the Environmental Planning & 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.
- (3) 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.
- (4) On completion of the erection of the subject buildings, 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 subject building in a prominent position.
- (5) The owner of the buildings is required to submit to Council at least once in each period of 12 months following the completion of the buildings an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the applicable buildings.
- 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 electronic copies of the statement be forwarded to the following web address <https://www.fire.nsw.gov.au/afsssubmission>.
- (6) 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.

(7) Attention is drawn to Section 172E of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 which prescribes that the proposed moveable dwellings must be installed at least 3 metres from each other.

(8) The following provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 imposed by Section 172C which are required to be complied with in respect of each moveable dwelling, are brought to the Applicant's attention.

"67 Compliance plate

- (1) *A compliance plate must be attached to an accessible part of the following structures —*
 - (a) *a manufactured home,*
 - (b) *an associated structure forming part of a manufactured home,*
 - (c) *an associated structure comprising a freestanding garage.*
- (2) *A compliance plate must specify the following—*
 - (a) *the name of the manufacturer of the manufactured home or associated structure,*
 - (b) *the unique identification number for each major section of the manufactured home,*
 - (c) *the month and year during which the manufactured home or associated structure was constructed,*
 - (d) *the design gust wind speed for the manufactured home or associated structure,*
 - (e) *a statement that the manufactured home or associated structure complies with this Division,*
 - (f) *the name of the practising structural engineer who issued the engineer's certificate for the manufactured home.*
- (3) *A unique identification number must be permanently marked on each major section of the manufactured home.*
- (4) *The Minister may, by order published in the Gazette, issue specifications for the design, construction, issue and registration of compliance plates.*
- (5) *A compliance plate must be designed, constructed, issued and registered in accordance with the specifications."*

"68 Notice of completion of installation

- (1) *The holder of an approval must give the council written notice of the installation of a manufactured home or associated structure within 7 days after its completion.*
- (2) *The notice must—*
 - (a) *indicate the site identifier of the dwelling site on which the manufactured home or associated structure has been installed, and*
 - (b) *include the particulars specified on each compliance plate relating to the manufactured home or associated structure.*
- (3) *The notice must be accompanied by—*
 - (a) *a copy of the engineer's certificate for the manufactured home or associated structure, and*
 - (b) *a diagram of the dwelling site for the manufactured home or associated structure indicating whether the setback, density, open space and site identification requirements of this Part have been complied with."*

(9) The house number for the temporary workers accommodation will be 15 Henty Avenue, Dubbo. For further information, please contact Council's LIS & E-Services Coordinator.

- (10) 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
- (11) The Development shall be carried out in accordance with Essential Energy's correspondence for this Development Application (copy attached).
- (12) If the Entertainment Lounge is to operate under a controlled liquor license all relevant approvals are to be firstly obtained from Liquor and Gaming NSW.
- (13) 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.