

Appendix A

General Conditions

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Approved Plans and Supporting Documentation				
Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.				
Approved Plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
BOU-000	B	Cover Sheet + Drawing Transmittal	Aileen Sage	10/03/25
BOU-001	A	Materials + Perspective	Aileen Sage	09/12/24
BOU-002	A	Location Plan	Aileen Sage	09/12/24
BOU-003	B	Site Plan	Aileen Sage	10/03/25
BOU-100	B	Ground Floor Plan	Aileen Sage	10/03/25
BOU-101	B	Roof Plan	Aileen Sage	10/03/25
BOU-120	B	West + South Elevations	Aileen Sage	10/03/25
BOU-121	B	East Elevation	Aileen Sage	10/03/25
BOU-130	B	Sections	Aileen Sage	10/03/25
GA-000	0	General Cover Sheet	Stellen	09/12/24
PV-000	1	Pavement – Legend	Stellen	18/12/24
PV-100	1	Pavement – Layout Sheet 1	Stellen	18/12/24
PV-110	1	Pavement – Details Sheet 1	Stellen	18/12/24
SW-000	0	Stormwater – Legend	Stellen	09/12/24
SW-001	0	Stormwater – Pipe Layout Sheet 1	Stellen	09/12/24
SW-001	0	Stormwater – Pipe Layout Sheet 1	Stellen	09/12/24
SW-110	0	Stormwater – Details Sheet 1	Stellen	09/12/24
Approved Documents				

	Document title	Version number	Prepared by	Date of document
	Statement of Environmental Effects	41193-PR01_B	Barnson	07/04/25
	Preliminary Structural Engineering Assessment	41193-SR01_B	Barnson	17/11/25
	Geotechnical Investigation Report	41193-GR01_A	Barnson	19/09/24
	ESD Initiatives Report	1	Team Catalyst	18/12/24
	Flood Risk Assessment Report	P17396-RP-FL-001-1	Stellen	09/12/24
	Sustainable Buildings Letter	Nil	Aileen Sage	10/03/25
	Stormwater Drainage Letter	P171396-LT-CV-001-0	Stellen	09/12/24
	In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails. Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time. Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.			
2	Compliance with Building Code of Australia			
	That the work must be carried out in accordance with the requirements of the National Construction Code, Building Code of Australia in force at the time of construction certificate issue.			
	Condition reason: The condition is prescribed under section 69 of the Environmental Planning and Assessment Regulation 2021.			
3	Access/Egress for People with Disabilities			
	Access for people with disabilities shall be provided in accordance with the requirements of the National Construction Code (Building Code of Australia), relevant Australian Standards and with regard to the Disability Discrimination Act 1992.			
	Condition Reason: To ensure safe, equitable and dignified access and egress for people with disabilities.			
4	Accessible Facilities			
	Accessible Facilities shall be provided in accordance with the requirements of the National Construction Code, (Building Code of Australia), relevant Australian Standards and with regard to the Disability Discrimination Act 1992.			

	Condition Reason: To provide accessible facilities for people with disabilities.
5	Construction Certificate A Construction Certificate is to be issued by Council or a registered certifier prior to any building works being carried out on site. Nothing in this consent precludes the staging of construction via multiple construction certificates. Condition reason: To ensure compliance with Part 6, section 6.3 (1) (a) of the Environmental Planning and Assessment Act 1979.
6	Plumbing and Drainage Works All plumbing and drainage work shall be carried out by a licensed plumber and drainer to the requirements of the National Plumbing and Drainage Code AS3500. Condition reason: To comply with National Construction Code and AS 3500.0
7	Wall/Roof Cladding Non-reflective finish materials to be used on the wall/roof cladding. Condition Reason: To reduce the visual reflective impact on adjoining properties
8	Roof Water Disposal Guttering and down piping are to be provided and connected to approved drainage lines to convey roof water from the building to:- i) the existing roof water disposal system Condition Reason: To prevent damage to property and prevent unhealthy or dangerous conditions.
9	Manoeuvring areas/driveways All driveways and parking facilities, are to be constructed in accordance with the relevant Australian Standard. Condition reason: to ensure that the site is controlled and dust creation minimised
10	Advertising Signage No approval for advertising signs is given by this consent. Any proposed signage that is not classified as exempt development under <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> or any other environmental planning instrument will require separate development consent. Condition Reason: To ensure that any advertising sign complies with the requirements of Bourke Local Environmental Plan 2012.

Before issue of a Construction Certificate

11	Appointment of Principal Certifier No work shall commence in connection with this Development Consent until: (a) A Construction certificate for the building work has been issued by: (i) the consent authority; or (ii) a registered certifier; and (b) the person having the benefit of the development consent has: (i) appointed a principal certifier for the building work, and notified the principal certifier that the person will carry out the building work as an owner-builder, if that is the case, and (b1) the principal certifier has, no later than 2 days before the building work commences: (i) notified the Council of his or her appointment, and (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and (b2) the person having the benefit of the development consent, if not carrying out the work as an owner builder, has: (i) appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and (ii) notified the principal certifier of such appointment, and (iii) unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and (c) the person having the person having the benefit of the development consent has given at least 2 days' notice to the Council of the person's intention to commence the erection of the building. Condition reason: To ensure compliance with s6.6 of the <i>Environmental Planning and Assessment Act 1979</i> as amended.
12	Section 68 Water, Sewer & Stormwater Approval An approval under Section 68 of the Local Government Act is to be sought from Bourke Shire Council for water, sewer and stormwater connections prior to issue of a

	construction certificate. No plumbing and drainage work is to commence until approval is granted. Condition reason: To ensure compliance with the <i>Local Government Act 1993</i>.
13	Servicing Management Plan Prior to the issue of a construction certificate a servicing management plan is to be submitted to Council, which demonstrates to Councils satisfaction, servicing demand for the site as a whole, including confirmation of water and sewer servicing, fire service requirements, detailed stormwater management design addressing local catchment runoff within the levee during a 1% AEP storm event, confirmation of the relocated caravan waste dumping point and detailed structural design of retaining walls. Condition reason: To comply with the requirements of Council
14	Long Service Payments Before the issue of the relevant construction certificate the long service levy, as calculated at the date of this consent, must be paid to the Long Service Corporation under Section 34 of the <i>Building and Construction industry Long Service Payments Act 1986</i>, and evidence of the payment is to be provided to the certifier. Condition Reason: To ensure the long service levy is paid.
15	Construction Management Plan Prior to the carrying out of any works at the site, the applicant is to submit to Council a Construction Management Plan (CMP) which demonstrates to Council's satisfaction that, among other things, construction traffic will be appropriately managed and any soil to be removed from the site will be classified and disposed of at an appropriate facility. Condition reason: To ensure that construction traffic does not have an unacceptable adverse impact on the operation of the surrounding road network and excavated soils are appropriately disposed of.
16	Parking areas Parking and manoeuvring areas are to consist of hardstand (pavers or concrete) and are to be designed in accordance with AS 2890.1 Off Street Parking Facilities. Condition reason: To ensure compliance with AS 2890.1

Before building work commences

17	Developer to Advise of Damage to Council Property The developer must advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site (dilapidation report). Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the Developer's expense. The construction supervisor is responsible to ensure that all contractors, sub-contractors, and delivery trucks use a designated access point to prevent damage to Council's property. Repairs to damaged Council property are to be carried out
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	by the contractor/builder to Council's specification and supervision prior to occupation of the development.
	Condition reason: To ensure the safety of the public
18	Notice of Commencement No work shall commence until a notice of commencement (form will be attached with issue of a Construction Certificate) giving Council: (a) Not less than two (2) days' notice of the date on which it is proposed to commence work associated with this Development Consent; (b) Details of the appointment of a Principal Certifier (either Bourke Shire Council or another registered certifier) (c) Details of the name, address and licence details of the Builder. Condition reason: Statutory requirement under section 6.6 of the <i>Environmental Planning & Assessment Act 1979</i>.
19	Signs on Site A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out: 1. Showing the name, address and telephone number of the principal certifier for the work, and 2. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and 3. Stating that unauthorised entry to the work site is prohibited. Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed. Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building. Condition reason: Prescribed condition <i>Environmental Planning & Assessment Regulation 2021</i>, section 70.
20	Lighting Plan Prior to the carrying out of any works at the site, the applicant is to provide a Light Plan which details to Council's satisfaction that all lighting will comply with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting To ensure that lighting is compliant with AS/NZS 11583.1 and AS4282.

During building works

21	Erosion and sediment plan To minimise soil erosion and sediment movement during construction, the following measures shall be implemented:- (a) Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as
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	long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside the worksite boundaries. (b) Topsoil stripped from the construction site shall be stockpiled and protected from erosion until re-use during landscaping. Soil is to be retained within the property. (c) Stockpiles of construction and landscaping materials, and of site debris shall be located clear of drainage lines and in such a position that they are protected from erosion and do not encroach upon any footpath, nature strip or roadway. (d) Final site spoil shall be disposed of to conform to the specifications and standards quoted and to any conditions of approval of those measures and must comply with any relevant NSW Department of Planning and Environment requirements. (e) Trenches shall be backfilled, capped with topsoil and compacted to a level at least 75mm above adjoining ground level. (f) Vehicular access shall be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where sediment is deposited on adjoining roadways the same shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation. All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for more than 14 days or such other period as may be approved after earthworks cease. All driveways and parking areas shall be stabilised with compacted sub-grade as soon as possible after their formation. Condition reason: To minimise soil erosion and sediment movement during construction						
22	Hours of Work The principal certifier must ensure that building work, is only carried out between: <table border="1"> <tr> <td>Monday to Friday</td><td>7.00am to 6.00pm</td></tr> <tr> <td>Saturdays</td><td>8.00am to 1.00pm</td></tr> <tr> <td>Sundays and Public Holidays</td><td>No works to be undertaken</td></tr> </table> Note: Any variation to the hours of work requires Council's approval. Condition reason: To protect the amenity of the surrounding area and comply with the Environmental Protection Authority's Interim Construction Noise Guideline.	Monday to Friday	7.00am to 6.00pm	Saturdays	8.00am to 1.00pm	Sundays and Public Holidays	No works to be undertaken
Monday to Friday	7.00am to 6.00pm						
Saturdays	8.00am to 1.00pm						
Sundays and Public Holidays	No works to be undertaken						
23	Maintenance of Site All the materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held. All construction activities, including loading and unloading of materials, must be undertaken wholly within the bounds of the site and not impact the safety of all road users (including pedestrians) or the efficiency of the public road network.						

	Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads. During works: - All vehicles entering or leaving the site must have their loads covered, and - All vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads. At the completion of the works, the work site must be left clear of waste and debris. Condition reason: To ensure compliance with the requirement of Bourke Shire Council and to minimise soil erosion and sediment movement during works.
24	Use of Footpaths The storage of materials or the placement of sheds is not permitted on footpaths, roadways or in reserves. Rubbish and building materials must be contained on the site. No material, goods or machinery shall be stored, placed or otherwise permitted to stand between the building line and the street alignment. Condition reason: To ensure the safety of the public.
25	Noise and Vibration Requirements While site work is being carried out, noise and vibration generated from the site must not exceed an LAeq (15 min) of 10dB(A) above background noise, when measured at any lot boundary of the site. Condition reason: To protect the amenity of the surrounding area.
26	Temporary Onsite Toilet A suitable on-site toilet is to be provided on site and must remain throughout the project or until an alternative facility is available on-site. This may be via a temporary toilet facility or through available access to existing facilities. Condition reason: To ensure that there are appropriate facilities on-site for construction workers
27	Uncovering Relics or Aboriginal Objects While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment. In this condition: "relic" means any deposit, artefact, object or material evidence that: Relates to the settlement of the area that comprised NSW, not being Aboriginal settlement, and

	b. Is of State or local heritage significance; and "Aboriginal object" means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises NSW, being habitation before or concurrent with (or both) the occupation of that area by person of non-Aboriginal extraction and includes Aboriginal remains. Condition Reason: To ensure the protection of objects of potential significance during works.
28	Contaminated Land Unexpected Finds In the event of an unexpected find during works such as (but not limited to) the presence of undocumented waste, odorous or stained soil, asbestos, structures such as underground storage tanks, slabs, or any contaminated or suspect material, all work on site must cease immediately. The beneficiary of the consent must discuss with Council the appropriate process that should be followed therein. Works on site must not resume unless the express permission of Council is obtained in writing. Condition reason: To ensure compliance with statutory requirements and mitigate risks to the surrounding environment.
29	Utility Infrastructure All infrastructure installed on site is to be clear of existing below ground utility infrastructure. Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer. Condition reason: To ensure that utility infrastructure is adequately protected.
30	Waste Container All building rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container for disposal at an approved Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project. Condition reason: To limit waste affecting the environment during construction.
31	Soil Management While site work is being carried out, the principal certifying authority must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements: 1. 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 certifying authority. 2. All fill material imported to the site must be: a. Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997, or

	b. a material identified as being subject to a resource recovery exemption by the NSW EPA, or a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA. Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.
32	Excavation and Backfilling All excavations and backfilling associated with demolition or construction shall be executed safely and in accordance with appropriate professional standards properly guarded and protected to prevent them from being dangerous to life or property. Condition reason: To ensure the safety of life and property

Before issue of Occupation Certificate

33	Compliance with Conditions of Consent All conditions of this consent are to be complied with to the standards specified prior to any use or occupation. Condition reason: To ensure the development proceeds in the manner as determined by Council.
34	Removal of Waste Upon Completion Before the issue of an occupation certificate, Council must ensure all refuse, spoil and materials unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan (if applicable). Condition reason: To ensure waste material is appropriately disposed or satisfactory stored.
35	Repair of Infrastructure Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles) is fully repaired to the satisfaction of Council and at no cost to Council. Note: If the Council is not satisfied, the whole or part of any bond submitted will be used to cover the rectification work. Condition reason: To ensure any damage to public infrastructure is rectified.
36	Closure of Local Road

	Before the issue of an occupation certificate, the applicant is to provide Council with evidence that the section of local road extending through the lot has been closed.
	Condition reason: To ensure section of local road has been closed prior to use of the building.
37	Fire Safety Certificate A final Fire Safety Certificate shall be obtained in accordance with Part 5, Division 2 section 41 of the <i>Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021</i>, prior to the issue of an Occupation Certificate. A copy of the Fire Safety Certificate and Fire Safety Schedule shall be: • Forwarded to Bourke Shire Council; • Forwarded to the New South Wales Fire Brigade; and • Prominently displayed in the building. Condition reason: To ensure the safety of the building.

Occupation and ongoing use

38	Annual Fire Safety Statement An annual Fire Safety Statement which sets out essential fire safety measures in the building premises must be given to Council and Fire and Rescue NSW annually. a. <i>This fire safety statement shall be given to Council within twelve months after the last statement was given, or if no such statement was given to Council, within twelve months after a final fire safety certificate is issued for the building.</i> As soon as practicable after a final fire safety certificate is issued, the owner of the building to which it relates:- a. <i>shall display a copy of the certificate (together with a copy of the current fire safety schedule) within the building.</i> During occupation and ongoing use of the building, the applicant must provide an annual fire safety statement to Council and Fire and Rescue NSW in accordance with section 89 of the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021</i>. Condition reason: To ensure annual checks on fire safety measures and compliance with fire safety requirements under the <i>Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021</i>.
39	Hours of Operation Hours of operation of the Back O' Bourke Exhibition Centre shall be between 9am and 5pm, Monday to Friday.

	Note: Any variation to these hours will require Council consent via the lodgment of an application under Section 4.55 of the Environmental Planning and Assessment Act 1979.
	Condition reason: To ensure that the amenity of the surrounding area is not compromised as a result of the operation of the development.

Advisory Notes

	Compliance with Requirements of Essential Energy - As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 10M from the CENTERLINE part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk. 22KV HIGH VOLTAGE OVERHEAD NETWORK RUNNING THROUGH THIS PROPERTY. - As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 3M from the NEAREST part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk. SUBSTATION 75-984032. - As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 1M from the CENTERLINE part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk. 22KV HIGH VOLTAGE UNDERGROUND NETWORK RUNNING THROUGH THIS PROPERTY. - It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a Request for Safety Advice if works cannot maintain the safe working clearances set out in the Working Near Overhead Powerlines Code of Practice, or CEOP8041 - Work Near Essential Energy's Underground Assets. Information relating to developments near electrical infrastructure is available on our website Development Applications (essentialenergy.com.au). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website Encroachments (essentialenergy.com.au) and provide supporting documentation such as a Blowout report which indicates that the proposed structure meets the requirements of AS 7000 created by a level 3 electrical designer. A list of ASPs can be found at: https://www.energy.nsw.gov.au/households/guidesand-helpful-advice/being-more-energy-efficient/understand-your-energy-bill/altering-supply Applicants are advised that fees and charges will apply where Essential Energy provides this service. Council's and the applicant's attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.
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Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); the location of overhead and underground powerlines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive.

Condition reason: To comply with the requirements of Essential Energy