

## GENERAL CONDITIONS

	Condition																																																
(A1)	<p>The development shall be undertaken generally in accordance with the Statement of Environmental Effects and stamped approved plans detailed as follows except where modified by any of the following conditions:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 35%;">Drawing Title:</td> <td>Site Plan</td> </tr> <tr> <td>Sheet Number:</td> <td>A002</td> </tr> <tr> <td>Revision:</td> <td>N</td> </tr> <tr> <td>Dated:</td> <td>23.1.2026</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Drawing Title:</td> <td>Depot Plan</td> </tr> <tr> <td>Sheet Number:</td> <td>A003</td> </tr> <tr> <td>Revision:</td> <td>N</td> </tr> <tr> <td>Dated:</td> <td>23.1.2026</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Drawing Title:</td> <td>Storage Shed and Wash Bay Details</td> </tr> <tr> <td>Sheet Number:</td> <td>A004</td> </tr> <tr> <td>Revision:</td> <td>N</td> </tr> <tr> <td>Dated:</td> <td>23.1.2026</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Drawing Title:</td> <td>Car Shade Structure 1 Details</td> </tr> <tr> <td>Sheet Number:</td> <td>A005</td> </tr> <tr> <td>Revision:</td> <td>N</td> </tr> <tr> <td>Dated:</td> <td>23.1.2026</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Drawing Title:</td> <td>Car Shade Structure 2 Details</td> </tr> <tr> <td>Sheet Number:</td> <td>A006</td> </tr> <tr> <td>Revision:</td> <td>N</td> </tr> <tr> <td>Dated:</td> <td>23.1.2026</td> </tr> </table> <p>{Reason: To ensure that the development is undertaken in accordance with that assessed}</p>	Drawing Title:	Site Plan	Sheet Number:	A002	Revision:	N	Dated:	23.1.2026			Drawing Title:	Depot Plan	Sheet Number:	A003	Revision:	N	Dated:	23.1.2026			Drawing Title:	Storage Shed and Wash Bay Details	Sheet Number:	A004	Revision:	N	Dated:	23.1.2026			Drawing Title:	Car Shade Structure 1 Details	Sheet Number:	A005	Revision:	N	Dated:	23.1.2026			Drawing Title:	Car Shade Structure 2 Details	Sheet Number:	A006	Revision:	N	Dated:	23.1.2026
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(A2)	<p>The demolition of the subject sheds shall be carried out in accordance with the applicable provisions of AS 2601 – 2001: The Demolition of Structures. {Reason: To ensure the demolition works are undertaken in an appropriate manner}</p>																																																
(A3)	<p>All solid waste from demolition, construction and operation of the proposed development shall be assessed, classified and disposed of in accordance with the Department of Environment and Climate Change - Waste Classification Guidelines.</p> <p>Whilst recycling and reuse are preferable to landfill disposal, all disposal options shall be undertaken as required under the Protection of the Environment Operations Regulation 2014. {Reason: To ensure waste is disposed of in an appropriate manner}</p>																																																
(A4)	<p>The top of the wash-bay's overflow (relief) gully shall be a minimum 150mm below the lowest sanitary fixture in the building, and</p> <ul style="list-style-type: none"> <li>(a) Be a minimum 75mm above the finished surrounding ground level; or</li> <li>(b) Where the overflow (relief) gully is located in a path or paved area which is finished</li> </ul>																																																

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.

If the top of the required overflow (relief) gully cannot achieve the statutory minimum 150mm clearance below the lowest sanitary fitting in the building, a reflux valve shall be provided on the building's sanitary drainage line immediately downstream of the boundary shaft. Such installation shall be undertaken in accordance with the requirements of AS/NZS 3500.2 and be inspected and passed by Council prior to covering.

{Reason: To protect the building from sewerage surcharges}

(A5) All building work must be carried out in accordance with the provisions of the Building Code of Australia unless otherwise varied by the Minister administering the Property and Development NSW Act 2006 pursuant to section 6.28 of the EP&A Act 1979.

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

(A6) 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}

(A7) 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 of and hazard to pedestrians}

(A8) The retaining walls to be erected upon the development's allotment boundaries adjoining No.'s 219 and 235 Cobra Street (Lot 100 DP 1128578 and Lot 360 DP 754308) shall be constructed from either concrete and/or masonry sufficient to achieve a design life of at least sixty (60) years as stipulated by AS 4678-2002 *Earth-retaining structures*. An appropriate subsoil drainage system must be provided behind such retaining walls.

Details of the design and installation of the proposed retaining walls shall be submitted with the documentation to be certified pursuant to Section 6.28(2) of the Environmental Planning & Assessment Act 1979.

{Reason: Ensure the adequacy of the proposed retaining wall design}

(A9) An Erosion and Sedimentation Control Plan shall be submitted to Council's Environmental Compliance Branch for approval.

The approved plan is required to be implemented onsite prior to any site disturbance works being commenced and shall remain, in a maintained condition, until all site works are completed.

{Reason: To reduce the risk of polluting the stormwater system}

## **BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

Condition
nil

## BEFORE BUILDING WORK COMMENCES

### Condition

(B1) A site waste enclosure shall be provided on the site for the period of the proposed construction works, installed prior to commencement of any such work. Waste enclosures must be managed to ensure it does not cause issues due to being over filled.

{Reason: To prevent environmental pollution}

(B2) 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}

(B3) Prior to building works commencing, a detailed (fully dimensioned) site plan is to be lodged with and approved by Council's Infrastructure Strategy Branch with regard to the construction of a commercial standard concrete vehicular cross-over, including the construction of a mountable concrete median island at the middle of the proposed driveway ensuring both directional traffic flow, and kerb and gutter vehicle entrance, in accordance with Council's standards STD 5211 and STD 5235, being provided by and at full cost to the developer to the satisfaction of Council.

The access driveway is to be sufficient width at the roadway (kerb and gutter alignment) and the property boundary alignment such that one car (5.2 metres) (utilising the Austroads design templates, and a turning speed of 5 to 15 km/hr) and one service vehicle (8.8 metres) can enter and exit the subject land simultaneously in a forward motion from the through travel lane(s) of Hawthorn Street 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 occupation or use of the development.

Note: Should Council's Development Engineering Team Leader (or their representative) not undertake the required inspections as detailed in the abovementioned Council standards, then a detailed list of inspections undertaken by an accredited private certifier verifying compliance with the abovementioned Council standards will be required to be lodged with Council prior to occupation or use of the proposed development.

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

(B4) Prior to building works commencing, full and detailed hydraulic design calculations and drawings of the proposed development's stormwater drainage system shall be submitted to and approved by Council's Infrastructure Strategy Branch. All driveways, hard stand areas and parking areas shall be drained to compliance of standard and regulated engineering design and practice, including the following requirements:

- Post-development peak flows shall not exceed pre-development peak flows;
- Ponding in the carpark shall be restricted to aisles so as to allow pond-free pedestrian access to vehicles in storm events up to the 5% AEP;
- Plans shall demonstrate that designs shall work for all reasonable assumptions for development of residue Lot 1;

- Details of the level spreader and rock rip-rap for the proposed OSD basin shall be provided;
- Stormwater runoff from the site shall be designed, managed, and discharged in a manner that prevents erosion, scour and does not cause the transport of sediment or debris to downstream receiving land;
- Provide certification from a registered, qualified, and practising Civil Engineer confirming that the plans have been designed in compliance with all relevant standards and normal engineering practice;
- Stormwater assets are to remain in private ownership;
- No discharge or any assets are to be located within the rail corridor;
- Retaining walls shall be constructed of concrete or other material resistant to rot, fire, and rust. Retaining walls shall be certified by a structural engineer as being structurally sufficient for the site constraints and shall be designed to last minimum 60 years. Special attention to be paid to any assets passing through or under the retaining wall;
- The submitted plans are to include relevant details of pavement construction, footpaths, kerb and guttering, dish drains, sub-soil drains, road furniture/facilities, and surface levels. The plans must be prepared by a practicing Civil Engineer and include levels reduced to Australian Height Datum (AHD); and
- The design plans are to be prepared in accordance with AS/NZS 3500.3 and relevant Australian Standards.

Additionally, prior to the discharge from the site, the developer will be required to install at their own expense a 'pollution control device(s)' which will collect oil, sediment and litter from the development proposal.

{Reason: To achieve satisfactory stormwater disposal}

- (B5) Prior to building works commencing, 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}

- (B6) 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}

(B7) The conveyance of the effluent from the proposed wash bay to Council's sewer constitutes a trade waste discharge. In this regard, prior to building works commencing a Trade Waste Application must be completed including necessary fees (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 for approval.

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}

(B8) To facilitate Council's inspection of the sanitary plumbing and drainage work associated with the development, a copy of the development's final hydraulic drawing(s) and floor plan shall be submitted to Council's Development & Environment Division prior to such works commencing.

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

(B9) 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: To protect the public}

(B10) Prior to the commencement of any works, the Applicant shall ensure that detailed dilapidation reports are prepared for all properties adjoining and in the vicinity of the site that may be impacted by the proposed development, including but not limited to No.'s 219 and 235 Cobra Street (Lot 100 DP 1128578 and Lot 360 DP 754308).

The dilapidation reports shall:

- (a) comprehensively document the existing condition of all buildings, structures, boundary walls, pavements and other relevant improvements, including both internal (where access is available) and external elements;
- (b) include photographic and written records of any existing defects, damage or structural condition;
- (c) be prepared prior to any site disturbance, demolition, excavation, or construction works; and
- (d) be provided to the Principal Certifier and be made available to Council upon request.

A copy of each dilapidation report shall be provided to the relevant property owner prior to the commencement of works where access has been granted.

Any damage to adjoining or nearby properties attributable to the carrying out of the development shall be rectified at no cost to the affected property owner.

{Reason: To document the existing condition of surrounding properties and manage potential structural impacts arising from construction works}

(B11) The designated wash-bay for the cleaning of vehicles shall be provided with a sealed floor,

bunded walls, roofed (to prevent the entry of stormwater), floor drains, oil and silt arrester and splash walls. Details demonstrating compliance with these requirements shall be submitted to Council's Environmental Compliance Branch prior to works commencing.  
{Reason: To prevent the pollution of the environment}

## DURING BUILDING WORK

### Condition

(C1) Demolition and/or construction work shall only be carried out within the following times:

Monday to Friday: 7am to 6pm  
Saturday: 8am to 1pm  
Sunday or Public Holidays: No work permitted  
{Reason: To reduce the likelihood of noise nuisance}

(C2) 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}

(C3) Waste construction materials including soil arising from the development shall be disposed of at an appropriately licensed waste facility.  
{Reason: To prevent possible environmental pollution}

(C4) During periods of extended dry weather the site manager will be responsible for monitoring the site for dust generation. In the event that dust is being generated by truck movements the site manager is required to provide measures to suppress dust. Suppression and mitigation of dust shall be employed at all times including when no activities are taking place on the site.  
{Reason: To prevent nuisance dust}

(C5) No buildings or structures of any standard shall be erected over Council's existing sewerage main(s) or are to be located within the existing 'easement(s) to drain sewage', except the proposed driveway area and OSD basin, provided the following:

- Council's sewer main alignments and depths shall be accurately located prior to any construction works; and
- Pursuant to Council's policy 'Building Over or Adjacent to Council's Sewerage Pipeline', should at any time in the future there be the need for Council to dismantle the subject driveway area and internal road in order for Council to gain access to its sewer main, any damage arising from its dismantling and/or re-erection shall be the responsibility of the landowner to repair.

{Reason: To protect Council's sewerage assets}

(C6) All excavations associated with the erection of the buildings and installation of associated

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

{Reason: For protection of persons and the public}

- (C7) The following applicable works shall be inspected and passed by an officer of Council 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 **D2025-580**.

Advanced notification for an inspection can be made by emailing [de.admin@dubbo.nsw.gov.au](mailto: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 the Infrastructure and Development & Environment Divisions*).
- Water plumbing under hydraulic test; and
- Final inspection of the installed sanitary and water plumbing fixtures upon the wash-bay's completion prior to its occupation/use.

{Reason: For preservation of public health}

## BEFORE OCCUPATION

### Condition

- (D1) Lot 1 DP 1157969, Lot 359 DP 1157956, and Lot 304 DP 754308 shall be consolidated into one (1) allotment. Evidence of registration of the consolidation shall be submitted to the Principal Certifier.

Note, easements a minimum of 2 metres wide shall be provided over all sewer mains, and shall be shown on the new Deposited Plans.

{Reason: To ensure orderly development}

- (D2) Prior to occupation, 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.

Note 1: In accordance with Council Policy, as the local water authority, separate metered connections will be required in respect to the provision of a suitably sized domestic water meter and separate fire service meter to the development site.

Note 2: Council's Water Supply Services Policy exempts dedicated fire services from water access charges if they comply with the National Plumbing Code of Australia and Council Policy. Should water consumption be recorded on a fire service, and it is not used for purposes other than firefighting or testing purposes, Council may consider the connection to be a deemed water service and subject to the applicable water access charge, sewer access charge and non-residential sewerage service charges in accordance with Council's adopted Fees and Charges.

{Reason: Council policy in respect of industrial, commercial and residential developments}

- (D3) Any alterations/damage to the footpath, kerbing and guttering, vehicular entrance(s), road or road shoulder, shall be repaired/restored at full cost to the developer to Council's satisfaction and in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Construction standards.  
{Reason: To protect Council's road reserve assets}
- (D4) Prior to the occupation/use of the wash-bay, Council is to be given at least 24 hours' notice for Council to carry out an inspection of the completed sanitary drainage and water plumbing installations associated with such building.  
{Reason: To permit required inspection to be undertaken}
- (D5) Prior to occupation, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Sec 94 Development Contributions Plan - <b>Urban Stormwater Drainage and Headworks 1995</b>	Calculation is based on total development area of 5,733m <sup>2</sup> - draining into catchment (East Dubbo Drainage scheme).  Current rate per hectare is \$18,461.85	<b>\$10,584.18</b>
Sec 94 Development Contributions Plan - <b>Roads, Traffic Management and car parking 2016</b>	Contribution Rate: Industrial trip = \$477.95  Plan Administration = \$6.90  Calculation based on 66 trips  Urban Roads contributions  Plan Administration	<b>\$31,544.70</b>  <b>\$455.40</b>
	<b>Total</b>	<b>\$32,000.10</b>
	<b>Total Section 7.11/94 Contributions Payable for this application</b>	<b>\$42,584.28</b>
	<b>Note:</b> this amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.	

**Note 1:** Contribution rates are subject to CPI and adjusted annually from 1 July each year in accordance with Councils adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: Implementation of Council's respective Section 7.11/94 Contributions Plan}

- (D6) Any lighting on the site must be installed to emit light in a downward direction and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads 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}

- (D7) The landscaping shown on the approved Site Plan shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be planted prior to occupation or use of the development.  
{Reason: To maintain the aesthetic quality of the development}

## OCCUPATION AND ONGOING USE

Condition	
(E1)	Noise from the development ( $L_{Aeq}$ ) shall not exceed the background ( $L_{A90}$ ) by more than 5dB(A) at any time including any allowance for impulsiveness and tonal characteristics when measured at the most affected residence. {Reason: To prevent noise nuisance}
(E2)	No vehicles larger than a 'Service Vehicle' 8.8 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}
(E3)	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}
(E4)	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}

## NOTES

- (1) Whilst the Crown does not to have obtain a Section 68 approval for the development's plumbing and drainage works, it does not negate the statutory requirement for the plumbing and drainage licensee to provide to Council as the delegated Plumbing Regulator, the Notice of Work (NoW), Certificate of Compliance (CoC) and Sewerage Service Diagram (SSD) as prescribed under the Plumbing and Drainage Act 2011, for the proposed sanitary drainage/plumbing and domestic water plumbing works associated with the wash-bay.
- (2) It is requested that the Applicant include in the tender documentation for the construction of the proposed wash-bay building that the successful Principal Contractor (the Builder) will be responsible for the payment of all Council sanitary/water plumbing and drainage inspection fees associated with that building. Alternatively, the Principal Contractor is to ensure that plumbing contractors when quoting on such work are informed to include such Council fees in their quotations.
- (3) The activity shall 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*;
  - It causes, or is likely to cause a pollution incident;
  - It prevents to control or minimise pollution, or the emission of any noise or the generation of waste;
  - It is not carried on in accordance with good environmental practice.

- (4) 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 9:00 am and 5:00 pm, Monday to Friday. The Plans can also be viewed on Council's website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)
- (5) The Development shall be carried out in accordance with Essential Energy's correspondence for this Development Application (copy attached).