

ATTACHMENT A – CONDITIONS OF THE CERTIFICATE

This consent is subject to the following conditions:

PART A – GENERAL CONDITIONS

CONDITION				REASON
Concept DA – Further Development Consent Required 1. This development consent is for a Concept Approval only. A further development consent and a Construction Certificate will be required for the carrying out of the works. A future development application must be consistent with the drawings referenced below which have been endorsed with Council's approval stamp, except where amended by the following conditions of development consent.				To ensure all parties are aware of the approved plans and supporting documentation that applies to the development
Title:	Drawn by:	Dated:	Received by Council:	
Site Plan	Warrumbungle Shire Council	12.02.2026	06.04.2026	
Ground Floor Plan	Warrumbungle Shire Council	12.02.2026	06.04.2026	
Site 3D View	Warrumbungle Shire Council	12.02.2026	06.04.2026	
Accessible Amenities and Storage	Warrumbungle Shire Council	12.02.2026	06.04.2026	
Stormwater Plan	Warrumbungle Shire Council	12.02.2026	06.04.2026	
Office & Reception	Warrumbungle Shire Council	12.02.2026	06.04.2026	
First Aid Room and Toilets	Warrumbungle Shire Council	12.02.2026	06.04.2026	
Accessible Amenities and Plant	Warrumbungle Shire Council	12.02.2026	06.04.2026	
Statement of Environmental Effects	Todd Dunn	05.11.2025	06.04.2026	
Geotechnical Investigation Report	Barnson	07.04.2025	06.11.2025	
Requirements for Further Development Application and Construction Certificate 2. Building Matters (Conditions to be included on further development application) All 10a Building works will be required to be constructed in accordance with the NCC-BCA 2022 Volume Two Class 1 and Class 10 Buildings				To ensure a further development application and construction certificate address all relevant matters.

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- All Class 2 – 9 works will be required to be constructed in accordance to the NCC-BCA 2022 Volume One Class 2 to 9 Class Buildings.
 - Structurally engineered plans will be required for the construction of any concrete slab components compliant to NCC-BCA 2022 and AS 2870.
 - Section J report requirements will be required to be listed on the plans
 - The lighting to comply with the Development Standards for land near Siding Spring Observatory.
 - A detailed access report to be supplied with the requirements to be shown on the plan that include; paths of travel, access to buildings, accessible toilets, parking and any further requirements
 - A geotechnical report to be supplied to show the class of soil classification in the different parts of the lots as demolition of buildings will impact the reports requirements.
 - The canteen fitout to be in accordance to SEPP (Exempt and complying development Codes) 2008 cl 2.52.
 - A Construction Environment Management Plan will be required to be prepared prior to the issue of a Construction Certificate.
 - All demolition works to be in accordance with A/S 2601 – 2001, The demolition of structures and SafeWork Code of Practice Demolition Work August 2019. An Asbestos Audit will be required prior to the commencement of demolition work.

3. Town Planning Matters (Submission requirements for further development application)

- A Statement of Environmental Effects (SoEE) must be submitted with the development application addressing all relevant planning instruments and planning issues.
- Detailed plans of the proposed development are to be submitted with the development application, including, but not limited to a Site Plan, Floor Plans, Elevations, Sections, an Erosion and Sediment Control Plan and a Stormwater Management Plan
- Waste Management Plan.
- Traffic and Parking Impact Assessment.
- Crime Risk Assessment.
- Details of proposed tree planting and shade structures generally in accordance with the approved Master Plan for the site.

4. Water and Sewer Matters

- The applicant is to prepare and submit a liquid trade waste approval to Council to discharge wastewater generated from the development to Council's sewer.
 - There are two Council sewer mains within the lot of the proposed development. Any proposed structures are to be located outside of the zone of influence of the sewer main.
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