

D2021-319 Part 1  
Parcel 62778  
SPR:BB



15 September 2021

Ms R Sutcliffe  
NSW Police Property Group  
Level 8  
123 Pitt Street  
SYDNEY NSW 2000

Dear Ms Sutcliffe

**Premises to which Notice refers:** Lot: 2 DP: 1267927, 1 Judy Jakins Drive DUBBO

**Proposed Development:** Emergency services facility (police training facility)

Reference is made to the above Development Application. Council has completed its assessment of the application and is prepared to issue its development consent, subject to your written acceptance of the following draft development consent conditions which are intended to be imposed.

**DEFERRED COMMENCEMENT CONDITION:**

The following deferred commencement condition must be satisfied and evidence provided to Council within 12 months of the determination date of this consent.

- (A) This approval shall not commence to operate until a Site Audit Statement for potential (residue) contamination has been undertaken by an accredited Site Auditor. Testing shall take particular consideration of those areas below soil/waste stockpiles. Upon completion and prior to issue of the Operational Consent, the Site Audit Statement shall be submitted to Council for approval, outlining the results of the investigation and status of the land with a clear statement that the site is suitable for its intended use.  
{Reason: Council requirement for protection of the environment}

**CONDITIONS:**

- (1) 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:

Drawing Title:	Proposed Site Analysis Plan
Drawing Number:	A-DA-03
Dated:	04/08/21
Revision:	B

Drawing Title: Ground Floor Plan  
Drawing Number: A-DA-04  
Dated: 04/08/21  
Revision: B

Drawing Title: Level Floor Plan  
Drawing Number: A-DA-05  
Dated: 04/08/21  
Revision: B

Drawing Title: Site Elevations  
Drawing Number: A-DA-10  
Dated: 04/08/21  
Revision: B

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

- (2) All building work must be carried out in accordance with the provisions of the Building Code of Australia unless otherwise varied by the Minister pursuant to section 6.28 of the EP&A Act 1979.  
{Reason: Prescribed statutory condition under EP&A Act}
- (3) 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.  
{Reason: Council requirement for protection of persons}
- (4) A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work.  
{Reason: Council requirement to prevent pollution of the environment by wind-blown litter}
- (5) 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 inspection of such works. When requesting an inspection, please quote Council's reference number **D2021-319**.

Advanced notification for an inspection should 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 4612.

- Internal and external sanitary plumbing and drainage under hydraulic test.
- Water plumbing including fire services, under hydraulic test.
- Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation/use.

{Reason: Statutory provision and Council requirement being the delegated Plumbing Regulator}

- (6) Hot water delivered to the outlets of the disabled hand basin and any shower fixtures shall not exceed a temperature of 45°C, whilst the remainder of the hand basins and any shower fixtures in the buildings shall not exceed 50°C.

Note: thermostatic mixing valve(s) are required to be installed to achieve the maximum temperature setting of 45°C.

{Reason: Council policy and statutory requirement of the Plumbing Code of Australia}

- (7) The drainage and plumbing installations shall comply with the provisions of the Local Government (General) Regulation, 2005.

{Reason: Statutory and Council requirement}

- (8) Temporary closet accommodation shall be provided onsite before work on the proposed buildings are commenced.

{Reason: Council requirement to preserve public hygiene}

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

{Reason: Council requirement to permit and facilitate the inspection and accurate plotting and subsequent drafting of the installed and inspected sanitary drainage work}

- (10) Any stockpiled clean soils/material shall be kept in a single designated stockpile area with appropriate sediment control and signage. All materials being stockpiled shall be tracked and kept in a stockpile register which is available for assessment by authorised officers upon request. All materials brought onto and moved around the site shall be documented. Records of the fate of each excavation cell and stockpile shall be kept. Truck movements and weighbridge receipts from transport companies and destination to landfill or a treatment facility and reused of soils onsite shall be verifiable. Photographs of stockpiled materials shall 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: Council requirement to ensure that the origin of all stockpiles can be verified.}

- (11) Construction work shall only be carried out within the following time:

Monday to Friday: 7:00 am to 6:00 pm

Saturday: 8:00 am to 1:00 pm

Sunday and public holidays: No construction work permitted

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

- (12) Suppression and mitigation of dust shall be employed during works on the site to ensure dust is not emitted from the site, including when no activities are taking place on the site.

{Reason: Council requirement to reduce the likelihood of dust nuisance.}

- (13) Prior to works commencing, an Erosion and Sediment Control Plan is required to be submitted to and approved by Council's Environmental Compliance Branch. This approved Plan shall 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: Implementation of Council policy to reduce sediment pollution}

- (14) A single stabilised vehicular access shall be provided to the construction site in accordance with the design described in the attachment titled 'Stabilised Site Access' to Council's advisory document Fact Sheet No. 6 - Erosion and Sediment Control.

{Reason: Implementation of Council policy to reduce sediment pollution}

- (15) Prior to works commencing the applicant shall prepare and submit to Council for approval a Waste Management Plan. Such Plan shall be approved by Council prior to commencement of the development and shall include but not be limited to, the following:

- (a) Assessment of types of waste;
- (b) Classification of each type of waste;
- (c) Volume of each type of waste;
- (d) Management and storage of waste onsite:
  - Method of waste disposal and disposal sites;
  - Method of waste transport and disposal sites; and
- (e) Record keeping.

{Reason: Council requirement to require compliance with the POEO Act}

- (16) Waste construction materials including soil arising from the development must be disposed of at an appropriately licensed waste facility.

{Reason: To ensure environmentally safe disposal}

- (17) Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority (e.g. Department of Planning, Industry and Environment (DPIE), WorkCover Authority, Council, Fire and Rescue NSW etc) 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 Environment Protection Authority (EPA) to receive that type of waste.

{Reason: Council requirement to prevent the contamination of the environment}

- (18) In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Department of Planning, Industry and Environment notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the DPIE.

{Reason: Council and statutory requirement to protect Aboriginal heritage}

- (19) A separate application is to be made to Council, with the appropriate fee being paid, for the provision of a new water meter connection to service proposed development.

Note: As Council is the local water supply authority, separate metered connections will be required in respect to the provision of a suitably size domestic water meter and separate fire service meter to the development site.

{Reason: Council policy in respect of commercial developments}

- (20) A separate application is required to be made to Council's Water Supply and Sewerage Client Services Coordinator (Infrastructure Division), for the supply and installation of a 'Pressure Sewerage Unit' to service the proposed development.

Note: The pressure sewer Boundary Kit is to be a Type 4 unit as provided by Aquatech. This is a one-piece stainless steel product. The pressure sewer pump station can be located anywhere within the development, as long as it can be easily accessed for maintenance etc. The pressure sewer pump station is to be an Aquatech branded installation. A minimum duplex pump arrangement is to be installed utilising two Aquatech 415V, three phase OGP pumps. The volume of the pump station is to be sized to suit the development. Council has adopted an emergency storage volume of 12 hours elsewhere within the Dubbo City Regional Airport. PE100, SDR11, PN16 DN50 HDPE pressure pipe with cream stripe is to be routed within the development to the Boundary Kit location, which must be accessible by Council and placed in the road reserve.

In addition to the above cost, the Developer will be required to pay the 'Actual Cost(s)' associated with connecting the pressure sewer pump station into Council's existing pipeline network. The Developer will need to obtain a separate quote from Council's Water Supply and Sewerage Branch regarding this additional 'actual cost'.

The owner of the subject land will be required to meet the on-going power costs associated with the pressure sewer pump station. However, ownership and maintenance of the pressure sewer pump station will reside with Council. A copy of the adopted 'Pressure Sewerage Systems' Policy is available from Council if required.

{Reason: To achieve satisfactory effluent disposal from the development pursuant to Council Policy, plus adoption of Council's Revenue Policy}

- (21) Three (3) commercial standard concrete vehicular access crossovers (main access, emergency access and service vehicle access), constructed in accordance with Council's standard STD 5211 and STD 5235, being provided by and at full cost to the Developer off Walters Way and Judy Jakins Drive to Council's satisfaction.

However, prior to any construction works being undertaken on these access driveways a detailed (fully dimensioned) site plan is to be lodged with and approved by Council.

The main access driveway is to be designed and constructed of sufficient width at the roadway (kerb and gutter alignment) and the property boundary alignment such that a rigid Truck 8.8m in length and a car 5.2m in length, one entering the site, with one exiting the site, (utilising the Austroads design templates, and a turning speed of 5-15 km/hr) are able to access/exit the subject land in a forward motion from the through travel lane(s) off Walters Way without the need to cross onto the wrong side of the road at any time.

Such works shall also include restoration of the road shoulder following construction in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Construction Standards.

Should Council's Senior Development Engineer (or his 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: Council policy in respect of commercial developments}

- (22) Prior to any works within the road reserve commencing, a separate 'Road Opening Application' (Section 138 Application under the Roads Act 1993) will be required to be made to Council's Infrastructure Division, plus payment of appropriate fee/s.

{Reason: Implementation of Council's Policy and Section 138 of the Roads Act}

- (23) Prior to occupation or use of the development, any alteration/damage to the footpath, kerbing and guttering, vehicular entrance/s, road or road shoulder including utility services, shall be repaired/restored at full cost to the developer and in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Construction Standards.

{Reason: Implementation of Council Policy}

- (24) No vehicles larger than a 'Service Vehicle' 8.8 m in length (utilising the Austroads design templates) are permitted to access the subject land and development proposal.

{Reason: The internal manoeuvrability and access to the subject land and proposed development will only facilitate service vehicle 8.8 m in length or vehicles of lesser dimensions at this location}

- (25) The access gateway(s) of the main entrance associated with any perimeter security fencing are to be "set-back" at the proposed entry and exit location(s), such that at a Service Vehicle (8.8m) is able to "stand clear" and be totally contained within the subject land allotment boundaries and not at any stage overhang onto the road reserve area whilst the operator of such vehicle may be required to lock and/or unlock the access gateway(s).

{Reason: To provide safety for the travelling public utilising the public road system}

- (26) All driveways, hard standards and parking areas shall be drained to Council's satisfaction, noting that development will be required to discharge stormwater from the land in its undisturbed/natural state for the minor storm event (1 in 20 year ARI) to the existing inter-allotment pit located at the north-eastern corner of the subject lot.

The Developer must also make provision for the major event (1 in 100 year ARI) to be safely conveyed to the existing inter-allotment pit without affecting any other properties.

Additionally, prior to the discharge into Council's system, the Developer will be required to install at their own expense 'pollution control device(s)' which will collect all oil, sediment and litter from the development proposal.

In this respect the Developer must have approved by Council, prior to works commencing, full and detailed hydraulic design calculations and drawings of the proposed development's stormwater drainage system.

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

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

- (27) 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 utilising the public roadways}
- (28) All loading and unloading of goods related to the development proposal shall be carried out within the confines of the allotment's boundary. Under no circumstances will the loading, or unloading, of goods on the public roadway system be permitted.  
{Reason: Requirement of Council so as not to create adverse traffic conditions}
- (29) 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 sign-posted to at least the standard outlined in Chapter 3.5 of Dubbo Development Control Plan 2013.  
{Reason: Implementation of Dubbo DCP 2013}
- (30) Prior to occupation or use of the development, all hard stand areas, driveways, car parking and loading areas shall be fully paved in accordance with Chapter 3.5 Parking (3.5.7 – Construction Requirements) of Dubbo Development Control Plan 2013 of a standard suitable to withstand the proposed traffic loadings.  
{Reason: Implementation of Dubbo DCP 2013}
- (31) The proposed landscaping shown on the approved Landscape Plan (Drawing No. L\_4001 dated 17.05.2021 – Revision C) shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be established prior to occupation or use of the site.  
{Reason: To maintain the aesthetic quality of the development}
- (32) 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}

- (33) 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}

- (34) Highly reflective wall or roofing colours, materials and glazing shall not be used. Materials must be designed so as to not result in glare to minimise impacts on airport operations.

{Reason: To minimise the visual impact on airport safety operations}

- (35) Prior to occupation or use of the development, the payment by the developer of **\$2,711.03** (0.45 ETs) for water supply headworks contributions, calculated on a land use basis, pursuant to Section 64 of the Local Government Act, 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act, 2000 and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002.

Such contribution rate per ET is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's annual Revenue Policy.

Note 1: Council's adopted 2021/2022 financial year rate is \$6,024.50 per ET.

Note 2: As the above contribution rate is reviewed annually the 'current contribution rate' is to be confirmed prior to payment.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (36) Prior to occupation or use of the development, the payment by the developer of **\$10,844.10** (1.8 ETs) for sewerage supply headworks contributions, calculated on a land use basis, pursuant to Section 64 of the Local Government Act, 1993, Division 5 of Part 2 of Chapter 6 of the Water Management Act, 2000 and in accordance with Council's adopted Combined Water Supply and Sewerage Contributions Policy dated November 2002.

Such contribution rate per ET is adjusted annually in accordance with Section 3 of the Combined Water Supply and Sewerage Contributions Policy becoming effective from 1 July each year and as adopted in Council's annual Revenue Policy.

Note 1: Council's adopted 2021/2022 financial year rate is \$6,024.50 per ET.

Note 2: As the above contribution rate is reviewed annually the 'current contribution rate' is to be confirmed prior to payment.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}



- (37) Prior to occupation or use of the development, the payment by the developer of **\$53,677.00** (130 trips) for urban roads contribution, calculated on a land use basis, in accordance with Council's adopted amended Section 7.11 Contributions Plan - Roads, Traffic Management and Car Parking, operational 3 March 2016.

Such contribution rate, per trip, is adjusted annually in accordance with Section 6.0 of the Section 7.11 Contributions Plan becoming effective from 1 July each year and as adopted in Council's annual Revenue Policy.

Note 1: Council's adopted 2021/2022 financial year rate is \$412.90 (including administration) per commercial trip.

Note 2: As the above contribution rate is reviewed annually, the current contribution rate is to be confirmed prior to payment.

{Reason: Implementation of Council's Section 7.11 Contributions Plan - Roads, Traffic Management and Car Parking dated 2016}

#### **NOTES:**

- (1) Notwithstanding that the Crown is not required to obtain approvals for the installation of the water plumbing, sanitary and sewage management facility work, the work must still be inspected by Council prior to covering, requiring payment of the appropriate inspection fees.

The absence of the aforementioned approvals 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.

- (2) It is requested that the Applicant include in the tender documentation for the construction of the proposed development that the successful Principal Contractor (the Builder) will be responsible for the payment of all Council sanitary drainage and water plumbing inspection fees associated with the development. 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 fire service required to serve the proposed development must be connected to a separately metered water service. No domestic water services are permitted to be branched off from the fire service pipeline and vice versa. Council Policy requires all new fire services to be connected to a separately dedicated metered water service.

Enquiries concerning specific requirements of the Policy and the provision of a new fire service connection to the subject property, should be referred to Council's Water Supply and Sewerage Branch.

- (4) Should the Geotechnical Site Investigation show a highly or extremely reactive site then, where the sanitary drainage pipework passes through the underside of the building, flexible pipework fittings should be fitted to permit articulation of the pipework equivalent with the expected soil movement. Reference should be made to AS 2870-2011 in this regard.

It is also advised that the Dubbo region has a Thornthwaite Moisture Index (TMI) of -17.6 (being Zone 4:  $\geq -25$  to  $\leq -15$  TMI). Under AS 2870-2011 Dubbo soils would thus have a design depth of suction change (Hs) equal to or greater than 3m. Consequently, site classifications are required to be modified by the addition of '-D' as specified in Clause 2.1.2 to such standard.

- (5) It is recommended the substation be placed to the immediate north of the existing Ring Main Unit (RMU) in the south eastern corner of the property.
- (6) The Council Section 7.11/64 Contribution Plans referred to in the conditions of this consent may be viewed without charge at Council's Civic Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday. Copies are also available from [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)
- (7) The development shall be carried out in accordance with Essential Energy's correspondence dated 2 July 2021 (copy attached).

#### **RIGHT OF REVIEW**

Section 8.2 of the Environmental Planning and Assessment Act 1979 confers the right for an applicant to request the Council to review the determination. The request must be made in writing within six (6) months after the date on which you receive this notice, together with payment of the appropriate fee.

#### **RIGHT OF APPEAL**

Section 8.7 and 8.10 of the Environmental Planning and Assessment Act 1979 confers the right for an applicant who is dissatisfied with Council's determination to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.



*Darryll Quigley*  
Manager Building and Development Services