

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: Site Plan
Drawing Number: DA-01
Dated: 01.10.22
Revision: 7

Drawing Title: Floor Plan
Drawing Number: DA-02
Dated: 01.10.22
Revision: 7

Drawing Title: Detail Plan - Tenancy 1
Drawing Number: DA-03
Dated: 01.10.22
Revision: 7

Drawing Title: Detail Plan - Tenancy 2
Drawing Number: DA-04
Dated: 01.10.22
Revision: 7

Drawing Title: Office Building Elevations
Drawing Number: DA-05
Dated: 01.10.22
Revision: 7

Drawing Title: Outdoor Area Detail
Drawing Number: DA-06
Dated: 01.10.22
Revision: 7

Drawing Title: Floorplan – Building 1
Drawing Number: DA-08
Dated: 01.10.22
Revision: 7

Drawing Title: Elevations – Building 1
Drawing Number: DA-09
Dated: 01.10.22
Revision: 7

Drawing Title: Floorplan – Building 2

Drawing Number: DA-10
Dated: 01.10.22
Revision: 7

Drawing Title: Elevations – Building 2
Drawing Number: DA-11
Dated: 01.10.22
Revision: 7

Drawing Title: Proposed Site Plan – Stage 1 (Community Title Subdivision)
Drawing Number: 22062-DA-02
Dated: 16/08/22
Revision: A

Drawing Title: Proposed Site Plan – Stage 2 (Community Title Subdivision)
Drawing Number: 22062-DA-03
Dated: 16/08/22
Revision: A

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

- (2) Prior to the issue of the relevant Occupation Certificate, the contribution for Stage 1 of **\$119,156.58** (19.11ETs) and for Stage 2 **\$50,880.05** (8.16ETs) for water supply headworks contributions, calculated on a per ET 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 2022/2023 financial year rate is \$6.235.30 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}

- (3) Prior to the issue of the relevant Occupation Certificate, the contribution for Stage 1 of **\$67,341.24** (10.8ETs) and for Stage 2 **\$38,534.15** (6.18ETs) for sewerage supply headworks contributions, calculated on a per ET 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 2022/2023 financial year rate is \$6.235.30 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}

- (4) Prior to the issue of the relevant Occupation Certificate, for Stage 1 of **\$59,283.60** (138.74ETs) and for Stage 2 **\$36,158.13** (84.62ETs) for urban roads headworks contribution, calculated on a per trip basis, in accordance with Council's adopted Amended Section 94 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 94 Contributions Plan becoming effective from the 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2022/2023 financial year rate is \$427.30 (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 94 Contributions Plan - Roads, Traffic Management and Carparking dated 2016}

- (5) Prior to the issue of the Occupation Certificate, all carparking spaces shall be permanently marked for each unit and on the pavement surface.

{Reason: Implementation of Dubbo DCP 2013}

- (6) The business identification signage shall be maintained in good and substantial repair.

The signage shall not flash, be animated, be excessively luminous or glow.

{Reason: Council requirement to maintain structural adequacy, visual amenity and to prevent distraction of passing motorists}

- (7) No advertising, advertising sign(s) or structure(s) of any standard will be permitted to be displayed within (or overhang onto) the road reserve area(s).

Note: This area also includes the footpath reserve area.

{Reason: To protect the amenity of the travelling public utilising the surrounding roadways}

- (8) A separate application for any proposed onsite advertising/signage not approved with this development consent 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}

- (9) An Erosion and Sedimentation Control Plan measures 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}

- (10) The proposed landscaping shown on the approved landscape plan (Titled: Landscape Site Plan Issue-C – dated 21/09/22) shall be established and maintained to at least the standard specified on the approved development plans. Such landscaping shall be established prior to the issue of the relevant Occupation Certificate.

{Reason: To maintain and improve the aesthetic quality of the development}

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

Monday to Friday: 7 am to 6 pm

Saturday: 8 am to 1 pm

Sunday and public holidays: No construction work permitted

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

- (12) 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}

- (13) A separate application is to be made to Council, with the appropriate fee being paid, for the provision of a suitably sized water meter to the development.

Note: As Council is the local water authority, separate metered connections will be require 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}

- (14) A Commercial standard concrete vehicular cross-overs, and kerb and gutter vehicle entrances, constructed in accordance with Council's standards STD 5211 and STD 5235 being provided by and at full cost to the Developer at the location shown on the approved development plan.

This work may require restoration of the road shoulder following construction in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Construction Standards at full cost to the developer.

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 the issue of the Occupation Certificate for the proposed development.

{Reason: Council policy in respect of commercial developments}

- (15) 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 the development proposal.

{Reason: The internal maneuverability and access to the subject land and proposed development will only service vehicle(s) 8.8m or vehicles of lesser dimensions at this location}

- (16) All driveways, hard stand areas 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 stormwater inter-allotment pit located to the north-western corner of the subject lot and also make provision for the major event (1 in 100 year ARI) to be safely conveyed to the existing stormwater inter-allotment pit located to the north-western corner of the subject.

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 the issue of the building's Construction Certificate, full and detailed hydraulic design calculations and revised 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 at full cost to the Developer.

{Reason: To achieve a satisfactory means and method of stormwater drainage disposal from the proposed subdivision area – Implementation of Council Policy}

- (17) Prior to issue of the Construction Certificate, 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}

- (18) 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}

- (19) **No** buildings or structures (including advertising structures) shall be erected over, or within, the existing “easement(s) to drain sewage” or created over the subject parcel of land.

{Reason: Implementation of Council policy}

- (20) 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}
- (21) 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}
- (22) All relevant 'easement(s)' created under Deposited Plan 1274228 over the subject land shall remain in force with this current Development Application to subdivide.
{Reason: To ensure legal rights to infrastructure and the continuation of relevant restrictions}
- (23) Prior to release of the Subdivision Certificate, the submission to Council of evidence that an electricity supply has been provided to each lot within the proposed subdivision by way of a Notice of Arrangement as issued by the electricity supply authority (Essential Energy).
{Reason: To ensure the orderly provision of infrastructure}
- (24) Prior to issue of the Occupation Certificate for Stage 1, all the DA Conditions of D21-490 must be complied.
{Reason: Implementation of Council policy}
- (25) The drainage and plumbing installation shall comply with the provisions of the Local Government (General) Regulation, 2021 and the requirements of Council as the delegated plumbing regulatory authority.
{Reason: Statutory and Council requirement}
- (26) The sanitary, water plumbing and drainage associated with the proposed buildings requires the issue of a separate approval from Council prior to being installed. In this regard a Drainage and Plumbing Approval Application form is available from Council and must be completed by the licensed plumbing and drainage contractor and returned to Council with the appropriate fee.
{Reason: Statutory requirement of Local Government Act, 1993}
- (27) All sanitary plumbing, drainage and water plumbing work shall be carried out by a licensed plumber and drainer.
{Reason: Statutory requirement of Section 634 of the Local Government Act, 1993}
- (28) The top of the building(s) overflow (relief) gully shall be a minimum 150 mm below the lowest sanitary fixture in that building, and
- (a) Be a minimum 75 mm 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 building, it may be finished level with such path or paved area.

Any excavated areas around the perimeter of the building shall be graded away from the building to ensure adequate surface drainage and prevent pondage.

{Reason: Council requirement to provide adequate stormwater free board and drainage and ensure free board provisions of sanitary drainage regulations can be achieved}

- (29) Hot water delivered to the outlets of the disabled fixtures shall not exceed a temperature of 45⁰ C, whilst any other new hand basin fixtures in the building shall not exceed 50⁰ C.

Note: Thermostatic mixing valve(s) are required to be installed to achieve the maximum temperature setting of 45⁰ C.

{Reason: Statutory requirement of the Plumbing Code of Australia}

- (30) The buildings shall not be occupied or used until the Principal Certifier (PC) has first issued an Occupation Certificate.

{Reason: Statutory requirement to ensure the building is fit for occupation}

- (31) 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}

- (32) All building work must be carried out in accordance with the provisions of the Building Code of Australia.

{Reason: Prescribed statutory condition under the Environmental Planning and Assessment Act}

- (33) The person having the benefit of this development consent, if not carrying out the work as an owner-builder, 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 (PC) 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: Statutory requirement imposed by the EP&A Act, 1979}

- (34) 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 (PC) for the work;
- (b) The name of the principal contractor for the building/demolition 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/demolition work and not be removed until the work has been completed.

Note: In respect of (a) above, where Council is engaged as the Principal Certifier, the applicant can either prepare their own sign or alternatively affix onsite the sticker that will be enclosed with the Council issued Construction Certificate. A larger sign in lieu of utilising the sticker is available upon request from Council's Civic Administration Building.
{Reason: Statutory condition imposed by Section 74 of the EP&A Regulation 2021}

- (35) The following applicable works shall be inspected and passed by an officer of Council, irrespective of any other inspection works undertaken by an accredited 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 telephone Council's Development and Environment Division on 6801 4612 and quote Council's reference number **D2022-416**.

Advanced notification for an inspection can be made by emailing de.admin@dubbo.nsw.gov.au or by telephoning Council's Development and Environment Division on 6801 4612.

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

{Reason: Statutory provision and Council requirement being the water and sewerage authority}

- (36) Prior to the Occupation Certificate being issued, 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 enable an inspection of the building's plumbing and drainage to determine they have been satisfactorily completed}

- (37) If an excavation associated with the proposed building work extends below the surface level of an adjoining allotment of land and/or the base of the footings of a building on an adjoining allotment of land, the person having the benefit of the development consent must, at the person's own expense:

- (a) Protect and support the adjoining premises from possible damage from the excavation; and
- (b) Where necessary, underpin the adjoining premises to prevent any such damage.

For the purposes of this condition, 'allotment of land' includes a public road and any other public place. This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

{Reason: Prescribed condition pursuant to Section 74 of the EP&A Regulation 2021 and Council requirement to preserve the stability of adjoining roads/public places}

- (38) All excavations associated with the erection of the building 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: Council requirement for protection of public}

- (39) 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: Council requirement for the protection of the public}

- (40) If Council is engaged to act as the Principal Certifier (PC), the applicant shall ensure that the responsible builder and/or applicable contractors 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 the building's Occupation Certificate.

{Reason: To satisfy Council as the PC that the applicable work has been undertaken in conformity with the BCA}

- (41) The applicant must submit with the development's Construction Certificate application, a detailed design of the development's and building's proposed stormwater drainage system designed by a hydraulics engineer which shall include hydraulic design calculations, surface and invert levels, pipe sizes and grades.

Such details must demonstrate the development's roof and surface water is able to be adequately drained to Council's stormwater system.

{Reason: Council requirement to ensure the development is adequately drained}

- (42) Due to the proposed pylon sign being within close proximity to the Council's stormwater main, the sign's footings must be constructed in order that the sign's loads are taken below the influence of such stormwater main. In this regard, a structural engineered design footing system shall be submitted with the construction certificate application demonstrating that the sign's loads are taken below the influence of the stormwater main.

{Reason: Requirement to prevent undermining Council's infrastructure}

- (43) Certification shall be provided to the Principal Certifier (PC) from a practising structural engineer, stating that the tilt-up panels were inspected prior to pouring and found to comply with the approved engineer's design and have the required FRL of 90/90/90.

{Reason: To demonstrate the wall components meet structural requirements}

- (44) The Community Management Statement shall incorporate an appropriate By-Law that allows each of the Sole Occupancy Unit's (SOU's) stormwater, water plumbing and sanitary drainage pipework to traverse across an adjoining Community Title allotment.

A copy of the Community Properties Management Statement is to be submitted with the Subdivision Certificate application, demonstrating the incorporation of such a By-law in conformity with this condition.

{Reason: Council requirement to legally allow each SOU's stormwater, water and sanitary pipework to traverse across an adjoining Community Title allotment.

- (45) 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}

NOTES

- (1) A separate application is required to be submitted to either Council or an accredited certifier to obtain a Construction Certificate to permit the erection of the proposed building works and pylon sign(s).
- (2) Prior to occupation or use of the subject building, an Occupation Certificate must be obtained from the Principal Certifying Authority appointed for the subject development.
- (3) Fees and contributions in respect to this application will be those applicable at the date of release of the Occupation Certificate.
- (4) Following compliance with all conditions of this Development Consent, the applicant should apply to Council, with lodgement of the Subdivision Works Certificate application and payment of the prescribed fee, for release of the Plan of Subdivision (and associated documentation) which will be duly released.
- (5) 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
- (6) The development shall be carried out in accordance with Essential Energy's correspondence dated 18 August 2022 (copy attached).
- (7) Offensive noise as defined under the Protection of the Environment Operations Act, 1997 shall not be emitted from the proposed development.

- (8) Air impurities as defined under the Protection of the Environment Operations Act, 1997 shall not be released or emitted into the atmosphere in a manner which is prejudicial to the health and safety of occupants, the surrounding inhabitants or the environment.
- (9) A list of fire safety measures must be submitted with the Construction Certificate application pursuant to Section 7 of the Environmental Planning and 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.
- (10) 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.

- (11) If Council is engaged to act as the Principal Certifier for the Construction Certificate application the following shall be included with such application:
- (a) All relevant stormwater design and disposal details;
 - (b) Specifications detailing the proposed building's compliance with the relevant provisions of Section J *Energy Efficiency* of the BCA;
 - (c) Location of required onsite pillar hydrant(s) together with design calculations demonstrating compliance with AS 2419.1 with respect to flow rate, pressure and distance limitations;
 - (i) Location of any required fire hose reels together with design calculations, including demonstration that such reels achieve full floor coverage in conformity with E1.4(c)(i) and AS 2441;
 - (d) Type and location of any required portable fire extinguishers;
 - (e) Specifications demonstrating the building's floor, wall and ceiling lining materials conform with C1.10 of the BCA with respect to their fire hazard properties;
 - (f) Details of the method of ventilation to be provided to the toilet compartment;
 - (g) Specification for the building's exit door hardware (ie door handle and latch);
 - (h) Details demonstrating that a continuous accessible path of travel for disabled persons is provided from the allotment boundary and from the required disabled car park space, to the doorway at the entrance floor and through the principle pedestrian entrance of the buildings (if deemed-to-satisfy solution utilised);
 - (i) Specifications/details of the proposed glazed window panels, particularly with respect to human impact considerations and visions strips (clause 6.6, AS 1428.1);

- (j) Plans indicating compliance with AS 1428.1-2009 as adopted by the BCA with respect to the design of the required ambulant sanitary compartments. The Dts BCA and Access Code both require that at each bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females, after the provision of the unisex disabled accessible toilet. Submitted plans should detail the specific set-out dimensions of the ambulant toilets. Attention should be given in part, to the following aspects of the ambulant sanitary compartment design:
- Compartment width tolerance of only 900 – 920 mm (measured between the completed wall linings and finishes) ;
 - Minimum clear compartment door width of 700 mm;
 - Minimum circulation space of 900 mm in front of the pan, clear of any door encroachment; and
 - 900 x 900 mm circulation space in front of the compartment entry door.
- (k) Plans indicating compliance with AS 1428.1-2009 as adopted by the BCA with respect to the design of the proposed disabled accessible sanitary compartment. 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 1428.1-2009, and be appropriately detailed in any submitted plans/specifications:
- Doors having a clear unobstructed width of at least 850 mm (clause 13.2, AS 1428.1). Note: designers should take particular care with respect to the nominal door width that is specified, as council has observed some 920 mm doors fail to achieve compliance;
 - Door controls (clause 13.5, AS 1428.1);
 - Solid opaque 75 mm wide contrast line across all fully glazed doors and side panels (clause 6.6, AS 1428.1);
 - Luminance contrast at doorways (clause 13.1, AS 1428.1);
 - Luminance contrast to visions strips on glazed doors and side panels (clause 6.6, AS 1428.1);
 - Luminance contrast to toilet seats (clause 15.2.3, AS 1428.1);
 - Floor and ground surfaces having tolerances as specified under section 7, AS 1428.1;
 - Carpets having maximum pile height/thickness under BCA clause D3.3(g) and (h);
 - Tactile ground surface indicators (TGSIs) under BCA clause 3.8 and provided with a luminance contrast as specified under clause 2.2 of AS/NZS 1428.4.1;
 - Signage as specified under section 8 AS 1428.1 and BCA clause D3.6;
 - Braille and tactile exit signage to any doors provided with emergency exit luminaries under clause E4.5, as specified pursuant to clause D3.6(a) of the BCA;
 - Electrical switches (clause 14.2, AS 1428.1).
- (l) A drawing of the required disabled car parking spaces and their shared areas 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;

- (m) Details demonstrating compliance with the BCA in regards to the FRL of the external walls and protection of any openings in such walls within 3m of the fire source features being the existing and proposed allotment boundaries;
 - (n) Details demonstrating compliance with clause F4.5, F4.8 and F4.9 of the BCA for the sanitary facilities (if deemed-to-satisfy solution utilised), or a performance solution prepared under Part A2 of the BCA to address the applicable Performance Requirements under the BCA would need to be submitted;
 - (o) The provision of details, and if necessary drawings, clearly indicating the compliance of the building's proposed *required exits* and paths of travel to such exits in conformity with D1.4(c), D1.6, D1.13 and D2.13 of the BCA;
 - (p) 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;
 - (q) Specifications/details of the proposed glass door and wall panels, particularly with respect to human impact considerations;
 - (r) Submission of a list of all required and proposed essential fire safety measures applicable to the buildings.
- (12) The sanitary, water plumbing and stormwater drainage associated with the proposed building work requires the issue of a separate approval from Council prior to being installed. In this regard a Drainage and Plumbing Approval Application form is available from Council, and must be completed by the licensed plumbing and drainage contractor and returned to Council with the appropriate fee.

This approval 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. It should be noted that the NoW does not include plumbing work associated with any stormwater work.

- (13) To ensure the buildings will be erected wholly within the property boundary, prior to any construction works commencing, the applicant is advised to engage the services of a registered surveyor to ensure the property boundaries are accurately located.
- (14) It is brought to your attention that under the Dts of the BCA (D1.4, D1.6 and D1.10), an exit is required to lead to a road or open space. In this regard, the plans indicate the rear doorways of buildings 1 and 2 are indicated as exits and therefore it would appear such rear doors would not comply with the Dts of the BCA as a required exit.

- (15) The activity must not be carried out in an environmentally unsatisfactory manner where;
1. It contravenes , or is likely to contravene the Protection of the Environment Operations Act 1997, or
 2. It causes, or is likely to cause a pollution incident, or
 3. It prevents to control or minimise pollution, or the emission of any noise or the generation of waste, or
 4. It is not carried on in accordance with good environmental practice.

(16) Insufficient details were provided to Council with the Development Application to fully assess the operation of the proposed business to ascertain the need or otherwise of a potential trade waste discharge. Thus, the conveyance of effluent from the proposed development into Council's sewerage system may constitute a trade waste discharge. Should this be the case, a Trade Waste application would need to be completed (accompanied with all required drainage, discharge and capacity details, pre-treatment devices and installation details), and submitted to Council. Before the issue of the building's Construction Certificate, the developer (or operator of the proposed business) is to consult with Council's Water Supply and Sewerage Client Services Coordinator to ascertain the need or otherwise for a trade waste discharge. 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.

(17) The house numbers for the subdivision will be as follows:

Unit number:	House number:
1	Unit 1, 30 Blueridge Drive, Dubbo
2	Unit 2, 30 Blueridge Drive, Dubbo
3	Unit 3, 30 Blueridge Drive, Dubbo
4	Unit 4, 30 Blueridge Drive, Dubbo
5	Unit 5, 30 Blueridge Drive, Dubbo
6	Unit 6, 30 Blueridge Drive, Dubbo
Tenancy 1	Unit 7, 30 Blueridge Drive, Dubbo
Tenancy 2	Unit 8, 30 Blueridge Drive, Dubbo
7	Unit 14, 30 Blueridge Drive, Dubbo
8	Unit 13, 30 Blueridge Drive, Dubbo
9	Unit 12, 30 Blueridge Drive, Dubbo
10	Unit 11, 30 Blueridge Drive, Dubbo
11	Unit 10, 30 Blueridge Drive, Dubbo
12	Unit 9, 30 Blueridge Drive, Dubbo

For further information in this regard, please do not hesitate to contact Council's LIS & E-Services Coordinator on 6801 4000.