

**MINUTES OF THE ORDINARY MEETING OF THE CARRATHOOL SHIRE COUNCIL HELD
AT THE HILLSTON DISTRICT OFFICE
on Tuesday, 16 April 2024, commencing at 10.40 am**

1. PRESENT

Councillors: DL Jardine (Mayor), GR Peters, JK Potter, MS Armstrong, Cr DA Liddicoat, Cr B Furner and Cr WR Kite.

Staff: General Manager Rick Warren, Director Corporate & Community Services Robert Rayner, Management Accountant Sarah Donnelly, Director Infrastructure Services Barry Heins, Project Engineer Will Barr, and Manager Fleet & Town Services Bert Breuling.

2. LEAVE OF ABSENCE

A request for leave of absence was received from Crs LW Cashmere, DP Fensom and HJ Lyall.

0834 RESOLVED that the request for leave of absence from LW Cashmere, DP Fensom and HJ Lyall be received and granted.

CARRIED

Moved: Cr B Furner / Seconded: Cr WR Kite

3. DECLARATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE PREVIOUS MINUTES

0835 RESOLVED that the minutes of the Ordinary meeting of the Carrathool Shire Council held 19 March 2024 as circulated to all Councillors, be confirmed.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr DA Liddicoat

5. BUSINESS ARISING

Nil

6. MOTIONS & QUESTIONS (NOTICE GIVEN)

Nil

7. PRESENTATIONS/PUBLIC ADDRESSES (WHERE SCHEDULED)

Nil

SUPPLEMENTARY AGENDA ITEMS

0836 RESOLVED that following supplementary report be received for inclusion in the April 2024 ordinary meeting agenda:

10.15 – Reforming the Emergency Services Funding System

CARRIED

Moved: Cr DA Liddicoat / Seconded: Cr WR Kite

8. MAYORAL REPORTS

8.1 Mayors Report

0837 RESOLVED that Council note the Mayors report to the April 2024 meeting.

CARRIED

Moved: Cr GR Peters / Seconded Cr DA Liddicoat

9. DELEGATES REPORTS

Nil

10.0 GENERAL MANAGER'S REPORT

10.1 Ongoing Action from Previous Business Papers

0838 RESOLVED that Council note the update on action report for April 2024.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr B Furner

10.2 Precis of Correspondence

10.2.1 Hillston Central School

0839 RESOLVED that Council note the input from students of Hillston Central School regarding possible future construction of a splash pad or pump track and consider this request when suitable future funding opportunities are available.

CARRIED

Moved: Cr B Furner / Seconded: Cr JK Potter

10.2.2 Telstra Satellite Home Internet Service

0840 RESOLVED that Council note the introduction of the Starlink Satellite Home Internet Service.

CARRIED

Moved: Cr B Furner / Seconded: Cr GR Peters

10.2.3 Hillston Hook Line and Sinker Fishing Festival

0841 RESOLVED that Council:

1. assist the Hillston Hook, Line and Sinker Fishing Festival as in previous years.
2. provide \$500 sponsorship for the event.

CARRIED

Moved: Cr GR Peters / Seconded: Cr JK Potter

10.2.4 Active Farmers – Assistance with Stan Peters Oval Fees

0842 RESOLVED that Council allow use of Stan Peters Oval as per the original letter sent to Active farmers but the charge for the lights will be applied.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr DA Liddicoat

10.2.5 Rankins Springs P & C Donation – Thank You

0843 RESOLVED that Council note the appreciation of the Rankins Springs P & C for the donation towards the fundraising golf day.

CARRIED

Moved: Cr WR Kite / Seconded: Cr B Furner

10.3 Infrastructure Report

0844 RESOLVED that:

1. a report be brought back to the May meeting detailing the expectations of the Regional Leak Reduction Program and any actions that may come from the program.
2. the Director Infrastructure Services meet with the ratepayers at Watkins Road to determine works that need to be done and bring a report including costing to the next Council meeting.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr DA Liddicoat

10.4 Plant Report

0845 RESOLVED that Council note the Plant Report as at 4 April 2024.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr GR Peters

10.5 Plant Replacement

0846 RESOLVED that Council note the Plant Replacement report for April 2024.

CARRIED

Moved: Cr DA Liddicoat / Seconded: Cr WR Kite

11.14 am Manager Building & Regulatory Services joined the meeting.

10.6 Development Applications – April 2024

0847 RESOLVED that the Determinations for Development Applications received for March 2024 be noted.

CARRIED

Moved: Cr B Furner / Seconded: Cr JK Potter

10.7 DA2021/035-MOD1 – Alterations and Additions to Poultry Production Facilities

0848 RESOLVED that Council resolves to grant Development Consent for DA2021/035-MOD1 for alterations and additions to an existing poultry production facility subject to the conditions imposed.

CARRIED Moved: Cr MS Armstrong / Seconded: Cr DA Liddicoat
Division: All in Favour

10.8 DA2024/022 - Rural Workers Dwellings (2), Rice Hull Shed, Dead Bird Storage and Temporary Concrete Batching Plant

0849 RESOLVED that Council resolves to grant Development Consent for DA2024/022 for two (2) rural workers dwellings, rice hull shed, dead bird storage and temporary concrete batching plant subject to the conditions imposed.

CARRIED Moved: Cr MS Armstrong / Seconded: Cr DA Liddicoat
Division: All in Favour

11.57 am Manager Building & Regulatory services left the meeting

10.9 Finance Report – Statement of Bank Balances – March 2024

0850 RESOLVED that Council note the Statement of Bank Balances as at 31 March 2024 and confirm payment of accounts as summarised in the reconciliation statement totalling \$3,314,660.80.

CARRIED Moved: Cr GR Peters / Seconded: Cr B Furner

10.10 Finance Report – Investments Schedule – March 2024

0851 RESOLVED that Council receive the investment report as at 31 March 2024 and it be noted that in accordance with clause 212 paragraph (1)(b) of the Local Government (General) Regulation 2021, it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

CARRIED Moved: Cr B Furner / Seconded: Cr WR Kite

10.11 Draft 2024/25 Fees and Charges

0852 RESOLVED that Council adopt the schedule of Fees & Charges as amended for inclusion in the draft Operational Plan 2023/24.

CARRIED Moved: Cr DA Liddicoat / Seconded: Cr GR Peters

10.12 Carrathool Memorial Hall and Sports Ground 355 Committee

0853 RESOLVED that Council:

1. note the section 355 Committee charged with the management of the Carrathool hall and sportsground has been disbanded and funds returned to Council.
2. staff will undertake management of these facilities.
3. staff make enquiries to see if another section 355 committee can be formed.

CARRIED Moved: Cr MS Armstrong / Seconded: Cr WR Kite

10.13 Council Policy 163 – Rural Addressing

0854 RESOLVED that Council:

1. approve the draft Council Policy 163 – Rural Addressing and place the draft policy on public exhibition for a period of 28 days.
2. adopt the policy after the exhibition period if no submissions are received.

CARRIED Moved: Cr B Furner / Seconded: Cr DA Liddicoat

10.14 Interment Services Levy

0855 RESOLVED that Council write to the Premier of NSW and our local member objecting to the Interment Services Levy which is a financial impost not required, and is placed on people at a time of bereavement.

CARRIED Moved: Cr JK Potter / Seconded: Cr GR Peters

1.02 pm the Council meeting adjourned for lunch.

2.05 pm the Council meeting returned from lunch.

10.15 Reforming the Emergency Services Funding System

0856 RESOLVED that Council advise the General Manager if it wishes to make a submission and also provide feedback on the eight questions above.

CARRIED

Moved: Cr B Furner / Seconded: Cr JK Potter

11.0 COMMITTEE REPORTS

11.1 Plant Committee Meeting 16 April 2024

0857 RESOLVED that Council note and adopt the recommendations of the Plant Committee held today before the ordinary Council meeting.

CARRIED

Moved: Cr GR Peters / Seconded: Cr DA Liddicoat

11.2 Roads Committee Meeting 16 April 2024

0858 RESOLVED that Council note and adopt the recommendations of the Roads Committee held today before the ordinary Council meeting.

CARRIED

Moved: Cr WR Kite / Seconded: Cr JK Potter

12.0 CLOSED COUNCIL REPORTS

CLOSED COUNCIL 2.12 pm

0859 RESOLVED that Council resolve into closed council pursuant to Section 10A of the *Local Government Act 1993*, to consider the closed Council reports.

CARRIED

Moved: Cr DA Liddicoat / Seconded: Cr WR Kite

12.1 Goolgowi Residential Land

0860 RESOLVED that:

1. Council approve in principle the development of residential land fronting Christoff Street.
2. the General Manager obtain firm costings and time frames for the potential development and report this back to Council.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr JK Potter

12.2 Carrathool Shire Scholarship Scheme

0861 RESOLVED that Council advises Charles Sturt University that it awards the scholarship of \$3,000 to Greta Kelly for 2024.

CARRIED

Moved: Cr MS Armstrong / Seconded: Cr GR Peters

12.3 Water Issues – Purchase Additional Supply

0862 RESOLVED that Council:

1. purchase 200ML of water from the Lachlan River that can be used by Council for its operations along the length of the Lachlan River within the Carrathool Shire Council area. Such purchase to be funded from Councils Development Reserve Funds.
2. review the internal restrictions and unallocated cash at the end of this financial year with a view to identify sufficient funds to purchase 200ML of Murrumbidgee Water.
3. both purchases to be high security allocation.

CARRIED

Moved: Cr B Furner / Seconded: Cr JK Potter

12.4 Internal Audit & Risk Management

0863 RESOLVED that Council appoint:

1. Mr John Batchelor as Independent Chair of the Carrathool Shire Council Audit, Risk, and Improvement Committee.
2. the following voting members to the committee;
 - Mr Derek Francis
 - Mr Ray Christoff
 - Mr Mark Dowling
3. Mr David Webb as a non-voting member.

CARRIED

Moved: Cr B Furner / Seconded: Cr GR Peters

OPEN COUNCIL

2.33 pm

0864 RESOLVED that Council return to open Council.

CARRIED

Moved: Cr DA Liddicoat / Seconded: Cr WR Kite

CLOSED COUNCIL REPORT

The resolutions of Council made while the meeting was closed to the public were read to the open Council meeting by the General Manager.

CARRIED

Moved: Cr DA Liddicoat / Seconded: Cr WR Kite

13.0 Next Meeting

The next **Ordinary Meeting** of Council will be held at the **Goolgowi Council Chambers** on **Tuesday 21 May 2024**, commencing at **10.00am**.

CLOSURE

There being no further business, the meeting terminated at 2.39 pm.

The Minutes of the Ordinary Meeting of the Carrathool Shire Council held on Tuesday 16 April 2024 were confirmed at the subsequent Ordinary Meeting of Council on Tuesday 21 May 2024.

.....
Chairman of the Meeting of the Carrathool Shire Council held on Tuesday, 21 May 2024, at which meeting the above signature was subscribed.

.....
CR DL JARDINE, CHAIRMAN

CONDITIONS DA2021/035-MOD1

GENERAL – AMENDED

1. Development Consent is issued subject to the conditions stated hereunder, in accordance with Section 4.17 of the *Environmental Planning and Assessment Act 1979*. Consent is granted for the construction and use of a **Livestock Intensive Agriculture (Poultry Production Facility)** development, generally entailing:

- Twenty-four (24) poultry sheds;
- Thirty-six (36) free-standing silos;
- one (1) amenities/workshop/storage building;
- stormwater dam;
- construction of internal driveways, parking areas and stormwater works.
- Two (2) 250KW Solar Farms (One on Farm 1 and one on Farm 2)

To confirm and clarify the terms of consent, the development must be carried out in accordance with the following, unless where amended by Council in red and as modified by any conditions of this development consent:

1. Environmental Impact Statement, titled Lot 12-14 DP756073 701 Carrathool Road Carrathool NSW 2711 Proposed Poultry Broiler Farm, dated 18 May 2021 including appendices 1-7;
2. Geotechnical Investigation – Proposed Poultry Farms Development, Lot 12, 13 & 14 DP756073, Carrathool Road Carrathool NSW by Aitken Rowe Geotechnical Engineers dated 26 July 2021;
3. Response to further Information Requested by WaterNSW prepared by Kelley Covey Group Pty Ltd dated 2 September 2021 and Response to further Information Requested by Department of Primary Industries – Agriculture prepared by Fairglen Farms dated 27 August 2021.

2. The applicant must comply with all prescribed conditions of development consent relevant to the proposed development as contained within division 8A of the *Environmental Planning and Assessment Regulation 2000* (as detailed within this consent).

3. CONDITION DELETED

~~In accordance with section 4.16(4) of the *Environmental Planning and Assessment Act 1979*, the following parts and/or aspects of the development are **not approved** via this development consent:~~

- ~~a) The 12 x 7,500L LPG Bulk tanks as shown on plan and as described in the EIS.~~
- ~~b) The proposed solar panels as referred to on page 33 of the EIS.~~

~~Parts and aspects in a) and b) above are subject to **separate approval** and must be accompanied with appropriate & relevant supporting information & documentation.~~

4. The proposed development must take place in accordance with Murrumbidgee Irrigation's relevant Water Delivery Contract applicable to the subject site and their Development Rules. Further information regarding these requirements can be obtained from Murrumbidgee Irrigation and at www.mirrigration.com.au/Customers/Contracts-Rules.

5. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.

6. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the subject site are to be complied with.
7. Any activities, located near any electricity infrastructure, within the location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

NSW ENVIRONMENT PROTECTION AUTHORITY – GENERAL TERMS OF APPROVAL – CONDITION AMENDED

The applicant is required to submit a licence application to the EPA for livestock accommodation, prior to any construction works. Any licence issued and its conditions will not be consistent with the general terms of approval issued for the original development application (DA2021/035).

WATER NSW – GENERAL TERMS OF APPROVAL



General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS1139282
Issue Date of GTA:	17 December 2021
Type of Approval:	Water Supply Work
Description:	120ML Storage Dam
Location of work/activity	Lot 12-14 DP 756073, 701 Carrathool Road Carrathool
DA Number:	DA 2021/035 CNR-23016
LGA:	Carrathool Shire Council
Water Sharing Plan Area:	Murrumbidgee Unregulated River Water Sources

The GTA issued by WaterNSW do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to WaterNSW for the relevant approval after development consent has been issued by Council and before the commencement of any work or activity.

Condition Number:	Details
GTA00001	A. This General Terms of Approval (GTA) only applies to the proposed water supply work(s) described in the plans and associated documents found in Schedule 1, relating to development application DA 2021/035 provided by Council to WaterNSW. B. Any amendments or modifications to the proposed water supply work(s) may render the GTA invalid. If the proposed water supply work(s) is amended or modified, WaterNSW, Deniliquin Office must be notified in writing to determine if any variations to the GTA will be required.
GTA00002	Before constructing or carrying out any proposed water supply work(s), an application must be submitted to WaterNSW, and obtained, for a new or amended water supply work(s) approval under the Water Management Act 2000.
GTA00003	A. The application for a water supply work(s) approval must include the document(s) listed in Schedule 1.

8-20 Edwardes Street, Deniliquin NSW 2710 | PO Box 453 Deniliquin NSW 2710
Telephone 1300 662 077 | www.watnsw.com.au

GTA00004	Any water management work(s) must comply with the conditions of the rules of the Water Sharing Plan where the work is to be constructed and used.
GTA00005	Water NSW reserves the right to apply discretionary conditions to any approval granted, from time to time as required.
GTA00006	The water supply work must be constructed and maintained in a way that will: <ul style="list-style-type: none"> A. Ensure the work's safe construction and operation, and B. Prevent the possibility of damage being caused by the work resulting from the work, to any public or private interest
GTA00007	Monitoring piezometers must be installed to monitor the groundwater levels and quality. If monitoring shows adverse changes or impacts on groundwater levels, remedial work will be required.
GTA00008	The application for a water supply work(s) approval must include the following: The location proposed of monitoring piezometers; <ul style="list-style-type: none"> a) The proposed sampling regime of proposed monitoring piezometers. b) Proposed mitigation measures should dam leakage be identified.
GTA00009	a) The water management work must be constructed in accordance with the document listed in Schedule 1.
GTA10	The water supply work authorised by this approval must be used in accordance with Murrumbidgee Irrigation Ltd's Guidelines and Rules

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with DA 2021/35 as provided by Council:

Development Application for proposed 120 Storage Dam, Lot 12-14 DP 756073
(Land to be developed) 701 Carrathool Road Carrathool NSW dated 18 May 2021.

TRANSPORT FOR NSW CONDITIONS

1. As a minimum the existing driveway shall be upgraded to meet the requirements of a “Rural Property Access” type treatment in accordance with the Austroads Guide to Road Design. The layout of the intersection shall be designed for the turning path of an A-double.
2. The driveway shall be sealed for at least 20 metres from its intersection with the carriageway of Carrathool Road to the satisfaction of Council.
3. Any entry gate to the subject site from Carrathool Road shall be located at least 40m from the edge of seal of the carriageway or at the property boundary whichever is the greater to allow for the standing of large vehicles when gates are to be opened.
4. Any driveway shall be designed and constructed to prevent water from proceeding onto, or ponding within, the carriageway of Carrathool Road. If a culvert is required to be installed and is to be located within the clear zone for the posted speed zone it shall be constructed with a traversable type headwall.

NSW RURAL FIRE SERVICE CONDITIONS – CONDITION AMENDED

General Conditions

1. The development proposal is to generally comply with the design plans prepared by Construction Cohort, numbered Spring 001, dated 05/12/2023.

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

2. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the property around any structures and associated buildings/infrastructure must be managed an inner protection area (IPA) for a distance of 10 metres. When establishing and maintaining an IPA the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- Tree canopy cover should be less than 15% at maturity;
- Trees at maturity should not touch or overhang the building;
- Lower limbs should be removed up to a height of 2m above the ground;
- Tree canopies should be separated by 2 to 5m;
- Preference should be given to smooth barked and evergreen trees;
- Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- Shrubs should not be located under trees;

- Shrubs should not form more than 10% ground cover;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- Leaves and vegetation debris should be removed.

3. At the commencement of building works and in perpetuity the property around the existing dwellings and LPG Gas storage areas to a distance of 50 metres, shall be maintained as an inner protection area (IPA) as outlined within section 7.4 and Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW Rural Fire Service's document *Standards for Asset Protection Zones*.

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

4. Essential equipment should be designed and housed in such a way as to minimise the impact of bush fires on the capabilities of the infrastructure during bush fire emergencies. It should also be designed and maintained so that it will not serve as a bush fire risk to surrounding bush.

Access – Property Access

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

5. With the exception of providing alternative egress, access to the site shall comply with the provisions for Property Access Roads as detailed in section 7.4 of *Planning for Bush Fire Protection 2019*.

6. To allow for emergency service personnel to undertake property protection activities a perimeter road shall be provided surrounding each Poultry farm and solar farm and shall comply with the following requirements in accordance with *Planning for Bushfire Protection 2019*;

- Two-wheel drive, allweather roads;
- The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes), bridges and causeways are to clearly indicate load rating.
- There is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available;
- Minimum 4m carriageway width;
- In forest, woodland and heath situations, rural property roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m, at the passing bay;
- A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- Property access must provide a suitable turning area in accordance with Appendix 3 of PBP 2019;
- Curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;
- The minimum distance between inner and outer curves is 6m;
- The crossfall is not more than 10 degrees; and,
- Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.

Water and Utility Services

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

7. The provision of water, electricity and gas services to comply with the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- A 20,000 litre static water supply must be provided on-site for each farm;

- An outlet for firefighting purposes is located within the IPA or non-hazard side and away from the structure, (5-20 metres);
- 65mm Storz connection with a ball valve is fitted to the outlet;
- The ball valve, pipes and tank penetration are adequate for the full 50mm inner diameter water flow through the Storz fitting and are constructed of a metal material;
- Underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank;
- A hardened ground surface for truck access is supplied within 4m of the water outlet or access hole;
- above-ground tanks are manufactured from concrete or metal;
- Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber. The bush fire-resisting timbers are Silvertop Ash, Blackbutt, Red or River Gum, Spotted Gum, Red Ironbark, Kwila (Merbau) or Turpentine;
- Unobstructed access can be provided at all times;
- Underground tanks are clearly marked;
- Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
- All exposed water pipes external to the building are metal, including any fittings;
- Where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- Fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005;
- A Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
 - Markers must be fixed in a suitable location so as to be highly visible; and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- Where practicable, electrical transmission lines are underground;
- Where overhead, electrical transmission lines are proposed as follows:
 - Lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - No part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- All fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- Connections to and from gas cylinders are metal;
- Polymer-sheathed flexible gas supply lines are not used; and
- Above-ground gas service pipes are metal, including and up to any outlets.

Emergency Management Planning

The intent of measures is to provide suitable emergency and evacuation arrangements for occupants:

8. A Bush Fire Emergency Management and Operations Plan shall be prepared for the site and shall identify all relevant risks and mitigation measures associated with the construction and operation of the Poultry farms and solar farms. This should include:

- Detailed Measures To Prevent Or Mitigate Fires Igniting;
- Work That Should Not Be Carried Out During Total Fire Bans;
- Availability Of Fire-Suppression Equipment, Access And Water;
- Storage And Maintenance Of Fuels And Other Flammable Materials;
- Notification Of The Local NSW Rural Fire Service Fire Control Entire For Any Works That Have The Potential To Ignite Surrounding Vegetation, Proposed To Be Carried Out During A Bush-Fire Fire Danger Period To Ensure Weather Conditions Are Appropriate; And
- Appropriate Bush Fire Emergency Management Planning.

9. A Bush Fire Management Plan (BFMP) shall be prepared in consultation with NSW RFS District Fire Control Centre. The BFMP shall include:

- 24/7 contact details including alternative telephone contact;
- Site infrastructure plan;
- Fire fighting water supply plan;
- Site access and internal road plan;
- Construction of asset protection zones and their continued maintenance;
- Location of hazards (Physical, Chemical and Electrical) that will impact on fire fighting operations and procedures to manage identified hazards during fire fighting operations;
- Such additional matters as required by the NSW RFS District Office (Plan review and update).

CARRATHOOL SHIRE COUNCIL

- a) Developer to erect 2 x Truck Turning signs on the Carrathool Road either side of their private entrance and in accordance with Australian Standards.
- b) Developer to construct 2 x 375mm min (double cell) culvert across their private access – adjacent to Carrathool Road. Culvert to be complete with rock rip-rap at both ends with fully constructed headwalls. Culverts to be constructed in a lean mix concrete, fully surrounding the pipes. Culverts to be suitably located in the table drain to allow for both low floods and flash floods to pass uninterrupted.
- c) Private access to be a double sealed bitumen (10mm/14mm stone) from the Carrathool Road and terminate 50m inside the private boundary. This will reduce potential dust hazards crossing the Carrathool Road and improve road user safety.
- d) Private access is to be of suitable width and radius for turning movements of A-Double vehicles.
- e) Payment of \$190 be made payable to Council (as outlined in Council's Fees & Charges) for working in Council's road reserve during construction activity.
- f) Submission of a traffic control plan for signage and culvert works to be submitted to Council (from a suitably qualified person) for approval.
- g) Council to be given reasonable notification for inspection prior to works commencing in Council's road reserve.
- h) Construction photos (before, during and after) of the culvert works to be submitted to Council for their records.

PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

8. Prior to the issue of a Construction Certificate, a contribution in the amount of **\$259,000.00** is payable to Council in accordance with the Carrathool Shire Council Section 7.12 Fixed Levy Plan. This figure is subject to increase under the consumer price index (CPI) and the final amount payable will be calculated by Council at the date of payment.
9. In relation to the proposed dams, details and justification of the developments stock water requirements and water management arrangements must be provided to Council for approval prior to the issue of a Construction Certificate. Geotechnical and any other associated design information supporting the suitability of soils for the proposed dams must also form part of documentation provided to a certifying authority for a Construction Certificate.
10. Prior to the issue of a Construction Certificate, a suitably qualified and experienced environmental consultant/ecologist is to be appointed to provide advice and monitoring throughout the development, specifically in relation to the felling of trees approved for removal and potential fauna impacts. Details of the consultant/ecologist are to be provided to Council and the certifying authority.

.....
CR DL JARDINE, CHAIRMAN

11. Prior to the issue of a Construction Certificate, a Construction Management Plan is to be submitted to Council for approval that details at minimum the following information:
 - a) Traffic management, including safe access to and from the site, including heavy equipment, plant, materials delivery and the like. It must include proposed methods and locations of loading and unloading excavation machines within the site.
 - b) The proposed areas within the site to be used for a site office and amenities, the storage of excavated material, construction materials and waste containers during the construction period.
 - c) How it is proposed to ensure that soil/excavated material is not transported on wheels or tracks of vehicles or plant and deposited on the roadway.
 - d) Proposed dust suppression measures during construction.
 - e) Construction noise control measures recommended within the noise impact assessment prepared by Reverb Acoustics, document ref: 20-2534-R1, dated March 2021.
 - f) A Soil and Water Management Plan detailing all necessary erosion and sedimentation controls.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

12. No activity is to be carried out on site until a Construction Certificate has been issued by a certifying authority, other than:
 - a) Site investigation for the preparation of the construction, and/or
 - b) Implementation of environmental protection measures, such as erosion control etc that are required by this consent.

13. The Construction Certificate for the work is to be issued and the person having the benefit of the development consent must appoint a Principal Certifier prior to the commencement of any building works.

The Principal Certifier (if not the Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than 2 days before the building work commences.

14. Approval is to be obtained from Council in accordance with section 68 of the *Local Government Act 1993* for the installation of all proposed on-site sewerage management systems. Plans and specifications of the type of system, including any required geotechnical reports are to be included with the application.
15. A Section 138 approval pursuant to the *Roads Act 1993* is required to be obtained from Council for any required works to be undertaken within Council's road reserve(s) in relation to the provision of a water supply pipeline to the development. The proponent will also be required to enter into an agreement with Council for the occupation of the road reserve. This agreement must be established prior to the commencement of works.
16. Erosion and sediment control measures shall be undertaken and maintained in respect to any part of the land where the natural surface is disturbed or earthworks are carried out. Measures are to be installed in accordance with the details specified in the Soil and Water Management Plan which forms part of the approved Construction Management Plan.
17. A Waste Management Plan is to be submitted to Council. The plan must detail estimated construction waste generation, on-site storage during construction and proposed disposal.
18. Prior to carrying out any works, a "Dial Before you Dig" enquiry must be undertaken in accordance with the requirements of *Part 5E (Protection of Electricity Power Lines) of the Electricity Supply Act 1995 (NSW)*.

19. Prior to the commencement of any landscaping works, a detailed Landscaping Plan is to be submitted to Council for approval. The plans must include proposed species, planted and mature heights suitable for the development proposal.

DURING WORKS

20. All development activities and traffic movements must be carried out in accordance with the approved Construction Management Plan. All controls in the Plan must be maintained at all times. A copy of the Plan must be kept on site at all times and made available to the certifying authority and Council on request.
21. Prior to tree removal approved under this consent, the appointed environmental consultant/ecologist is to inspect the trees and provide a report to Council regarding the habitat value of the trees and any potential fauna impacts, specifically, the report must address the potential roosting habitat for microbats as identified by OEH along with any other native fauna. If any fauna is encountered (such as microbats) the report must detail proposed methods to be undertaken prior to tree felling to ensure the fauna population will not be adversely impacted upon.
22. All mature native vegetation to be retained within the vicinity of the proposed development must be suitably protected at all times during construction. Excess fill/spoil material resulting from the construction phase must also not be placed around any mature vegetation.
23. The internal driveway/road extension works to service the proposed development must be undertaken to as to not result in any tree removal or adverse impacts to condition and health of any existing trees.
24. Requirements of the Waste Management Plan shall be complied with during site preparation and throughout construction. Waste management and storage must not pose a threat to public health or the environment.
25. Appropriate dust monitoring and suppression in accordance with the approved Construction Management Plan is to be implemented on site. Dust suppression measures must also be implemented at the request of Council should any complaints be received.
26. A copy of the stamped approved plans must be kept on site for the duration of site works and be made available upon request to either the Principal Certifier or an officer of the Council.
27. The proposed development is to comply with the relevant requirements of the Disability (Access to Premises – Buildings) Standards 2010.
28. Any fill material which may be required to be brought onto site for the proposed development must be virgin excavated natural material (VENM) as defined under the *Protection of the Environment Operations Act 1997*. Any excess excavated material required to be removed from the site must be disposed of lawfully at a licenced landfill.
29. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. There include the Code of Practice – Work Near Overhead Power Lines and Code of Practice – Work Near Underground Assets.
30. Recommendations contained within the Aboriginal Cultural Due Diligence Assessment, titled Proposed Poultry Farm Carrathool Road, Carrathool, prepared by Austral Archaeology, dated 26 April 2021 are to be complied with at all times.

31. If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:
 - a) Not further harm the object
 - b) Immediately cease all work at the particular location;
 - c) Secure the area so as to avoid further harm to the Aboriginal object;
 - d) Notify the Officer of Environment & Heritage (OEH) as soon as practical on 131555, providing any details of the Aboriginal object and its locations; and
 - e) Not commence any work at the particular location unless authorised in writing by OEH

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and OEH contacted.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

32. Application is to be made to the Principal Certifier for an Occupation Certificate.
33. No use or Occupation of any component of the development proposal must occur until such time an Occupation Certificate is issued.
34. Council must be provided with written certification from the operators of the facility that the completed development complies with the requirements of applicable standards, guidelines, codes of practice and requirements of the NSW Department of Primary Industries – Agriculture, including but not limited to the Best Practice Management for Meat Chicken Production in NSW Guidelines, Manuals 1 and 2, Australian Animal Welfare Standards and Guidelines and relevant poultry industry authorities relating to Intensive Livestock Agriculture (Poultry Production Facility) developments.

This must include but is not limited to animal health and welfare matters and must certify that required infrastructure/works for heating, cooling, water, air, food, lighting and other relevant animal health and welfare matters are completed/installed and commissioned prior to any use and the issue of any Occupation Certificate.
35. Certification is to be provided to the Principal Certifier that the development has been completed in accordance with the noise control recommendations as contained within the Noise Impact Assessment prepared by Benbow Environmental titled, Noise Impact Assessment for Carrathool Farm Carrathool NSW, document ref: 211033_NIA_Rev3, dated May 2021.
36. A weather station is to be installed at a suitable location to measure meteorology in the area around the farm units.
37. An Emergency Management Plan for the facility is to be provided to Council prior to the issue of any Occupation Certificate. The plan is to be prepared in accordance with any relevant SafeWork NSW guidelines and should address, biosecurity emergencies, natural hazards, bush and building fires, emergency training of staff and incident management.
38. Stormwater must be disposed of in a manner so as to not cause interference of nuisance to adjoining allotments, the public and internal road network or adjoining landowners generally. Works must be completed as per hydraulic details approved via the relevant Construction Certificate(s) and to the EPA's requirements.
39. An "Approval to Operate the Onsite Sewage Management Facilities" pursuant to Section 68 of the *Local Government Act 1993* must be applied for, and issued by Council, prior to the issue of any Occupation Certificate.
40. Internal roads, driveways and carparking areas must completed and be of all-weather purpose for heavy vehicles prior to the issue of an Occupation Certificate.

41. All landscaping must be completed as per the approved Landscape Plan. A Landscape Management Plan must also be submitted to Council prior to the issue of an Occupation Certificate which details on-going landscaping management arrangements for the site.
42. A Biosecurity Management Plan and a Mortality Management Plan must be submitted to Council for approval prior to the issue of any Occupation Certificate. The plans must be prepared in accordance with any relevant Department of Primary Industry – Agriculture requirements, standards and/or guidelines.
43. Lighting installed in the open and/or public spaces must comply with AS1158 series-lighting for roads and public spaces. The design and placement must be so that lighting does not create a nuisance or negatively affect surrounding land owners or road users within the vicinity of the site. To this end, the lighting must also comply with Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.
44. If any imported fill material has been brought onto the site, the Principal Certifying Authority is to be provided with certification that it meets the requirements to be VENM as defined within the *Protection of the Environment Operations Act 1997*.
45. Full plans, details and specifications as follows are to be included in documentation for an application for a Construction Certificate to a certifying authority (note that the certifying authority may also seek information additional to that listed below):
 - a) Structural Engineering details for all structures proposed, prepared by a suitably qualified and practising structural engineer.
 - b) Hydraulic design details prepared by a suitably qualified and practising hydraulic engineer for the proposed disposal and drainage of stormwater from the development, including any system of on-site stormwater detention which may be required. The design must also take into account requirements of the EPA.
 - c) Civil design details for the proposed internal driveways/roads and parking areas. They are to be prepared by a suitably qualified and practising civil engineer.

Council requires the submission of Works as Executed (WAE) plans relating to civil works for both b) and c) above, prior to issue of an Occupation Certificate.

46. The applicant must submit to Council the following information prior to the issue of an Occupation Certificate:
 - a) Evidence that the proposed stormwater dam does not require a license or approval under the *Water Management Act 2000*, or another Act, or
 - b) If a licence or approval is required under the *Water Management Act 2000*, or another Act, a copy of such licence or approval.

ON-GOING USE

47. The on-going use of the development must be undertaken in accordance with the requirements of applicable standards, guidelines, codes of practice and requirements of the NSW Department of Primary Industries – Agriculture, including but not limited to the *Best Practice Management for Meat Chicken Production in NSW Guidelines, Manuals 1 and 2*, Australian Animal Welfare Standards and Guidelines and relevant poultry industry authorities relating to Intensive Livestock Agriculture (Poultry Production Facility) developments.
48. The development must be operated in accordance with the recommendation contained within the Noise Impact Assessment prepared by Benbow Environmental titled, Noise Impact Assessment for Carrathool Farm Carrathool NSW, document ref: 211033_NIA_Rev3, dated May 2021 and the requirements of the EPA.

49. The storage of baits for pests, chlorine, chlorine dioxide, diesel and any other chemicals & fuels proposed to be stored on-site must not exceed the quantity thresholds as detailed within *State Environmental Planning Policy No. 33* and its relevant guidelines. They must at all times be kept in bunded areas and containers which comply with relevant and applicable Australian Standards for the storage of such materials.
50. Should the ownership of any of the allotments of land involved in this development consent change so as that they become owned by separate parties, and if any of these allotments contain one or more dwelling-houses, a Land Use Conflict Management Plan must be prepared in consultation with Council, the NSW Department of Primary Industries, the Environmental Protection Authority and any other relevant authorities, and be authorised by Council.

The plan must address how potential health, safety and amenity issues for any residents of the dwelling-houses and any on-going operational matters to protect the continued operation of the poultry farms will be managed. The title of the relevant allotment(s) must be amended to include a positive covenant in accordance with the *Conveyancing Act 1919* which enforces the requirements of the authorised Land Use Conflict Management Plan.

51. In the event of any mass mortality at the site Council will not accept carcasses or material from the site to any landfill. Alternate arrangements will need to be advised.
- 52. Upgrading or Refurbishment of Solar Panels and Ancillary Infrastructure**
Over time, the Applicant may upgrade or refurbish the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site, are in accordance with the approved scope and magnitude of the existing development and in accordance with the consent conditions herein. Prior to carrying out any such upgrades or refurbishments, the Applicant must provide revised layout plans and details of the development incorporating the proposed upgrades to the Council, for its prior written approval.
- 53. Operation of Plant and Equipment (Solar Farm only)**
The Applicant must at all times ensure that all plant and equipment used on site, or in connection with the development, is:
- (a) Maintained in a proper and efficient condition; and
 - (b) Operated in a proper and efficient manner.

PRESCRIBED CONDITIONS OF DEVELOPMENT CONSENT

54. For a development that involves any building work, that the work must be carried out in accordance with the requirements of the *Building Code of Australia*.
55. In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
56. For development that involves any building work, subdivision work or demolition work, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- a) showing the name, address and telephone number of the principal certifier for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

57. Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

In the case of work for which a principal contractor is required to be appointed:

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

In the case of work to be done by an owner-builder:

- (i) the name of the owner-builder, and
- (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.


ADVICE

58. A future development application for the LPG storage tanks which exceed thresholds to not be considered potentially hazardous, must be accompanied by a Preliminary Hazard Analysis (PHA) and any other documentation/information required the relevant environmental planning instruments.
59. Any future developments upon the site must take into consideration the potential future traffic generation which may result. This in turn may require road network upgrades within Carrathool Road. Future development applications to Council must provide relevant information to support the development and details any road network upgrades required.
60. Notations will be made on Council's property system against allotments subject to this consent with regard to ownership of allotments containing a dwelling-house listed in this development consent to ensure such requirements are identified on any future Planning Information Certificates issued by Council under section 10.7 of the *Environmental Planning and Assessment Act 1979*.
61. It is the sole responsibility of the owner, builder and developer, to ensure that the proposed development meets requirements of the *Disability Discrimination Act 1992 (Cth)*.

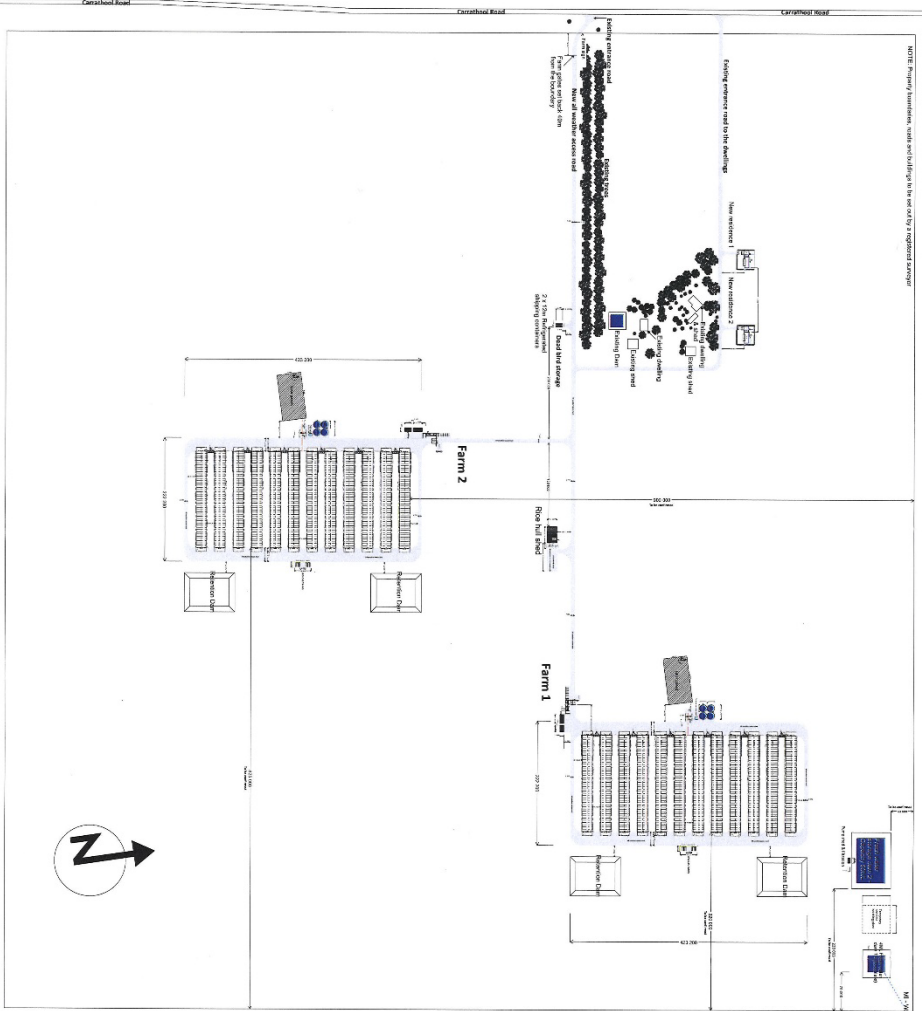
NOTE: The *Disability Discrimination Act 1992* (the DDA) is a Federal anti-discrimination law. The DDA covers a wide range of areas including employment, education, sport and recreation, the provision of goods, services and facilities, accommodation and access to premises. The DDA seeks to stop discrimination against people with any form of disability including physical, intellectual, sensory, psychiatric, neurological, learning, disfigurement or presence in the body of a disease-causing organism. This development consent issued by does not indicate nor confirm that the application satisfies requirements of the DDA.

ATTACHMENT – SITE PLAN DA2024/022


DO NOT SCALE FROM DRAWINGS. CLIENTS, OWNERS, CONTRACTORS & SUPPLIERS TO VERIFY DRAWING INFORMATION INCLUDING DIMENSIONS BEFORE COMMENCEMENT OF WORKS.




David Donaldson
Construction Cohort
Management of Construction



SITE PLAN



AGRIGHT
Springdale

Client name:  **AGRIGHT**
Centre Point, Springdale farm

Project name: Broiler Farms 1 & 2
12 X Shields per farm

Project address: SPRINGDALE
701 Carrathool Road,
Carrathool NSW

Drawing title: Site plan

Scale: 1:500

Date: 6/12/2023

Drawing No: SPRING-001

Revisions:

Drawing by: David Donaldson

NOT FOR CONSTRUCTION

ATTACHMENT –CONDITIONS DA2024/022

GENERAL CONDITIONS

1 Erection of Signs

1. This section applies to a development consent for development involving building work, subdivision work or demolition work.
2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—
 - a. showing the name, address and telephone number of the principal certifier for the work, and
 - b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
 - c. stating that unauthorised entry to the work site is prohibited.
3. The sign must be—
 - a. maintained while the building work, subdivision work or demolition work is being carried out, and
 - b. removed when the work has been completed.
4. This section does not apply in relation to—
 - a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or
 - b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

2 NSW Environment Protection Authority

The applicant is required to submit a licence application to the EPA for livestock accommodation, prior to any construction works. Any licence issued and its conditions will not be consistent with the general terms of approval issued for the original development application (DA2021/035).

Condition reason: To satisfy the representations made by government departments.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

3 Construction Certificate

The applicant must obtain a CONSTRUCTION CERTIFICATE pursuant to Section 6.4 of the Environmental Planning and Assessment Act 1979, as amended from either Council or an accredited certifying authority certifying that the proposed works are in accordance with the Building Code of Australia PRIOR to any works commencing.

NOTE 1: No building, engineering, excavation work or food premises fitout must be carried out in relation to this development until the necessary Construction Certificate has been obtained.

NOTE 2: YOU MUST NOT COMMENCE WORK UNTIL YOU HAVE RECEIVED THE CONSTRUCTION CERTIFICATE, even if you made an application for a Construction Certificate at the same time as you lodged this Development Application.

NOTE 3: It is the responsibility of the applicant to ensure that the development complies with the provision of the Building Code of Australia in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

Condition reason: To ensure the design of the proposed work may be assessed in detail and complies with the appropriate construction standards before work commences.

4. Section 7.12 Contribution

Pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979 and Carrathool Shire Council Section 7.12 Fixed Levy Plan 2021, prior to the issue of the Construction Certificate, the applicant must pay to Council a levy in the amount of **\$12630** towards the cost of one or more of the public facilities specified in the Works Schedule to that Plan.

This amount must be indexed in accordance with Section 208 of the Environmental Planning and Assessment Regulation 2021 and Carrathool Shire Council Section 7.12 Fixed Levy Plan 2021. A copy of the Carrathool Shire Council Section 7.12 Fixed Levy Plan 2021, is available for inspection at Council Chambers, 9-11 Cobram Street, Goolgowi and on Council's website.

Condition reason: To ensure payment of relevant levies.

BEFORE BUILDING WORK COMMENCES

5. Appointment of Principal Certifier

Prior to the commencement of any works, the applicant must apply for a principal certifier (PC) appointment via the NSW Planning Portal. This can be Council or a private registered certifier. Council must be advised in writing, at least two (2) days prior to the commencement of any works, who has been appointed as the Principal Certifier, if it is not Council.

Condition reason: To ensure Council receives notification of works being undertaken

6. Onsite Sewer Management

Prior to the installation of any new onsite sewer management facility, an application under Section 68 of the Local Government Act 1993 must be submitted to Council for approval. The application must be submitted and approval obtained prior to the commencement of any external sanitary drainage work. The Application must be accompanied by the manufacturer's specifications of the proposed Septic Tank, an onsite Soil Assessment report carried out by a suitable Geotechnical Engineering Consultant and payment of the prescribed fees.

Condition reason: To ensure plumbing and drainage work is carried out in accordance with Australian Standards and the relevant provisions of the New South Wales Code of Plumbing Practice, Plumbing and Drainage

7. Section 68 Application For Transportable Dwelling

The applicant must obtain a 'Local Activity' approval to Install a Transportable Dwelling, pursuant to Section 68 of the Local Government Act 1993, as amended, from Council prior to the building being erected/established on the subject land.

NOTE 1: Council will determine the Section 68 Application and impose any relevant conditions. The applicant is advised to read the Approval and comply with the conditions as appropriate.

Condition reason: To ensure the design of the proposed work may be assessed in detail and complies with the appropriate construction standards before work commences on site.

8. Toilet facilities

Toilet facilities must be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:

1. a standard flushing toilet connected to a public sewer, or
2. if that is not practicable, an accredited sewage management facility approved by Council, or
3. if that is not practicable, any other sewage management facility approved by Council.

NOTE 1: The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced and the toilet facility must not be removed without the prior written approval of Council.

NOTE 2: "Vicinity" in this condition is defined to mean within 50 metres of the subject building site.

NOTE 3: The toilet facilities are to comply with all WORK COVER NSW requirements.

Condition reason: To provide adequate sanitary facilities during the construction phase.

DURING BUILDING WORK

9. Building inspections

The applicant must obtain a Compliance Certificate pursuant to Section 6.16 of the Environmental Planning and Assessment Act 1979, as amended, from Council or an accredited certifying authority, certifying compliance with the Building Code of Australia for the stages of construction listed in Column 1. For the purposes of obtaining the Compliance Certificate the works must be inspected by the accredited certifying authority at the times specified in Column 2.

	COLUMN 1	COLUMN 2
A	Site Inspection	Prior to any works commencing on the site.
B	Footings	When the footings have been excavated and all steel reinforcement has been placed in position.
C	Slab	When reinforcement steel has been placed in position in any concrete slab, whether or not the slab is suspended, on the ground, or on fill.
F	Wall frame	When the brick veneer outer wall has been constructed and tied to the frame.
G	Roof frame	When external roof covering has been installed and prior to the installation of the ceiling lining and eaves soffit lining.
I	Drainage	When the stormwater and roof water drainage system has been completed.
J	Final	Required prior to <occupation/completion> of the building

NOTE 1: A Final Occupation Certificate in relation to the building cannot be issued by Council or an accredited certifying authority until all Compliance Certificates required by this condition have been issued by, or registered with Council.

NOTE 2: The above Compliance Certificates are required whether or not the work has been inspected by a Structural Engineer, a lending authority or any other person. If the Compliance Certificates are not issued Council may refuse to issue a Building Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979, as amended.

NOTE 3: Submission of the bracing plan and the Truss and Frame Certificate is required seven (7) working days before the frame inspection.

Condition reason: To ensure compliance with the Building Code of Australia.

10. Conform with approved plans

The development shall take place in accordance with the approved development plans as submitted with DA2024/022. Any alterations or additions marked by Council on the approved plans and/or the specifications must be carried into effect.

Condition reason: To ensure work is carried out in accordance with the approved plans

11. Development application record to be kept onsite

The Builder must at all times maintain, on the job, a legible copy of the plan and specification approved with the Construction Certificate.

Condition reason: To ensure compliance with the approved plans and specifications

12. Hours of Operation

The applicant must take all reasonable steps to minimise dust and noise generation during the demolition and/or construction process. No offensive noise must be emitted during either process. Such activities must only be undertaken Monday to Friday 7.00am to 6.00pm and Saturday 8.00am to 1.00pm, excepting public holidays.

Condition reason: To ensure building works do not have adverse effects on the amenity of the area.

13. Licensed plumber

All plumbing and drainage work must be carried out by a Licensed Plumber and Drainer and to the requirements of AS/NZS 3500 and New South Wales Code of Practice, Plumbing and Drainage

Condition reason: To ensure that all plumbing and drainage work is carried out in accordance with the requirements of the Local Government (General) Regulation 2005

14. Plumbing and drainage works

Any sewer or stormwater works associated with the development are to meet the requirements of the AS3500 and the New South Wales Plumbing Code of Practice. In this regard, it may be necessary for you to contact a Licensed Plumber and Drainer.

A Plumbing Permit must be obtained by a Licensed Plumber and Drainer, prior to any sewer or stormwater work being carried out on site. Further, a final inspection must be carried out upon completion of plumbing and drainage work and prior to occupation of the development.

Condition reason: To ensure that plumbing work is carried out in accordance with AS/NZS 3500 and New South Wales Code of Plumbing Practice, Plumbing and Drainage

15. Rubbish and debris

All building rubbish and debris, including that which can be wind-blown, must be contained on site in a suitable enclosure, approved by Council, at all times prior to disposal at Council's Landfill. The container must be erected on the building site prior to work commencing.

Materials and sheds or machinery to be used in association with the construction of the building must not be stored or stacked on Council's footpath, nature strip, reserve or roadway.

NOTE 1: No building rubbish or debris must be placed, or be permitted to be placed on any adjoining public reserve, footway, road or private land.

NOTE 2: The applicant must retain weighbridge certificates, receipts or dockets that clearly identify where waste has been deposited. Documentation must include quantities and nature of the waste. This documentation must be provided to Council prior to application for an Occupation Certificate for the development.

NOTE 3: The suitable container for the storage of rubbish must be retained on site until an Occupation Certificate is issued for the development.

Condition reason: To ensure that the building site and adjoining public places are maintained in a clean and tidy condition so as not to interfere with the amenity of the area.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

16. Completion certificate

The applicant must obtain a Completion Certificate, pursuant to Clause 69 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 from Council, prior to occupation of the building.

Condition reason: To ensure all requirements are met prior to occupation

17. Occupation certificate

The applicant must obtain an Occupation Certificate, pursuant to Section 6.4(c) of the Environmental Planning and Assessment Act 1979, from either Council or an accredited certifying authority, prior to occupation of the building.

NOTE: The issuing of an Occupation Certificate does not necessarily indicate that all conditions of development consent have been complied with. The applicant is responsible for ensuring that all conditions of development consent are complied with.

Condition reason: To ensure all requirements are met prior to occupation

OCCUPATION AND ONGOING USE

No additional conditions have been applied to this stage of development.