



BUSINESS PAPER

Extraordinary Council Meeting Friday, 17 October 2025

Date: Friday, 17 October 2025

Time: 9.00 am

**Location: Shire Chamber
Coonamble**

The Mayor and Councillors are bound by the Oath/ Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of Coonamble Shire and to faithfully and impartially carry out the functions, powers, authorities, and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement. It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

**Daniel Keady
Mayor**

Notice is hereby given that an Extraordinary Meeting of Council will be held in the Shire Chamber, Coonamble on Friday, 17 October 2025 at 9.00 am.

Order Of Business

1	Opening Meeting	3
2	Acknowledgement of Country	3
3	Community Consultation.....	3
4	Apologies/Applications for Leave of Absence by Councillors	3
5	Disclosures of Conflicts of Interest.....	3
6	Reports to Council	4
6.1	DA013/2025 - Development Application - Erection of new structures (Office Premises and Group Home (transitional))	4
5	Conclusion of the Meeting	56

1 OPENING MEETING**2 ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge the traditional custodians of this land on which we meet today, the Wailwan people and the Gamilaroi people and recognise their continuing connection to land, water and culture. We pay our respects to Elders past, present and emerging.

3 COMMUNITY CONSULTATION**4 APOLOGIES/APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS****5 DISCLOSURES OF CONFLICTS OF INTEREST**

6 REPORTS TO COUNCIL

6.1 DA013/2025 - DEVELOPMENT APPLICATION - ERECTION OF NEW STRUCTURES (OFFICE PREMISES AND GROUP HOME (TRANSITIONAL))

File Number: DA013/2025

Author: Lesley Duncan-Manager Regulatory, Planning & Compliance Services

Authoriser: Phillip Perram, General Manager

Annexures: 1. DA13/2025 Assessment Report [↓](#) 

PURPOSE

The purpose of this report is to present Council with the Development Assessment Report for Development Application DA013/2025 for the proposed construction of new structures consisting of office premises and a transitional group home at 40 Calga Street, Coonamble.

EXECUTIVE SUMMARY

DA013/2025 relates to the development of a core and cluster development that consists of office premises and a transitional group home. The group home component will comprise of six (6) self-contained dwellings as well as visitor and resident parking, communal outdoor spaces, secure perimeter fencing with controlled entry and exit points, internal driveways, pathways and landscaping, clothes drying area and waste bin collection area.

PURPOSE

The purpose of this report is to present Council with the Development Assessment Report for Development Application DA004/2025 for the proposed subdivision of two (2) lots into 20 lots located at 70 and 78 Yarran Street, Coonamble (Lot 85 and Lot 87, DP 3693).

EXECUTIVE SUMMARY

DA004/2025 relates to the proposed subdivision of two (2) lots into twenty (20) lots for the purpose of creating 19 residential lots, one (1) new sewerage pumping station and public reserve, including the construction of a new road.

The project is proposed to be constructed in two (2) stages (see Attachment):

Stage 1: Lot 7, Lots 13 to 20, with lot 20 being for a new Sewerage Pumping Station and public reserve.

Stage 2: Lots 1 to 6, Lots 8 to 12 and the construction of a new road.

The purpose of the development is to facilitate residential development with the proposed staged subdivision creating 19 allotments that comply with the minimum lot size requirement of 750m².

Although Lot 20 has an area of 487.5 m², it is the location of the new sewerage pump station and public reserve and therefore not a residential lot. The proposed Lot 20, and a Clause 4.6 variation is proposed to address the minimum lot size development standard.

In accordance with the *Environmental Planning and Assessment Act 1979*, the proposal is a Council-related development, and Council is the consent authority. The assessment of the proposal concludes that the development documentation has been completed to a standard that allows a thorough assessment of the proposed subdivision.

Site inspections have verified that the proposal can be carried out to meet the requirements of the Building Code of Australia. The proposed development is assessed to be consistent with the Coonamble Local Environmental Plan 2011 and all relevant State Environmental Planning Policies. The proposal is permissible development within the R1 General Residential zone and fits within the locality. There are no significant impacts on the site or on adjacent lands and roads that cannot be properly addressed through appropriate conditions of consent.

It is recommended that the development application be approved, subject to the application appropriate conditions.

BACKGROUND

Council received a development application on 30 June 2025.

On 3 April 2023, the NSW Department of Planning introduced the Council-related development application conflict of interest guideline, to assist Councils as the consent authority, remain transparent throughout the entire development process. Under Section 30B of the *Environmental Planning and Regulation Act 2021*. The consent authority is required to provide a conflict-of-interest management statement, that specifies how Council will manage any conflicts of interest that may arise in connection with the development application. Accordingly, Council engaged Melissa Ward of Ward Planning & Consulting to undertake assessment of the development application.

The application was notified to all landowners surrounding the proposed subdivision for a 14-day period from 24 July to 7 August 2025.

(a) Relevance to Integrated Planning and Reporting Framework

The report relates to the 2025-26 to 2028/29 Delivery Plan Action E1.1.3 – Implement planning and development approvals process which enhances operation efficiencies.

(b) Financial Considerations

Development application fees of \$9,630.40 which includes a NSW Planning Reform levy of \$3,462.40 with all fees paid in full.

COMMENTARY

The development application has been assessed in accordance with section 4.15 of the *Environmental Planning and Assessment Act 1979*.

(a) Governance/Policy Implications

Section 375A of the *Local Government Act 1993* states the following:

Recording of Voting on Planning Matters'

(1) *In this section,*

“planning decision” means a decision made in the exercise of a function of a council under the Environmental Planning and Assessment Act 1979 –

(a) *including a decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but*

(b) *not including the making of an order under Division 2A of Part 6 of that Act*

(2) *The general manager is required to keep a register of containing, for each planning decision made at a meeting of the council or a council committee, the names of the councillors who supported the decision and the names of any councillors who opposed (or are taken to have opposed) the decision.*

(5) *This section extends to a meeting that is closed to the public.*

(b) Legal Implications

The approval of the Council-related development application for the development of a core and cluster development that consists of office premises and a transitional group home at 40 Calga Street, Coonamble is permissible under the *Environmental Planning and Assessment Act 1979* and the *Coonamble Local Environmental Plan 2011*.

The consent authority is required to manage council-related development conflicts of interest in accordance with Section 66A of the *Environmental Planning and Assessment Regulation 2021*.

(c) Social Implications

There are no direct social implications arising from this report that have not been addressed in the development assessment report and through the proposed conditions recommended to be adopted by Council.

(d) Environmental Implications

There are no direct environmental implications arising from this report that have not been addressed in the development assessment report and through the proposed conditions to be adopted by Council.

(e) Economic/Asset Management Implications

There are no direct economic/asset management implications arising from this report that have not been addressed in the development assessment report and through the proposed conditions to be adopted by Council.

(f) Risk Implications

There are no direct risk implications arising from this report.

CONCLUSION

The application is for the construction of a core and cluster development comprised of office buildings and a transitional group home. The assessment of the application has given consideration to the matters listed 4.15 of the *Environmental Planning and Assessment Act 1979*. Accordingly, it is recommended that the application be approved.

RECOMMENDATION

That Council approves DA013/2025 for the core and cluster development at 40 Calga Street, Coonamble subject to the conditions listed in the assessment report.

INDEPENDENT ASSESSMENT REPORT

PORTAL REFERENCE AND DA NUMBER	PAN-542141 (DA 013/2025)
LGA	Coonamble
PROPOSAL	New core and cluster buildings including six residential temporary accommodation units and an office building with class 4 caretaker accommodation
ADDRESS	Lot 11 DP 238281, 40 Calga St Coonamble
APPLICANT	Ana Pateman
OWNER	Coonamble Shire Council
DA LODGEMENT DATE	13/08/2025
APPLICATION TYPE	Development application
CIV	\$5,410,000 (incl GST)
CLAUSE 4.6 REQUESTS	Nil
KEY SEPP/LEP	• State Environmental Planning Policy (Planning Systems) 2021, • State Environmental Planning Policy (Biodiversity & Conservation) 2021, • State Environmental Planning Policy (Planning Systems) 2021, • State Environmental Planning Policy (Resilience & Hazards) 2021, • State Environmental Planning Policy (Housing) 2021; • State Environmental Planning Policy (Transport and Infrastructure) 2021, • Coonamble Local Environmental Plan 2011 CLEP2011), and • Coonamble Development Control Plan 1 Coonamble Township and surrounds
TOTAL AND UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	Nil submissions.
DOCUMENTS SUBMITTED FOR CONSIDERATION	• Revised Statement of Environmental Effects (28 July 2025) • Architectural Plans • Civil Engineering Plan (Stormwater Management Plans) • Site Plans
SPECIAL INFRASTRUCTURE CONTRIBUTIONS	Not applicable.
RECOMMENDATION	Approval subject to conditions

REPORT PREPARED BY	Melissa Ward (Ward Planning and Consulting for Coonamble Shire Council as independent consultant due to Council-related development)
DATE OF REPORT	30/09/2025

EXECUTIVE SUMMARY

1. THE SITE AND LOCALITY

1.1 The site

The site is Lot 11 DP 238281, 40 Calga St Coonamble.



Figure 1: Lot 11 DP 238281. Source: NSW Planning Panel

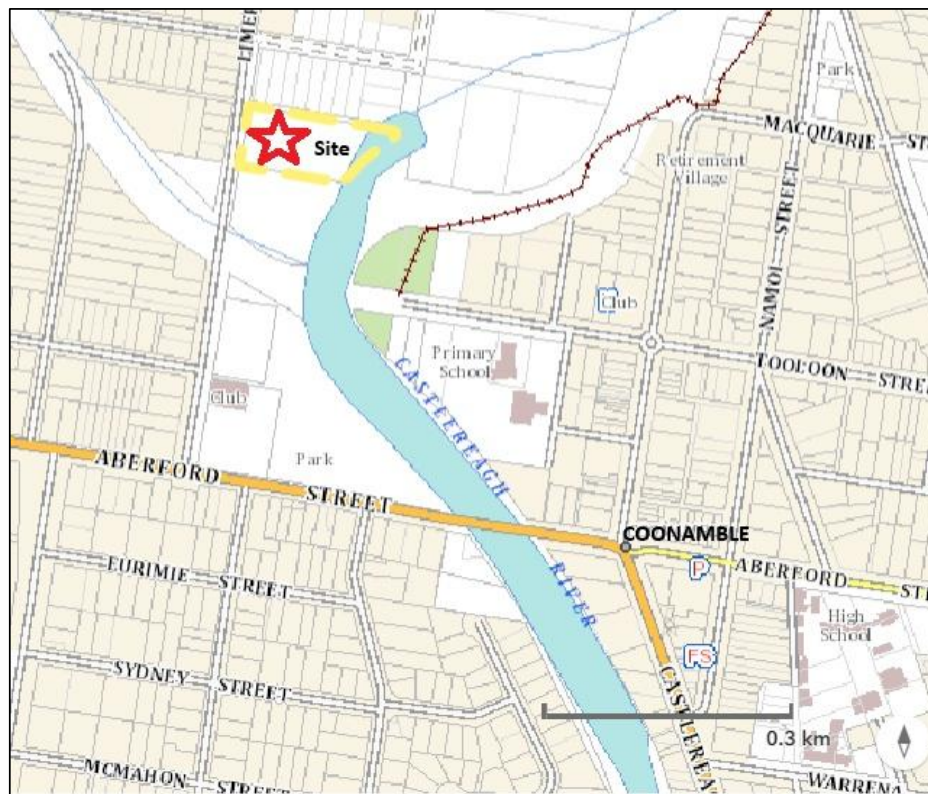


Figure 2: Site of proposed development in Coonamble. Source: NSW Planning Portal as annotated.



Figure 3: Site looking east from Calga St. New footpath in foreground



Figure 4: Site looking south-east from Calga St showing edge of road & footpath



Figure 5: Cleared site with utility connection in background

1.2 The locality

The site has frontage to Calga St on the western boundary, parkland to the south and the Castlereagh River on the east. The land is relatively flat and gently sloping to the east toward the river. Council owns the land and has agreed to sell the land to Orana Support Services for the proposed development the subject of this application. Residential land borders the site to the west and north. Existing dwellings are seen on the western boundary on Calga St.

2. THE PROPOSAL AND BACKGROUND

2.1 The proposal

The applicant is seeking consent for the construction of a group home (transitional) (self contained dwellings) and associated community facility (core building). The development intends to provide short to medium term crisis accommodation for women and children escaping domestic and family violence with onsite support services managed by Orana Support Services.

The proposal includes:

Core Building

- Reception, staff offices, consultation rooms, crisis accommodation, lounge and communal area
- Kitchen, laundry, bathrooms, first aid and cleaner's room
- Amenities for support staff including a conference room and caretaker accommodation

Self-Contained Dwellings

- Six (6) detached dwellings comprising:
 - o Four x 2-bedroom units
 - o One x 2-bedroom accessible unit
 - o One x 3-bedroom unit

Site Infrastructure and External Works

- Visitor and resident parking (total 19 spaces, included double-bay garage)
- Communal outdoor spaces including BBQ area, play area and firepit
- Secure perimeter fencing and controlled entry/exit points
- Internal driveways, pathways, and landscaped areas
- Clothes drying area and waste bin collection area

Key development information

Key information	Proposal
Site area	1.08ha
Site coverage	2376.1m ²
Clause 4.6 requests	Nil
No of units	6
No of community buildings	1
Heights	6.28m (core/community building) 2.8m to eaves on units

	2.95m to eaves on garage 2.95 to ceiling on carport
Landscaping	No detail submitted
Car parking spaces	19 incl two in garage & entry to core building and 17 outdoor onsite spaces
Setbacks	5.5m (core building) – 2m less than minimum. DCP departure requested. Remainder behind building line.
Materials	Face brickwork on & colorbond roofing for all buildings. Aluminium framed windows.

Plans of the development



PROPOSED CORE & CLUSTER PROJECT
LOT 11 (No. 40) CALGA STREET, COONAMBLE
CLIENT: ORANA SUPPORT SERVICES DUBBO



STREET VIEW



SIDE VIEW

SHEET LIST

1	COVER SHEET
2	CORE BUILDING FLOOR LAYOUT & NOTES
3	UNIT 1 & 2 FLOOR PLANS & ELEVATIONS
4	UNIT 3 & 4 FLOOR PLANS & ELEVATIONS
5	OUT BUILDING FLOOR PLANS & ELEVATIONS
6	LOCATION PLAN
7	SITE PLAN - SEDIMENT CONTROL & BASIN NOTES

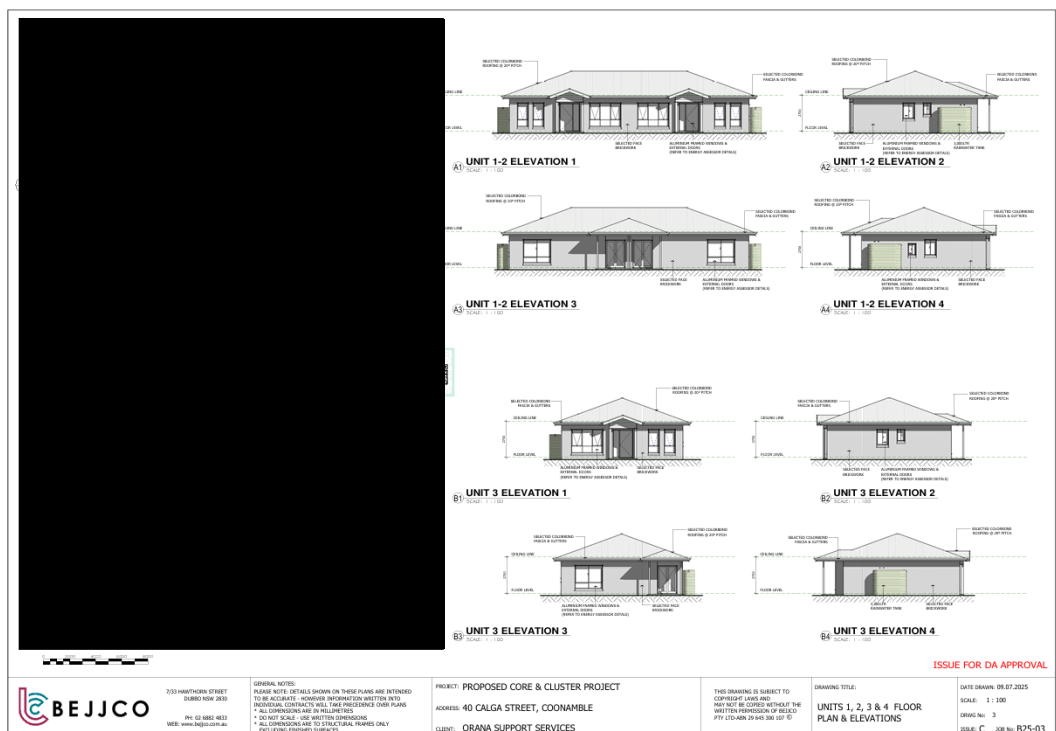
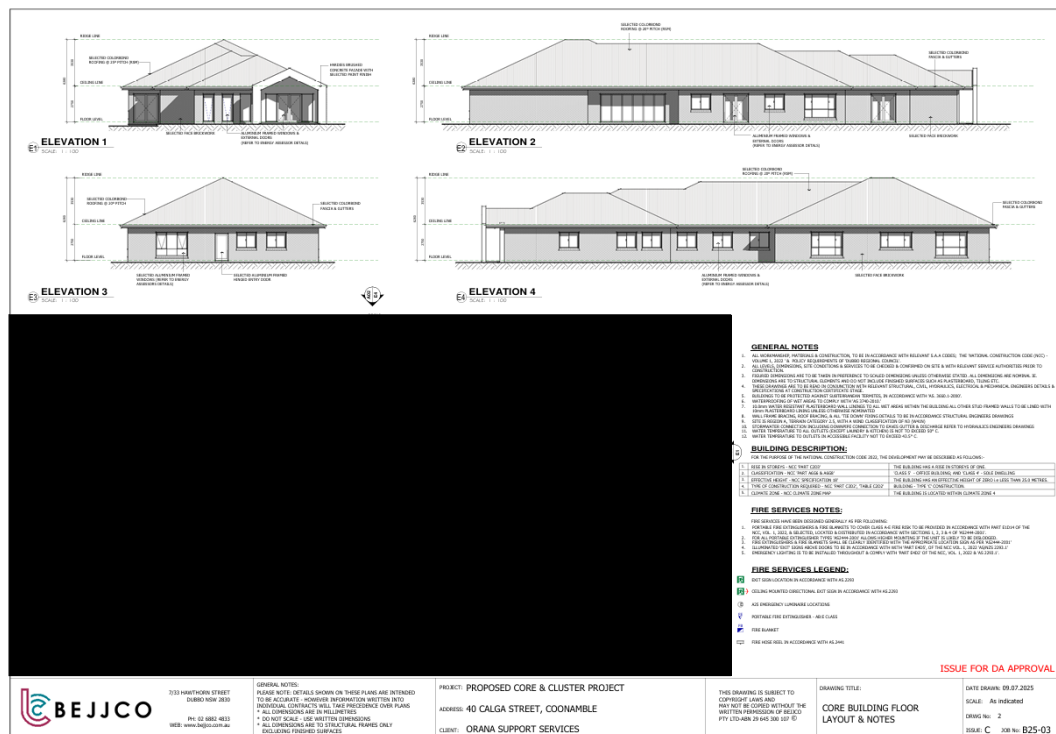
GENERAL NOTES:
 PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE. HOWEVER, INFORMATION SHOWN HEREIN IS FOR INFORMATION ONLY. INDIVIDUAL CONTRACTORS WILL TAKE PRECEDENCE OVER PLANS.
 • ALL CONSTRUCTION AND ON-SITE WORKS
 • DO NOT SCALE - USE WRITTEN DIMENSIONS
 • ALL DIMENSIONS ARE TO STRUCTURAL FINISHES ONLY EXCLUDING FINISHED SURFACES

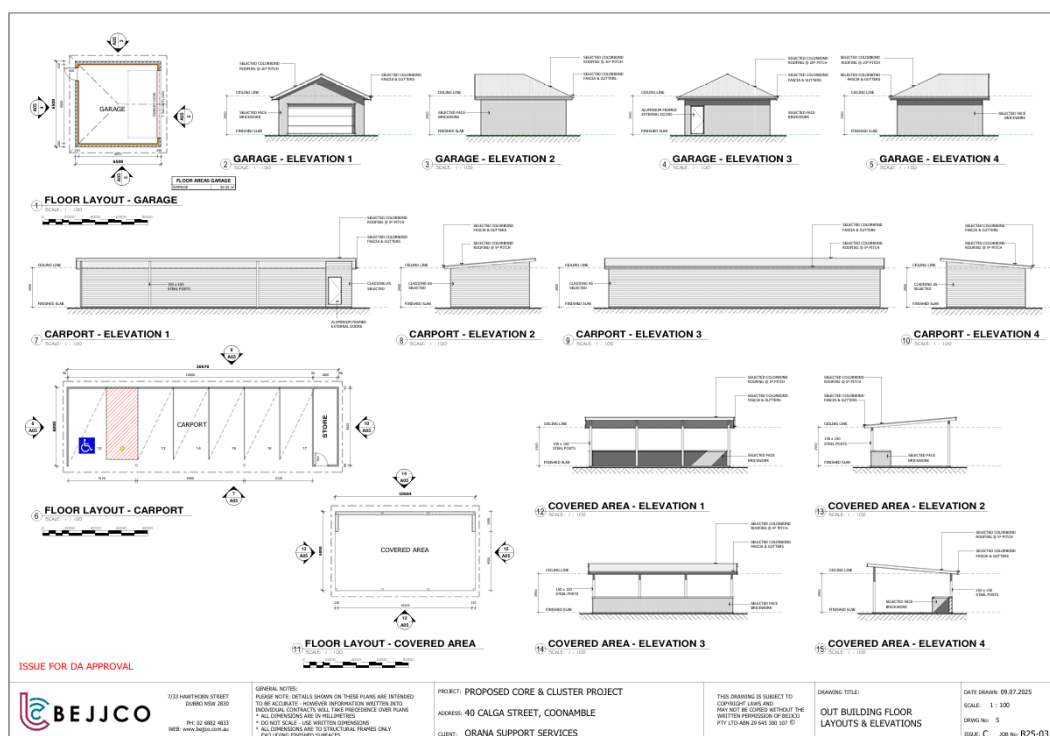
PROJECT: PROPOSED CORE & CLUSTER PROJECT
ADDRESS: 40 CALGA STREET, COONAMBLE
CLIENT: ORANA SUPPORT SERVICES

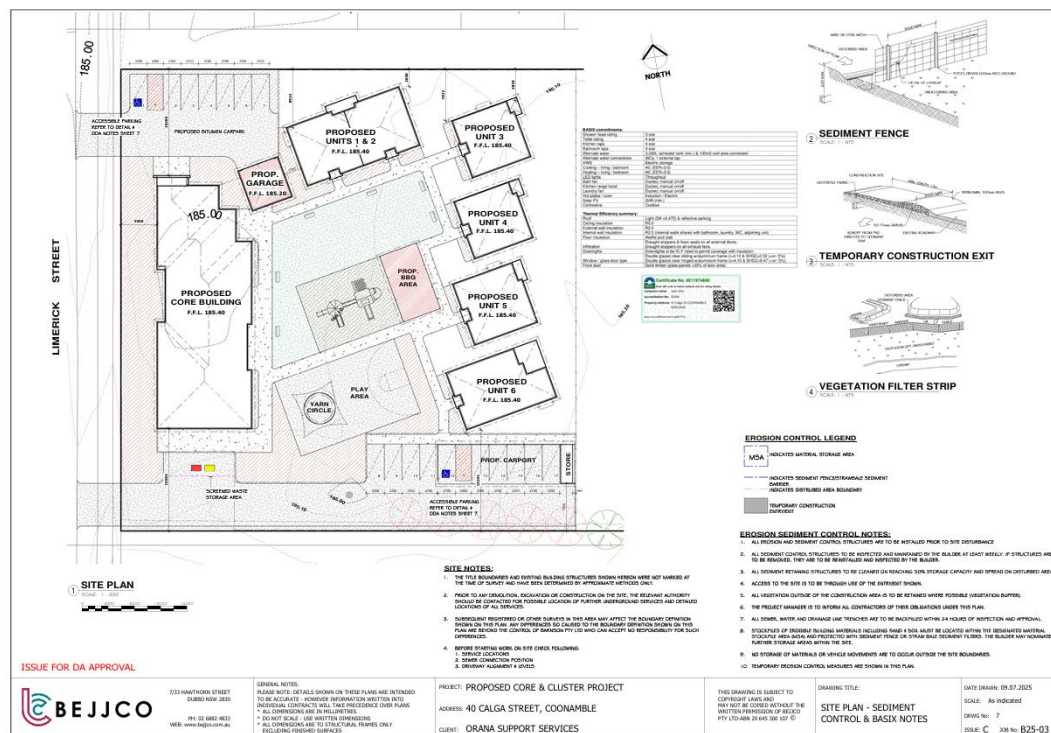
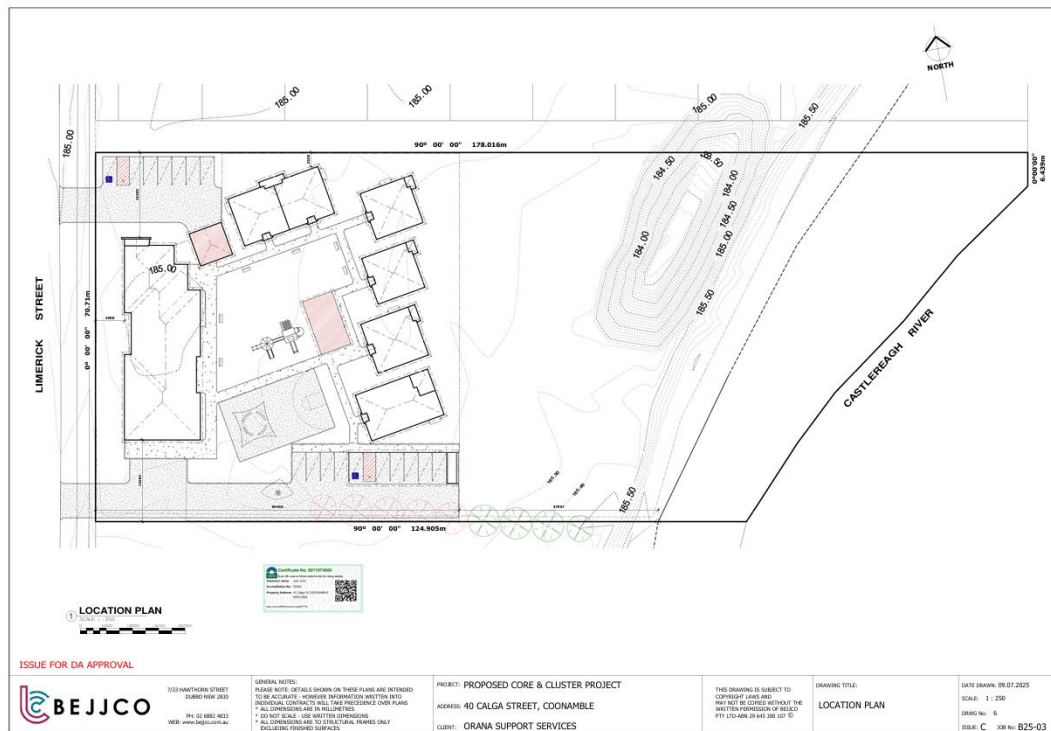
THIS DRAWING IS SUBJECT TO:
 COMPASSION CARE INC.
 MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF BEJCO
 PTY LTD ABRN 29 645 383 387 67

DRAWING TITLE:
 COVER SHEET

DATE DRAWN: 09.07.2025
SCALE:
 DRAWING No: 1
ISSUE: C J25 No: B25-03







The consultant raised the following matters with the applicant on 14/07/2025 and a revised Statement of Environmental Effects was received through the portal on 13/08/2025.

- Stormwater management on site
- Clearing thresholds and the Biodiversity Offset Scheme
- Flood levels across the site noting the floodway shown in the West Coonamble Floodplain Risk Management Study and Plan 2021.

Council as owner was also requested to provide greater detail on the extent of flooding on the site. Premise's Orange office was commissioned by Council to provide this information which was provided to the assessment officer on 02/09/2025.

Initially this application was referred to the Regional Panel for determination however the Panel advised the assessment officer on 3/10/2025 that due to the estimated ex-GST cost of construction being less than \$5 million, the DA reverts back to Council for determination. The Planning Portal was also not showing a referral to the Regional Panel even though the assessing officer and the applicant could see the referral – the referral was then cancelled to allow Council determination.

2.2 Background

The applicant met with Council prior to submitting the DA, notably as Council is owner as well as regulatory authority. Details of these pre-lodgement meetings are unknown to the author of this report however did include scope of information to be submitted with the application.

2.3 Site history

The site's history indicates vacant land with no improvements and limited use. No grazing or intensive livestock uses. No other occupation of the site.

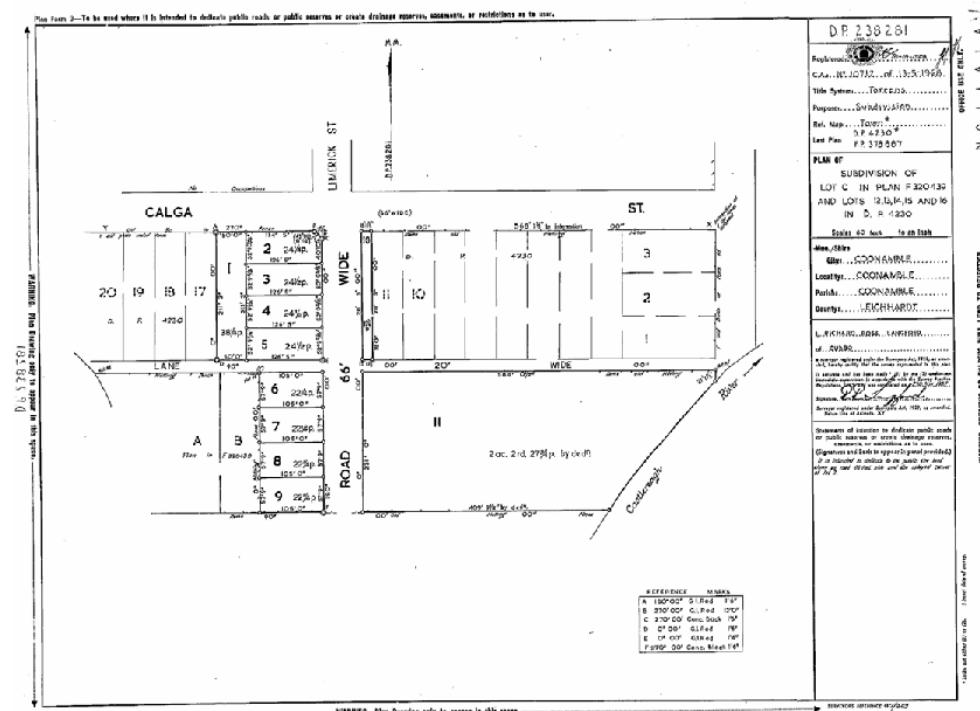
Photographic imagery of the site submitted with the application shows consistent vacant land.



Figure 4: Historical Aerial Imagery (year top left) – subject site outlined in red.

Figure 6: Extract from SEE (WAD)

The lot was created on 13/05/1968 as part of a 10 lot subdivision with the purpose being 'subdivision and new road' as shown on the registered plan (see below).



3. STATUTORY CONSIDERATIONS

3.1 Relevant Commonwealth Legislation

Environment Protection and Biodiversity Conservation Act 1999	Works involved with this application do not constitute a controlled action under this Act. N/A
Disability Discrimination Act 1992	The application involves one accessible public building and one two-bedroom accessible residential unit (transitional group home). Generally complies with this Act in considering and providing accessible accommodation and public buildings on site.
Native Title Act 1993	The land is not subject to an active Native Title claim as searched in the National Native Title Tribunal register. The land is not included in Native Title determination NCD2024/002 which covers parts of the Coonamble Shire.

3.2 Relevant State Legislation

The following state legislation is considered in addition to the Environmental Planning and Assessment Act 1979.

Biodiversity Conservation Act 2016	The applicant was asked to address the BC Act due to site coverage restrictions and vegetation removal. The SEE was amended to include this additional information. The vegetation removal proposed does not exceed the threshold of 0.25ha (clearing proposed is 2,376.1m ²). No remnant native vegetation or removal of threatened species. The site is not within a declared area of outstanding biodiversity value on the BV map.
National Park and Wildlife Act 1974	No AHIMS items recorded on site at time of assessment (Aboriginal Heritage Information Management System).
Roads Act 1993	No road works proposed as part of the DA. A section 138 approval will be required for the new driveway works and stormwater connections to kerb.
Contaminated Land Management Act 1997	The assessing officer is satisfied that the risk of land contamination is low, as it has historically remained vacant and is surrounded by residential properties. The site of the proposed development has not been, and is not currently, used for any activities listed in Table 1 of the Contaminated Land Planning Guidelines.

Protection of the Environment Operations Act 1997	No triggers for a licence under the POEO Act.
Water Management Act 2000	No referrals to Water NSW necessary under the WMA. No controlled activity approvals required.
Biosecurity Act 2015	Not relevant to this proposal.
Conveyancing Act 1919	No easements shown on deposited plan. No other encumbrances.

3.3 Part 4 Environmental Planning and Assessment Act 1979

*(1) **Matters for consideration—general** In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—*

(a) the provisions of—

- (i) any environmental planning instrument, and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
- (v) (Repealed)*

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

These matters are considered below.

Integrated Development (section 4.46)

The DA is not integrated development as it does not require referral to any public authorities under section 4.46 of the Act.

Local Infrastructure Contributions (section 7.12)

Coonamble Shire Council does not currently have a section 7.12 Fixed development consent levies plan. No charges apply under this section.

3.4 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

(a) Section 4.15(1)(a)(i) Provisions of Environmental Planning Instruments (EPI)

EPI/Planning document	Matters for Consideration	Complies (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	Chapter 2: vegetation removal in non-rural areas. Clearing that exceeds the clearing threshold requires a permit. Applicant has advised clearing is under the threshold of 0.25ha (clearing is 2,376.1m ²). Land is not within the Southern and Central Koala Plan of Management area. Land does not contain koala feed tree species.	Yes
State Environmental Planning Policy (Planning Systems) 2021	Chapter 2: State and Regional Development Section 2.19(1) declares the proposal to be regionally significant development under Clauses 3 & 5 of Schedule 6. <i>(3) Development that has an estimated development cost of more than \$5 million if— (b) the council is the owner of any land on which the development is to be carried out, (5) Development that has an estimated development cost of more than \$5 million for any of the following purposes— ...group home</i>	No – estimated DA cost under \$5 million <u>ex GST</u>
State Environmental Planning Policy (Housing) 2021	Chapter 3: Diverse Housing Part 2 – Group Homes - Subsection 61(1): development for the purposes of a group home may be carried out without consent if it does not contain more than ten bedrooms within one or more group homes on a site and if it is carried out by or on behalf of a public authority. Otherwise, it requires consent.	Yes. 13 + bedrooms on site so DA lodged.
State Environmental	Council is satisfied that the land is not contaminated under Chapter 4, as the site has	Yes

Planning Policy (Resilience and Hazards) 2021	historically been used as vacant land and is surrounded by residential development. There is no evidence that the site has been used for any of the activities listed in Table 1 of the Contaminated Land Planning Guidelines, either previously or currently.	
State Environmental Planning Policy (Transport and Infrastructure) 2021	2.48 Determination of development applications—other development. This relates to development in the vicinity of overhead power lines. Appropriate distancing can be achieved. Standard conditions to apply.	Yes
State Environmental Planning Policy (Sustainable Buildings) 2022	As group homes are residential buildings, this SEPP applies. BASIX certificates have been lodged for the temporary group homes.	Yes
State Environmental Planning Policy (Transport and Infrastructure) 2021	Development is not required to be referred to Transport for NSW as it does not meet the criteria under the traffic generating developments in schedule 3.	Yes
Coonamble Local Environmental Plan 2012 (CLEP)	Clause 2.3 Zone objectives and land use table Clause 5.14 Siding Spring Observatory—maintaining dark sky Clause 5.21 Flood Planning Clause 5.22 Special flood considerations Clause 6.1 Terrestrial Biodiversity Clause 6.2 Water protection Clause 6.5 Essential services Clause 6.7 Earthworks Clause 6.8 Stormwater management	Yes – further detail provided below.
Coonamble Development Control Plan No 1 Coonamble Township and surrounds	19. Building setbacks – residential sector 37. Maximum building height	No – further detail provided below.
Coonamble Community Participation Plan (CCPP)	Public exhibition/neighbour notification of the DA took place from 18/07/2025 to 31/07/2025 in accordance with the CCPP. Further detail provided below.	Yes
Environmental Planning and Assessment Regulation 2021	Matters to be considered in determining a DA: - Demolition of a building proposed [cl61(1)] (N/A)	Yes & N/A. See below for details.

	- Subdivision order – whether one of these is in place for the site (sched 7) (N/A) - Dark Sky Planning Guideline where applicable (considered below under LEP provisions) - Low Rise Housing Diversity Design Guide for DA's if for manor house or multi-dwelling housing (terraces) (N/A) - Building compliance with category 1 fire safety provisions [cl61] (N/A) - Require existing buildings to be brought into partial or total compliance with the BCA (cl94) (N/A) - Council-related DA's – consideration of Council's conflict of interest policy (cl. 66A) – see below.	
--	---	--

Clause 66A EP&A Regulation 2021.

66A Council-related development applications—the Act, s 4.16(11)

(1) A council-related development application must not be determined by the consent authority unless—

(a) the council has adopted a conflict of interest policy, and

(b) the council considers the policy in determining the application.

(2) In this section—

conflict of interest policy means a policy that—

(a) specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and

(b) complies with the Council-related Development Application Conflict of Interest Guidelines published by the Department and available on the NSW planning portal, as in force from time to time.

Comment: Council adopted a Council-Related Development Applications Policy in March 2024.

The Policy was considered and has been followed with the engagement of an independent Planner to assess the DA. Additionally, a DA Conflict of Interest Management Statement was prepared for this DA and can be viewed upon request.

Coonamble LEP provisionsClause 2.3 Zone objectives and land use table

(1) The Land Use Table at the end of this Part specifies for each zone—

- (a) the objectives for development, and*
- (b) development that may be carried out without development consent, and*
- (c) development that may be carried out only with development consent, and*
- (d) development that is prohibited.*

(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

(3) In the Land Use Table at the end of this Part—

- (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and*
- (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.*

(4) This clause is subject to the other provisions of this Plan.

The objectives of the R1 General Residential zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To avoid potential land use conflict and protect the amenity of residents.*

Comment: A group home (transitional) in this location is providing for emergency housing needs of the community in a central location close to amenities. Land use conflicts have been considered in the design and location.

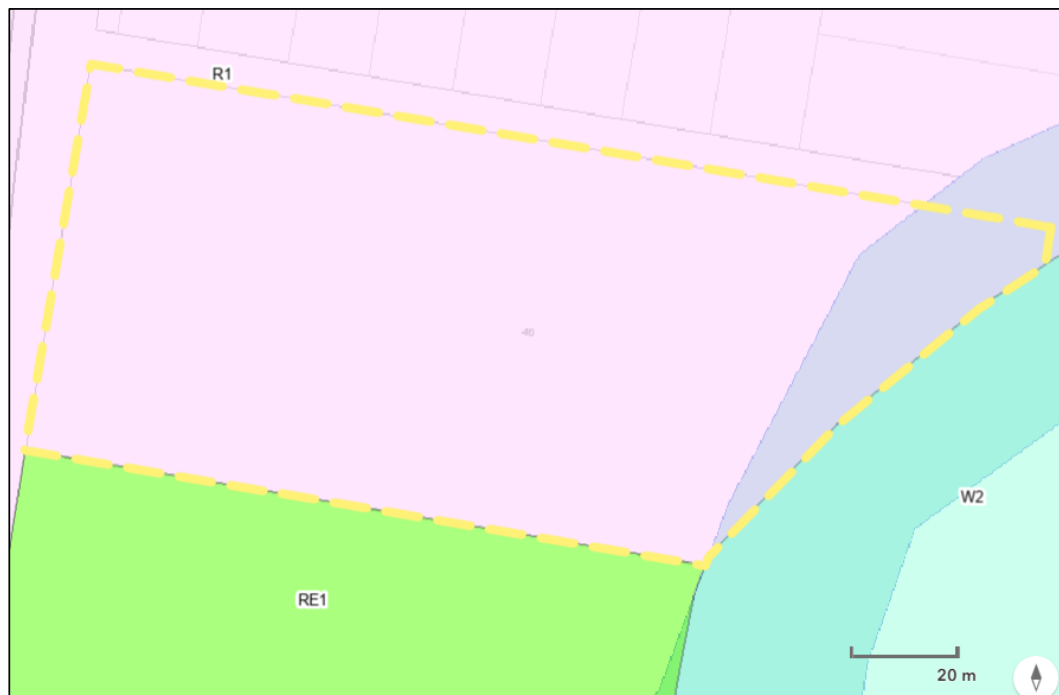


Figure 7: Zoning of Lot 11 (R1)

Clause 5.14 Siding Spring Observatory—maintaining dark sky

(1) *The objective of this clause is to protect observing conditions at the Siding Spring Observatory by promoting lighting practices that minimise light pollution.*

(2) **Light emissions—general considerations for all development** Before granting development consent for development on land to which this Plan applies, the consent authority must consider whether the development is likely to adversely affect observing conditions at the Siding Spring Observatory, taking into account the following matters—

- (a) *the amount and type of light to be emitted as a result of the development and the measures to be taken to minimise light pollution,*
- (b) *the impact of those light emissions cumulatively with other light emissions and whether the light emissions are likely to cause a critical level to be reached,*
- (c) *whether outside light fittings associated with the development are shielded light fittings,*
- (d) *the measures to be taken to minimise dust associated with the development,*

Note—

Dust tends to scatter light and increase light pollution.

- (e) *the Dark Sky Planning Guideline published in the Gazette by the Planning Secretary.*

Comment: Conditions to be applied requiring dust minimisation measures to be undertaken during construction and landscaping to ensure maintenance of grounds to limit dust.

(3) Development on land within 18 kilometres of observatory [N/A]

(7) Development on land 18 kilometres or more from observatory The consent authority must not (except with the concurrence of the Planning Secretary) grant development consent to development on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 1,000,000 lumens or more.

(8) The consent authority must consult with the observatory director before granting development consent to development for the purposes of a dwelling house, secondary dwelling or dual occupancy on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in a dwelling having—

(a) an outside light fitting other than a shielded light fitting, or

(b) more than 7 shielded outside light fittings or more than 5 such light fittings that are not automatic light fittings.

(9) The consent authority must consult with the observatory director before granting development consent to development (other than development for the purposes of a dwelling house, secondary dwelling or dual occupancy) on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 50,000 lumens or more.

Comment: SEE states the external lights are shielded and oriented in a downward direction. The above requirements to be conditioned on consent.

Clause 5.21 Flood Planning

(1) The objectives of this clause are as follows—

(a) to minimise the flood risk to life and property associated with the use of land,

(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,

(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,

(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

(a) is compatible with the flood function and behaviour on the land, and

(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and

(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and

(d) incorporates appropriate measures to manage risk to life in the event of a flood, and

(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—

(a) the impact of the development on projected changes to flood behaviour as a result of climate change,

(b) the intended design and scale of buildings resulting from the development,

- (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
- (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.
- (4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.
- (5) In this clause—

Considering Flooding in Land Use Planning Guideline means the Considering Flooding in Land Use Planning Guideline published on the Department's website on 14 July 2021.

flood planning area has the same meaning as it has in the Flood Risk Management Manual.

Flood Risk Management Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

Comment: The land on which the group home and community facility is proposed is within the Flood Planning Area of the West Coonamble Floodplain Risk Management Study & Plan 2021. The lot is within the provisional low hazard area as shown in the plan below.



The land was also captured on the map below showing floodway, flood storage and flood fringe. Due to part of the lot being captured as a floodway, Council was requested additional information to clarify the extent of the floodway across Lot 11 as this information was from their West Coonamble Floodplain Risk Management Study and Plan 2021.

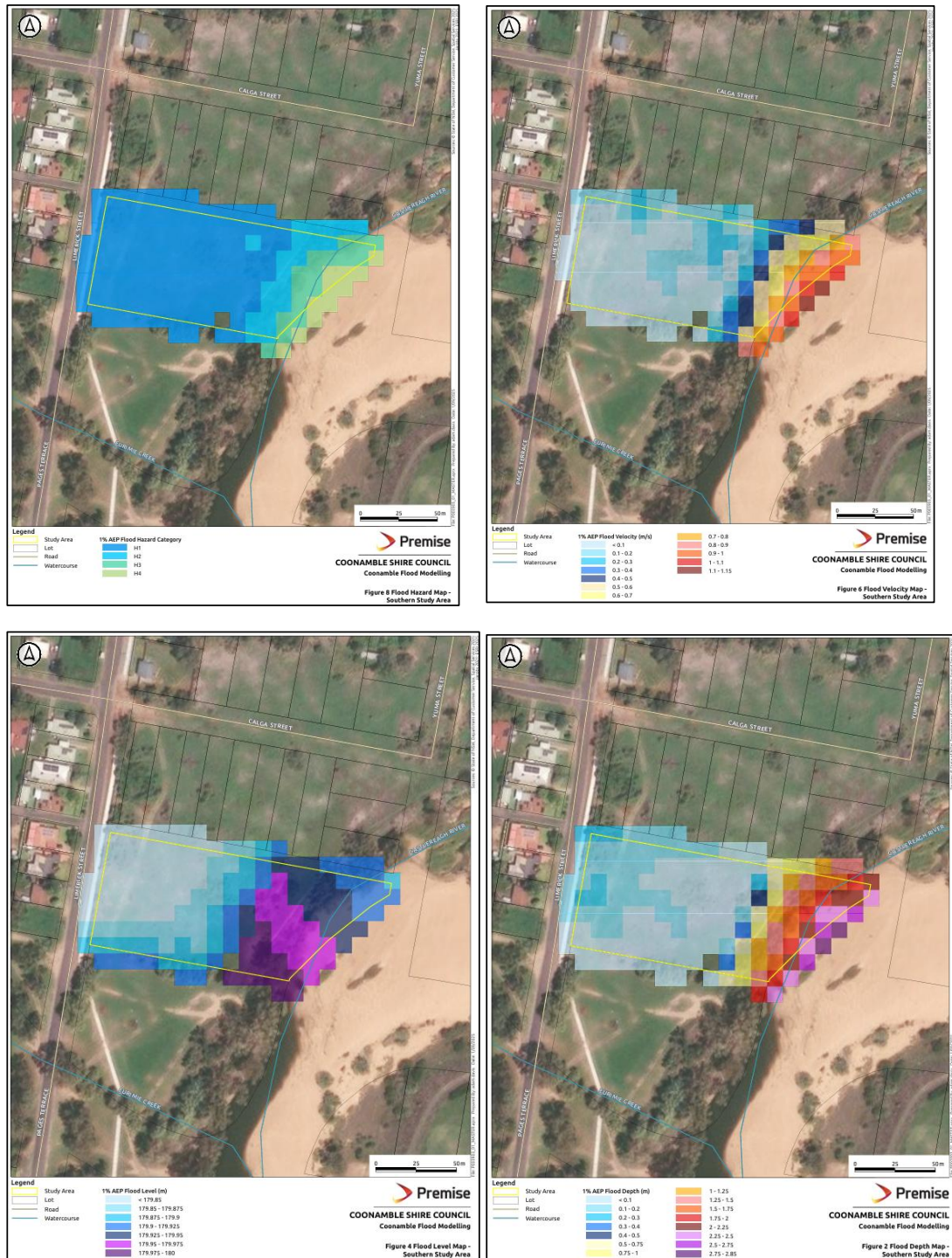


Council engaged Premise to provide this additional information – the following was provided.

Note that since the preparation of the above Jacobs Floodplain Study, terminology for floodways has changed and the classification now preferred by the Department of Planning and Environment (now DPHI) is as follows:

- H1 – Generally safe for vehicles, people and buildings
- H2 – Unsafe for small vehicles
- H3 – Unsafe for vehicles, children and the elderly
- H4 – Unsafe for vehicles and people
- H5 - Unsafe for vehicles and people. All building types are vulnerable to structural damage. Some less robust building types vulnerable to failure
- H6 -Unsafe for vehicles and people. All building types considered vulnerable to failure.

Premise extrapolated flood data from the original Jacobs model and produced the following maps.



In comparing the above maps to the proposed development footprint, the group home is not proposed within a high risk area and will fit within the H1 category being 'generally safe for vehicles, people and buildings'.



The proposed group home residences extend east towards the river to a distance of approximately 68m and the H2 flood hazard category doesn't appear until approximately 100m eastward into the allotment.

The proposed group home development is proposed in an appropriate location in a low hazard flood risk zone. Climate change risk was built into the original Floodplain Study – this has been considered with flood levels and hazard.

The potential to move buildings in case of a flood is not practical as these are permanent buildings. However, due to low risk, providing the buildings are built to the flood planning level (1% plus 500mm freeboard) and flood compatible materials used, this satisfies the requirements of the Floodplain Risk Management Manual 2023.

The SEE states that the development will use flood compatible materials and be built to the flood planning level. Conditions to be applied requiring same.

Clause 5.22 Special flood considerations

(1) The objectives of this clause are as follows—

- (a) to enable the safe occupation and evacuation of people subject to flooding,*
- (b) to ensure development on land is compatible with the land's flood behaviour in the event of a flood,*
- (c) to avoid adverse or cumulative impacts on flood behaviour,*
- (d) to protect the operational capacity of emergency response facilities and critical infrastructure during flood events,*
- (e) to avoid adverse effects of hazardous development on the environment during flood events.*

(2) This clause applies to—

- (a) for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and*
- (b) for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may—*
 - (i) cause a particular risk to life, and*
 - (ii) require the evacuation of people or other safety considerations.*

- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development—
- (a) will affect the safe occupation and efficient evacuation of people in the event of a flood, and
 - (b) incorporates appropriate measures to manage risk to life in the event of a flood, and
 - (c) will adversely affect the environment in the event of a flood.
- (4) A word or expression used in this clause has the same meaning as it has in the *Considering Flooding in Land Use Planning Guideline* unless it is otherwise defined in this clause.
- (5) In this clause—

Considering Flooding in Land Use Planning Guideline—see clause 5.21(5).

flood planning area—see clause 5.21(5).

Flood Risk Management Manual—see clause 5.21(5).

probable maximum flood has the same meaning as in the *Flood Risk Management Manual*.

sensitive and hazardous development means development for the following purposes—

- (a) boarding houses,
- (b) caravan parks,
- (c) correctional centres,
- (d) early education and care facilities,
- (e) eco-tourist facilities,
- (f) educational establishments,
- (g) emergency services facilities,
- (h) group homes,
- (i) hazardous industries,
- (j) hazardous storage establishments,
- (k) hospitals,
- (l) hostels,
- (m) information and education facilities,
- (n) respite day care centres,
- (o) seniors housing,
- (p) sewerage systems,
- (q) tourist and visitor accommodation,
- (r) water supply systems.

Comment: For the purpose of this clause, the development is considered sensitive and on land in the flood planning area. The land has direct access to a road which has safe access during a flood to higher ground. Although no formal warning times for floods are available in Coonamble from the Castlereagh River except for warnings from the BOM, providing the dwellings are built at a height appropriate to level of risk, the risk of occupants remaining in house is lowered. The Coonamble Golf Club is one of the listed evacuation centres in the West Coonamble FRMS&P and any residents at this site once operational will be able to relocate to this centre if they leave early to avoid waters cutting the road at Eurimie Creek. A requirement for a Flood Evacuation Plan is to be conditioned on the consent to ensure occupants and managers are aware of processes to follow in flood emergencies.

The development of a group home on this site will not affect the environment in the event of a flood providing the buildings are built to the FPL and the site allows the free flow of water as much as possible.

In accordance with the Flood Matrix in the West Coonamble FRMS&P, where buildings are built higher than 1.5m above natural ground surface levels to meet the required FPL, the building is to be designed to allow the free flow of water underneath utilising piers rather than slab on ground (see Table C-1).

The following requirements are taken from the FRMS&P and will be applied to the draft conditions, where relevant:

Floor Level

- 2. Habitable floor levels to be no lower than the 1% AEP flood level plus freeboard.*
- 6. Non-habitable floor levels to be equal to or greater than the 1% AEP flood level plus freeboard where possible, or otherwise no lower than the 1% AEP flood level unless justified by site specific assessment.*
- 7. A restriction is to be placed on the title of the land, pursuant to S.88 of the Conveyancing Act, where the lowest habitable floor level is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed.*

Building Components

- 1. All structures to have flood compatible building components below the 1% AEP flood level plus freeboard.*

Structural Soundness

- 2. Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard, or a PMF if required to satisfy evacuation criteria (see below). An engineer's report may be required.*

Flood Effects

- 2. The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to:*
 - (i) loss of flood storage;*
 - (ii) changes in flood levels and velocities caused by alterations to the flood conveyance; and*
 - (iii) the cumulative impact of multiple potential developments in the floodplain. An engineer's report may be required.*

Evacuation

2. Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20% of the gross floor area of the building to be above the PMF level.

3. Filling of the site, where acceptable to Council, may change flood risk considered to determine the controls applied in the circumstances of individual applications.

Clause 6.1 Terrestrial biodiversity

(1) The objective of this clause is to maintain terrestrial biodiversity by—

- a) protecting native fauna and flora, and
- b) protecting the ecological processes necessary for their continued existence, and
- c) encouraging the conservation and recovery of native fauna and flora, and their habitats.

(2) This clause applies to land identified as “Biodiversity” on the [Natural Resource—Biodiversity Map](#).

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—

- a) will cause any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
- b) will cause any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
- c) has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
- d) will cause any adverse impact on the habitat elements providing connectivity.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
- b) if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
- c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment: A section of the lot fronting the Castlereagh River is captured as containing terrestrial biodiversity. See extract from the spatial planning portal below.



Figure 8: Plan of Lot 11 showing terrestrial biodiversity fronting the Castlereagh River

As the proposal does not include development on this section of the lot and also some distance from this part, this clause is satisfied.

Clause 6.2 Water protection

(1) The objective of this clause is to protect and maintain the following—

- a. water quality within watercourses,
- b. aquatic and riparian habitats,
- c. the stability of the bed and banks of watercourses,
- d. ecological processes within watercourses and riparian areas.

(2) This clause applies to all land—

- a. in any watercourse identified as “Watercourse” on the [Natural Resource—Waterways Map](#), or
- b. situated within 40 metres of the top of the bank of any such watercourse.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—

- a. will cause any adverse impact on the following—
 - i. the water quality and flows within a watercourse,
 - ii. the aquatic and riparian species, habitats and ecosystems,
 - iii. the stability of the bed, shore and banks of a watercourse,
 - iv. the free passage of fish and other aquatic organisms within or along the watercourse,
 - v. any future rehabilitation of the waterway and riparian areas, and
- b. will increase water extraction from a watercourse.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- a. the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

- b. if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- c. if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Comment: The proposal is within 40m of the top bank of the river adjacent to the watercourse map. Despite this, the residences are appropriately distanced from the top bank of the river and will not impede water flows, free passage of fish and the integrity of the riparian zone.

Clause 6.5 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on site conservation,*
- (e) suitable road access.*

Comment: the supply of water, electricity, sewerage, stormwater drainage and road access are all available to the allotment. Reticulated town water and sewerage is connected to the lot (Council advised was a condition on the sale of the land) and stormwater drainage will be conditioned on any consent.

Clause 6.7 Earthworks

(1) The objectives of this clause are as follows—

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,*
- (b) to allow earthworks of a minor nature without requiring separate development consent.*

(2) Development consent is required for earthworks unless—

- (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or*
- (b) the work is ancillary to other development for which development consent has been given.*

(3) Before granting development consent for earthworks, the consent authority must consider the following matters—

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
- (b) the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) the quality of the fill or the soil to be excavated, or both,*
- (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) the source of any fill material and the destination of any excavated material,*
- (f) the likelihood of disturbing relics,*
- (g) the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area.*

Note—

The [National Parks and Wildlife Act 1974](#), particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

Comment: Earthworks associated with this development is ancillary to the project and otherwise minor. Drainage patterns and soil stability is important in this location as the site is close to two main waterways. Any soil imported to the site will need to be clean and free of contaminants, appropriately compacted during construction. Amenity of the area in terms of earthworks will not be impacted providing the development is built to appropriate standards. Standard conditions to be applied and enforced regarding chance finds of any relics, stormwater runoff and quality and use of quality clean fill.

Clause 6.8 Stormwater management

(1) *The objective of this clause is to minimise the impacts of urban stormwater on adjoining downstream properties, native bushland and receiving waters.*

(2) *This clause applies to all land in residential and employment zones.*

(3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—*

- (a) is designed to maximise the use of water permeable surfaces on the site having regard to the soil characteristics affecting on-site infiltration of water, and*
- (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*
- (c) avoids any significant impacts of stormwater runoff on adjoining downstream properties, native bushland and receiving waters, or if that impact cannot be avoided, minimises and mitigates the impact.*

Comment: A stormwater management plan was submitted with the application which identifies the following mitigative matters:

- Each residential unit provides a 1,000L detention tank as part of basic commitments which also alleviates stormwater load
- Scour protection provided at onsite stormwater outlet
- Most stormwater disposed of onsite with natural infiltration. Stormwater from main community building directed to Calga St

The above SMP to be noted in conditions of consent where relevant.

Coonamble Development Control Plan (DCP) No 1: Coonamble township and surrounds

Development Standards	Comment	COMPLIES – Y/N
-----------------------	---------	----------------

Residential development 5. The minimum size for new residential lots shall be not less than: - in sewerred areas 750 square metres - in unsewerred areas 2000 square metres (allowing capacity to split once and if sewerred becomes economic).	Lot size is 7,428m2 and larger than the required 750m2.	Y																
Building setbacks – residential sector 18. There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments. 19. Preferred land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads. 20. Other land uses are to be set back a minimum of 9 metres from all roads.	Setback proposed is 5.5m – departure from this clause is requested. Reasons for departure include internal efficiencies, avoidance of lower floodprone area at rear of property and limited overshadowing & bulk on street. Other setbacks from boundaries comply with min NCC requirements. Departure is supported.	Y																
Car parking 15. Land uses which Council may require the provision of car parking space are: - Motels, flats: 1 - 1/2 car spaces per unit or dwelling	Parking has been provided via the following calculation: The proposed development requires a minimum eight (8) parking spaces. There are 19 parking spaces provided on site, two (2) in the garage at the entry into the core building and 17 outdoor parking spaces. Parking calculations are summarised in the table below: <table><tr><th>Use</th><th>Rate</th><th>Units / Core Building</th><th>Requirement</th></tr><tr><td>Motels, flats</td><td>1.5 per unit or dwelling</td><td>6 Units</td><td>9</td></tr><tr><td>Additional (merit based)</td><td>1 per staff / 1 per 3 visitors</td><td>4 staff / 6 visitors per day</td><td>6</td></tr><tr><td colspan="3">Total</td><td>15</td></tr></table>	Use	Rate	Units / Core Building	Requirement	Motels, flats	1.5 per unit or dwelling	6 Units	9	Additional (merit based)	1 per staff / 1 per 3 visitors	4 staff / 6 visitors per day	6	Total			15	Y
Use	Rate	Units / Core Building	Requirement															
Motels, flats	1.5 per unit or dwelling	6 Units	9															
Additional (merit based)	1 per staff / 1 per 3 visitors	4 staff / 6 visitors per day	6															
Total			15															
Maximum building height 37. In all village residential zones buildings shall not exceed two storeys in height or 6 metres measured from finished floor level to the underside of ceiling linings.	FFL to underside of ceiling linings is 2750mm. See plans below. Complies.	Y																



Community Consultation

The application was placed on exhibition from 18/07/2025 to 31/07/2025. During this time no submissions were received by Council.

Information regarding the DA was included in the Council column at the same time.

Provisions of the Regulation (EP&A Regulation 2021)

Demolition of a Building	N/A – vacant land
Is the land subject to a subdivision order under schedule 7?	No
The Dark Sky Planning Guideline	Yes applies – see detail below
Manor house or multi-dwelling housing (terraces) – consider the Low Rise Housing Diversity Design Guide for DA's	N/A
Residential development in Penrith City Centre	N/A

Cl 61(3) In determining a development application for development on the following land, the consent authority must consider the Dark Sky Planning Guideline—

(a) land in the local government area of Coonamble, Gilgandra, Warrumbungle Shire or Dubbo Regional,

(b) land less than 200 kilometres from the Siding Spring Observatory, if the development is—

- (i) State significant development, or*
- (ii) designated development, or*

- (iii) development specified in [State Environmental Planning Policy \(Planning Systems\) 2021](#), Schedule 6.

Comment: The application is in the LGA of Coonamble and Schedule 6 of SEPP (Planning Systems) 2021 captures the application as regionally significant.

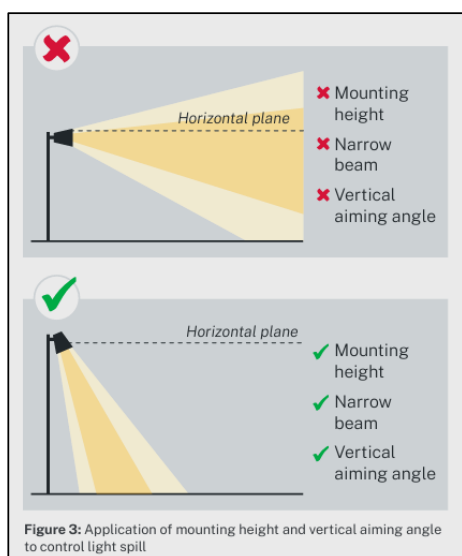
The Dark Sky Planning Guideline (DSPG) includes the following matters for consideration:

Illuminated signs to have size, shielding and curfews – the application does not propose illuminated signage.

Limited skylights in residential dwellings – the application does not include skylights.

Limited outside lights – applies. Condition to include standards in the DSPG including:

- No more than 7 shielded outside light fittings with at least 2 of these activated by a sensor
- No more than 5 outside lights not activated by a sensor
- Dust minimisation measures to be used on site including watering during dusty or windy conditions
- Outside lights to be directed below the horizontal plane as below to eliminate upward spill light
- Excess lighting to be avoided
- Use of warm white colour
- Direct lights away from reflective surfaces.



Section 4.15(1)(b) – Likely impacts of the development

The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below. The consideration of impacts on the natural and built environments includes the following:

Head of consideration	Comment
Context and setting	The proposed development is a form of residential accommodation located within the R1 General Residential Zone under the Coonamble LEP 2012. Its design and siting are considered suitable in the context of the surrounding residential dwellings and nearby facilities, including the Bowling Club and swimming pool. As the site is currently a vacant allotment, the development will contribute additional specific housing to help meet the needs of the local community.
Access & parking	Vehicle access is proposed via Limerick St with two driveways. These driveways to be approved via a section 138 Roads Act application through Council's Engineering Department. Sight lines are vast in this location on a straight road. Nineteen parking spaces are provided on site including parking for short-term residents and visitors as well as workers. This is considered sufficient to meet the needs of the group home.
Public domain	The development is proposed adjacent to an area of open public space with amenities including the town pool and supermarket nearby.
Utilities	Water and sewerage services are connected to the site. The applicant is responsible for electricity & data connections.
Water/air/soil	Stormwater has been assessed above and is appropriate. Conditions relating to dust minimisation during construction to be applied which also benefits the Dark Sky provisions. The proposed development is not expected to result in any significant impacts on soils, and there is no evidence to suggest the site is affected by contamination. Appropriate conditions of consent will be applied to manage erosion and sedimentation during construction, ensuring that soil impacts are minimised. The proposed development is expected to have minimal impact on local drainage patterns and soil stability, as

	construction will be carried out in accordance with the approved stormwater management plan.
Noise and Vibration	Noise is expected during the construction of the development with standard conditions of consent restricting to hours. Noise during operational hours is not expected to be high volumes due to the nature and purpose of the development. Limited hours of construction operations will limit noise intrusion and any vibrations.
Built Environment	The proposed development is considered consistent with the character of the established area which includes multi-dwelling and residential developments. The scale of the proposal is not regarded as an overdevelopment of the site and the balance between built form and open space is adequate. The development is not expected to generate adverse impacts on the subject land or the surrounding area.
Social impacts	Limited adverse social impacts anticipated. Overall positive social benefits for the town with increased emergency housing for those in need.
Economic impacts	No adverse economic impact to social service provider industries in Coonamble.
Natural hazards	The site is affected by flooding which has been assessed above. Bushfire is not considered a large risk however a large area toward the river will remain undeveloped and this area needs to be maintained to ensure the risk of fire near the group home is minimised. This is to be conditioned on the consent.
Safety, security and crime prevention	The development proposes sufficient security measures around the site. An Operational Management Plan will also be conditioned on the consent to address safety and security. The development is considered to be of low residential use with 6 units proposed. It is not expected to have a volume of usage to have impact to the surrounding landuses.

Section 4.15(c) – Suitability of the site

The development has been designed with consideration of the site's constraints, including bushfire risk, flood risk, water quality, access and parking, and potential impacts on adjoining properties.

There are no other known risks or hazards affecting the site that would make it unsuitable for the proposed development.

Section 4.15(d) – Public Submissions

As noted above, no submissions received during the exhibition period.

Section 4.15(e) – Public interest

The development is considered to be in the public interest and is expected to provide much-needed housing in the locality, as well as generate employment opportunities and broader economic benefits.

Other matters including design not prescribed above

Garbage bins: These are proposed off Limerick St in a screened waste storage area. This is appropriate as bins will be collected on this street.

Construction waste: To be conditioned that any waste is contained in a self-closing bin, regularly emptied and the site kept in a clean and tidy manner.

Long Service Levy: The applicant is to pay the long service levy prior to issue of the construction certificate in accordance with section 34 of the Building and Construction Industry Long Service Payments Act 1986.

The levy is **\$13,525** based on an estimated cost of construction of **\$5,410,000**.

Recommendation

That Development Application 2025/013 (PAN-542141) for a Group Home (Transitional) and associated community facility (core building) at Lot 11 DP 238281, 40 Calga St Coonamble be approved pursuant to section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979 subject to the draft conditions in Attachment A.

Attachment A – Draft Conditions**Terms and Reasons for Conditions**

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

	Condition				
1.	Approved plans and supporting documentation				
Development of a group home (transitional) comprising a core community/administration building, six (6) self-contained residential units [Four x 2-bedroom units, one x 2-bedroom accessible unit and one x (3)-bedroom unit], associated parking and playground must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.					
In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. NOTE: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.					
Plan Title		Drawing no	Issue/ Rev	Job No	Date
BEJJCO Plans					
Cover Sheet	1	C	B25-03	09/07/2025	
Core Building floor layout & notes	2	C	B25-03	09/07/2025	
Units 1, 2, 3 & 4 Floor Plan & Elevations	3	C	B25-03	09/07/2025	
Units 5 & 6 Floor layouts & elevations	4	C	B25-03	09/07/2025	
Outbuilding floor layouts & elevations	5	C	B25-03	09/07/2025	
Location plan	6	C	B25-03	09/07/2025	
Site Plan – Sediment Control & basix notes	7	C	B25-03	09/07/2025	
Imrie Astley & Associates – Civil Design Documentation plans					
Cover sheet	DWG 25-29-01	1	25-29	08/08/2025	
General notes	DWG 25-29-02	1	25-29	08/08/2025	
Proposed stormwater management plan	DWG 25-29-01	1	25-29	08/08/2025	
Proposed pavement plan & details	DWG 25-29-01	1	25-29	08/08/2025	
Approved documents					
Title	Author	Rev	Job No	Date	
Statement of Environmental Effects	Wannan Art Design	1	25/001	28/07/2025	
Condition Reason:					
To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.					
2.	Council asset condition				

	Before commencing any works on site, the applicant must notify Council of any existing damage to Council-controlled property adjoining the site, including kerbs, gutters, footpaths, walkways, reserves and similar infrastructure. If such damage is not identified prior to works, any damage found following completion of the development will be deemed to have resulted from the works and must be repaired at the applicant's expense.
	Condition Reason: To protect the integrity of Council assets.
3.	Disability Discrimination Act It is the applicant's responsibility to ensure that the development complies with the requirements of the <i>Disability Discrimination Act 1992 (DDA)</i> .
	Condition reason: To ensure the development complies with this legislation.

BUILDING WORK

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

4.	Long Service Levy Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to be calculated based on a cost estimate prepared by a suitably qualified person to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier. The cost estimate and proof of payment is required to be provided to the certifier prior to issue of the construction certificate. From 1 January 2023 the levy rate will be 0.25% of the cost of building and construction works and will only be payable if the cost of works is \$250,000 and above (inclusive of GST). This payment can be made directly to the Long Service Levy Corporation. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. Based on the supplied value (\$5,410,000) the current levy payable is \$13,525 (An updated Cost Estimate maybe required prior payment). This payment can be made directly to the Long Service Corporation. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. Refer to the website for information on where to pay https://www.longservice.nsw.gov.au/bci/levy/paying-the-levy/where-to-pay-the-levy Condition reason: To ensure the long service levy is paid.
5.	Structural adequacy A report by a suitably qualified Flood Engineer is to be submitted to Council to demonstrate that the buildings on site can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP flood plus freeboard. Condition reason: To ensure the buildings are structurally sound and designed in accordance with the modelled data from the West Coonamble Floodplain Risk Management Study and Plan 2021.
6.	Flood Compatible Materials Construction certificate plans are to show the use of flood compatible materials up to and including the flood planning level on site. Flood compatible materials can be

	referenced in the West Coonamble Floodplain Risk Management Study and Plan 2021 and the NSW Government's Flood Risk Management Manual 2023.
	Condition reason: To ensure the buildings are built to the appropriate standard in accordance with the abovementioned studies and manuals.
7.	Landscaping Plan Prior to the commencement of works, a detailed Landscaping Plan prepared by a suitably qualified professional must be submitted to and approved by Council. The plan must show species, location, size, and maintenance of proposed landscaping and include retention of existing vegetation where appropriate. All approved landscaping must be installed and maintained in accordance with the plan prior to the issue of an Occupation Certificate.
	Condition reason: To ensure landscaping is approved prior to construction.

BEFORE BUILDING WORK COMMENCES

8.	Section 68 approvals The applicant is to apply to Council for approval under section 68 of the Local Government Act for: Part B: Carry out water, sewerage and stormwater drainage work Part C: Dispose of waste into a sewer of the Council. Plans associated with the servicing requirements will need to be submitted to Council for approval.
	Condition reason: To ensure compliance with the Local Government Act and obtain the necessary activity approvals.
9.	Flood Evacuation Plan The submission of a flood evacuation plan for the development, referencing the West Coonamble Floodplain Risk Management Study and Plan 2021 and where relevant, consultation with the local branch of the State Emergency Service.
	Condition reason: To ensure occupants of the group home are evacuated safely in the event of a flood.
10.	Water connection & meter Prior to the commencement of works the developer is to provide a water service and meter for the development site. This can be achieved by lodgment of the Application for Connection/Disconnection of Water and/or Sewerage and payment to Council in accordance with Council's fees and charges.
	Condition reason: To ensure a water service is connected to the site prior to works commencing.
11.	Signs on site A sign must be erected in a prominent position on any site on which building 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 or demolition work is being carried out but must be removed when the work has been completed.

	NOTE: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.
	Condition reason: Prescribed condition EP&A Regulation, clause 70.
12.	Compliance with the Home Building Act 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.
	Condition reason: Prescribed condition EP&A Regulation, clause 69.
13.	Erosion and sediment controls in place Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, are in place, and remain until the site is rectified (at least 70% ground cover achieved over any bare ground on site).
	Condition reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.
14.	Notice of Commencement The Applicant is to submit to Coonamble Shire Council, at least two (2) days prior to the commencement of any works, the attached 'Notice of Commencement of Building or Subdivision Works and Appointment of Principal Certifying Authority'.
	Condition reason: To advise Council of the Certifier and give appropriate notice for inspections.
15.	Flood Planning Level The finished floor levels of all habitable buildings on site (including all dwellings and the core/community building) are to be designed and built to at least the Flood Planning Level (FPL) of 1% AEP plus 500mm freeboard, being 180.4m AHD . Note: The FPL at the time of construction should be confirmed in writing by Council prior to any works starting to account for any updates to the Floodplain Risk Management Study and Plan and apply updated data to determine the relevant FPL.
	Condition reason: The land falls within a known flood affected area and design is to be compatible with the flood behaviour and hazard for the location.
16.	Operational Management Plan An Operational Management Plan is to be submitted to Council prior to works commencing on site. The Operational Management Plan is to address all relevant matters, including as a minimum: • Visual amenity, • Privacy, • Noise, • Alarms (Back to base alarm system), • Sensor lighting to all areas including the car park, perimeter of the group home, walkways and pedestrian access points which comply with the Dark Sky Planning Guidelines, • Visitors and traffic- hours of operations, • Weekly Waste Management, • Hours of operation for cleaners and other employees, • After-hours contacts with Coonamble Police,

	Any other potential operational impacts. This plan is to be implemented with the provisions of the management plan abided by and maintained throughout the duration of the development. The plan is to be reviewed annually by the site operator, with any proposed changes submitted to Council for consultation prior to action.
	Condition reason: to ensure minimal impacts occur to the surrounding environment.
17.	Toilet facilities Prior to the commencement of any works on the land, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. i. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. ii. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.
	Condition reason: To ensure site management measures are implemented during the carrying out of site work.
18.	Traffic Control Plan A fully certified traffic control plan will be required where machinery may obstruct traffic on public roads whilst construction work is being undertaken. Failure to comply may result in Work Cover intervention and may also include Stop Work orders from Council until such time the developer complies with suitable traffic management procedures.
	Condition Reason: To ensure minimal impact is made to traffic in the area.
19.	Contract Works Insurance The Applicant is to ensure that Contract Works Insurance is kept current for the duration of the development, and must also ensure that all Contractors and Subcontractors working within Council road reserves possess and maintain adequate Public Liability Insurance (\$20 million), with copies to be provided to Council prior to commencement of any works. Any potential claims that result from negligent actions performed by Contractors/Subcontractors engaged by the Applicant within Council road reserve will be borne by the Applicant and not Coonamble Shire Council.
	Condition Reason: To ensure all workers are adequately covered by insurance when working on or near Council assets.
20.	Section 138 approvals The developer is to apply to Council for a permit under section 138 of the Roads Act for the two new driveway entrances to the site. Plans detailing the works are to be submitted to Council for approval and are to comply with the Coonamble Design Specification: Development Specification Series Construction.
	Condition reason: To ensure the driveways and access are appropriately designed in accordance with the Roads Act.

DURING BUILDING WORK

21.	Light fittings The development shall not contain: a. Outside light fittings other than shielded light fittings. b. More than 7 shielded outside light fittings or more than 5 such light fittings that are not automatic light fittings. c. Lighting that results in the emission of light of 50,000 lumens or more. NOTE 1: Outside light fitting means a light fitting that is attached or fixed outside, including on the exterior, of a building.
------------	---

	NOTE 2: Shielded light fitting means a light fitting that does not permit light to shine above the horizontal plane.
	Condition reason: To ensure compliance with the requirements of clause 5.14 of the Coonamble LEP and the Dark Sky Planning Guideline under clause 61 of the Environmental Planning and Assessment Regulation 2021.
22.	Survey benchmark – flood levels The applicant is to provide a survey benchmark on site to allow the finished floor levels to be checked for FPL compliance.
	Condition reason: Because the site is flood liable and a benchmark will assist to ensure minimum floor heights are achieved.
23.	Survey certificate – finished floor height The applicant is to provide Council with written advice from a registered surveyor, certifying that the finished floor level has been built to at least the flood planning level as specified by Council. NOTE: This is to be received by Council before any further building inspections by the Certifying Authority.
	Condition reason: To ensure the building is built to the flood planning level in accordance with the West Coonamble Floodplain Risk Management Study and Plan 2021 and the Flood Risk Management Manual 2023.
24.	Loading and storage of materials All loading, unloading and storage of goods, equipment, tools and building materials, or the carrying out of building operations related to the development proposal shall be carried out within the confines of the property. No loading, unloading and storage of goods, equipment, tools and building materials, or the carrying out of building operations related to the development proposal shall be carried out on the nature strip or public roadway system.
	Condition reason: To ensure the site is safe and materials are safely stored.
25.	Solid waste and rubbish All building rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container for disposal at an approved Coonamble Shire Council Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project. NOTE 1: No building rubbish or debris shall be placed or permitted to be placed on any public lands, footway or road. NOTE 2: The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.
	Condition reason: To appropriately contain and dispose of rubbish.
26.	Compliance with the Building Code of Australia Building work must be carried out in accordance with the requirements of the BCA.
	Condition reason: Prescribed condition - EP&A Regulation clause 69.
27.	Repair of infrastructure The applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles,

	waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council. NOTE: If the Council is not satisfied with rectification works, Council reserves the right to complete the work and charge the applicant in accordance with the “restoration of footpath or road rates” of the Coonamble Shire Council Fees and Charges as current at the time of construction.
	Condition reason: To ensure any damage to public infrastructure is rectified.
28.	Implementation of the site management measures While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by site management conditions on the plan titled ‘Site Plan – Sediment Control & basix notes’ are implemented at all times.
	Condition reason: To ensure the required site management measures are implemented during construction.
29.	Responsibility for changes to public infrastructure While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).
	Condition reason: To ensure payment responsibility of approved changes to public infrastructure is clear.
30.	Shoring and adequacy of adjoining property If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person’s own expense — a) Protect and support the building, structure or work from possible damage from the excavation, and b) Where necessary, underpin the building, structure or work to prevent any such damage. Page 8 of 12 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 that condition not applying.
	Condition reason: Prescribed condition - EP&A Regulation clause 74.
31.	Uncovering relics or Aboriginal objects While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment. In this condition: • “relic” means any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance; and • “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

	Condition reason: To ensure the protection of objects of potential significance during works.
32.	Work near Electricity infrastructure Activities undertaken in close proximity to the electricity infrastructure must be undertaken in accordance with the latest industry guideline ISSC 20: Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
	Condition reason: To ensure electricity infrastructure is protected and safe.
33.	Before you Dig Australia Prior to carrying out any works, a “Before you Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).
	Condition reason: To ensure safe works in and around electricity infrastructure.
34.	Safety near Electricity infrastructure 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.
	Condition reason: To ensure safe work in the vicinity of electricity infrastructure.
35.	Ground Levels Finished ground levels are to be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged according to the approved method in the Stormwater Management Plan.
	Condition reason: To ensure runoff does not impact neighbouring properties and buildings and receiving waters.
36.	Dust Minimisation The building contractor is to implement and maintain effective dust suppression and control measures during construction. Measures must be designed to: - Prevent visible dust emissions - Comply with the relevant air quality standard under the <i>Protection of the Environment Operations Act 1997</i> - Limit dust circulation at night.
	Condition reason: To ensure the site and surrounds are protected from dust nuisance and to limit impacts on the visibility at Siding Spring Observatory.
37.	Roofwater drainage The guttering, down pipes and storm water system is to be installed and connected to the approved disposal point as soon as the roof sheeting is positioned to prevent erosion of the site from roof water.
	Condition reason: To assist in the prevention of erosion of the site from storm water.
38.	Approved hours of Construction Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Draft Construction Noise Guideline 2020.
	DAY HOURS

		Monday to Friday	7:00am to 6:00pm	
		Saturday	8:00am to 1:00pm	
		Sunday	No work	
		Public Holidays	No work	
	Condition reason: To ensure that the amenity of the surrounding area is not compromised as a result of the construction of the proposal.			
39.	Home Building Act requirements Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information – a) 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, b) 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 becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.			
	Condition reason: Prescribed condition EP&A Regulation, clause 71.			
40.	Switchboard locations Switchboards for gas, electricity, etc must not be attached to the front or street facing elevations of the building.			
	Condition Reason: Visual amenity has been addressed through appropriate design.			
41.	Surveys by a registered surveyor While building work is being carried out, a registered surveyor survey is required to measure and mark the positions of the following and provide them to the principal certifier — a) A Survey Certificate building set out survey must be submitted at the completion of the building work certifying the location of the building in relation to boundaries of the allotment. At other stages of construction – any marks that are required by the principal certifier (incl. for flood considerations).			
	Condition reason: To ensure buildings are sited and positioned in the approved location.			
42.	Implementation of site management measures While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by site management conditions and the erosion and sediment control plan are implemented at all times. The applicant must ensure a copy of this plan is kept on site at all times and made available to Council officers upon request.			
	Condition reason: To ensure the required site management measures are implemented during construction.			

43. Plumbing and Drainage work	a) All plumbing and drainage work are to be carried out by a licensed plumber and drainer to the requirements of the National Plumbing and Drainage Code and AS3500. b) All house sewer and plumbing work is carried out in accordance with the requirements of Water, Sewerage, and Drainage Regulation, Local Government Act, 1993.
	Condition reason: To ensure plumbing and drainage works is carried out to the required standard.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

44. Occupation Certificate	Prior to the occupation or use of the development, an Occupation Certificate must be obtained from the Certifying Authority for the subject development.
	Condition reason: To ensure the development is inspected for occupation prior to use.
45. Flood Evacuation Plan	The submission of a flood evacuation plan for the development, referencing the West Coonamble Floodplain Risk Management Study and Plan 2021 and where relevant, consultation with the local branch of the State Emergency Service.
	Condition reason: To ensure occupants of the group home are evacuated safely in the event of a flood.
46. Works as executed plans	Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works: a) All stormwater drainage systems and storage systems; b) The following matters that Council requires to be documented: 1. Work as executed plans to record a 'Drainage Diagram' for the property. The principal certifier must provide a copy of the plans to Council with the occupation certificate.
	Condition reason: To confirm the location of works once constructed that will become council assets, and provide drainage diagram records.
47. Final Fire Safety Certificate	Prior to the issue of an Occupation Certificate, a final fire safety certificate prepared by an Accredited Practitioner (Fire Safety) is to be submitted to the Principal Certifier in accordance with Part 11 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
	Condition Reason: To ensure compliance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
48. Parking and linemarking	Staff, visitor parking and parking for persons with a disability are to be clearly signposted and linemarked on site.
	Condition reason: To ensure ease of access and parking to the premises.

OCCUPATION AND ONGOING USE

49.	Site filling The site must be managed to ensure that: a) No additional fill is placed on the land that may obstruct the flow of floodwaters; b) Clearing and drainage works do not alter existing drainage patterns across the site; c) No landscaping, structures, or similar works are installed that could impede the movement of floodwaters; d) All plants, materials, or goods stored on the site are secured in a way that prevents pollution of floodwaters; e) All reasonable measures are undertaken to minimise the site's impact on flood behaviour.
	Condition reason: To ensure floodwater is not impeded or redirected due to site works.
50.	Section 88b instrument A restriction is to be placed on the title of the land, pursuant to S.88b of the Conveyancing Act, where the lowest habitable floor level is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed.
	Condition reason: To ensure the ongoing land users and future owners know of this land use restriction regarding free flow of floodwaters.

Advisory Note – Annual Fire Safety Statement

In accordance with Section 170 of the *Environmental Planning and Assessment Act 1979* and Clause 177 of the *Environmental Planning and Assessment Regulation 2021*, the owner of the building is required to ensure that an Annual Fire Safety Statement is prepared, lodged with the relevant authority, and displayed in the building (where required) for all essential fire safety measures. This requirement applies to certain classes of buildings, including but not limited to Class 2–9 under the Building Code of Australia. For further information, applicants should refer to the NSW Fire Safety Guidelines and contact the relevant certifying authority.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work must not be carried out until a construction certificate has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

5 CONCLUSION OF THE MEETING