



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-44-2024 PAN-476287
Applicant	Ambrose Building Development Solutions [REDACTED]
Description of development	Alteration and Additions to existing building, extension of carpark and associated work
Property	52 HILL STREET URALLA 2358 4/8/DP759022 6/8/DP759022 1/-/DP368065 2/-/DP368065 5/8/DP759022 A/-/DP156002
Determination	Approved Consent Authority - Council
Date of determination	25/02/25
Date from which the consent operates	3/03/25
Date on which the consent lapses	3/03/30

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.



Simon Vivers
Senior Planner
Person on behalf of the consent authority

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

1	<p>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</p> <ol style="list-style-type: none"> 1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the Building Code of Australia. 2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the Home Building Act 1989, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences. 3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. 4. In subsection (1), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made. 5. In subsection (3), a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made. 6. This section does not apply— <ol style="list-style-type: none"> a. to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies. <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
2	<p>Erection of signs</p> <ol style="list-style-type: none"> 1. This section applies to a development consent for development involving building work, subdivision work or demolition work. 2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out— <ol style="list-style-type: none"> a. showing the name, address and telephone number of the principal certifier for the work, and

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

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

3

Approved plans and supporting documentation

Development must be carried out in accordance with the following approved plans, except where the conditions of this consent expressly require otherwise.

Approved plans			
Plan number	Revision number	Drawn by	Date of plan
DA101	3	New England	19.12.2024
DA102	1	Design Group ref: 23111	17.07.2024
DA103	1		17.07.2024
DA104	2		19.12.2024

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

ADVICE: Minor amendments to drawings DA101 and DA104 may occur, with respect to improving pedestrian safety between the return-and-earn facility and car parking areas.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

4

Engineering Work

All engineering work is to be designed by a competent person and carried out in accordance with Council's adopted Armidale Engineering Code suite, unless otherwise indicated in this consent.

Condition reason: To ensure that works are of a sustainable and safe standard.

5

Demolition

Any demolition is to be carried out in accordance with AS2601 – Demolition of Structures, to ensure the work is undertaken safely and as required pursuant to the Environmental Planning and Assessment Regulation 2000 and Work Health and Safety (WHS) Regulation 2011.

Condition reason: To ensure demolition work is carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601)

Building Work

Before issue of a construction certificate

6	<p>Preparation of construction and fit out plans for food and drink premises</p> <p>Before the issue of a Construction Certificate, detailed plans of all food and beverage preparation, serving and storage areas (including for perishable stock, waste, chemicals and personal belongings) must be prepared by a suitably qualified person.</p> <p>The detailed plans must be prepared in accordance with the following and be approved by the principal certifier:</p> <ul style="list-style-type: none">• Food Standards Code (Australian Food Safety Standard 3.2.2 - Food Safety Practices and 3.2.3 – Food Premises and Equipment);• Food Act 2003 and Food Regulation 2015;• Australian Standard 4674:2004: Design, Construction and Fit-out of Food Premises; and• Australian Standard 1668: The use of ventilation and air-conditioning in buildings. <p>Condition reason: To ensure detailed construction and fit out plans are submitted which comply with the relevant standards</p>
7	<p>Provision of detailed plans for construction certificate application</p> <p>Before the issue of a Construction Certificate, detailed plans must be prepared by a suitably qualified person and provided to the Certifier that are consistent with the plans and documentation approved under this consent.</p> <p>Detailed plans must also show the following:</p> <ol style="list-style-type: none">1. Car parking facilities, in accordance with AS 2890.1 Parking Facilities - Off-Street Carparking2. Disability access3. Pedestrian access4. Signage location and structures5. Retaining walls <p><u>Car Parking - Additional Requirements:</u></p> <p>Details shall show:</p> <ul style="list-style-type: none">• An all-weather, nuisance-free surface for pedestrians and vehicles throughout the site, including parking areas and driveways. All areas are to be sealed with bitumen, hotmix or concrete.• Effective edge support / drainage control for all parking and driveway areas;• Landscaped areas adjacent to kerbing self-draining to the kerb;• Car parking and manoeuvring areas designed in accordance with relevant Australian Standards; and <p>All works shall be in accordance with the adopted Armidale Regional Council</p>

Engineering Design Codes.

Lighting - Additional Requirements

Details shall show:

- Compliance with AS 4282: Control of Obtrusive Effects of Outdoor Lighting
- Lighting providing coverage of the premises and surrounding areas for visibility and to reduce hidden areas.

In addition:

- Lighting must not interfere with traffic safety;
- Lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and
- External lighting must not flash or intermittently illuminate unless required for safe ingress/egress of vehicles crossing a pedestrian footway or approved vehicle entrance.

Condition reason: To ensure that detailed construction certificate plans are consistent with the approved plans and supporting documentation

8

Erosion and sediment control plan

Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents and provided to the principal certifier:

- the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

9

Section 7.12 Contributions

Before the issue of a Construction Certificate, a contribution is to be paid to Council towards the provision or improvement of public facilities (as per Uralla Shire Council's section 7.12 Contributions Plan 2021).

Proposed Cost of Development *	Levy Percentage	Total Contribution	Note
\$2,926,000.00	1%	\$29,260.00	Contribution Rate remains current until first date of next quarter

*Proposed cost of carrying out the development less any credits which may apply.

Contributions are indexed annually at the end of each financial year.

Condition reason: To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the LGA.

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Stormwater Management Plan

Before the issue of a Construction Certificate, a Stormwater Management Plan must be submitted to and approved by Council. The plan shall be in accordance with the adopted Armidale Regional Council Engineering Design Codes (Design Specification D5 and supporting handbook) and submitted as part of the Section 68 Application.

	Once approved, the Stormwater Management Plan shall form part of this consent.				
	Condition reason: To ensure the development is appropriate with regards to stormwater management.				
11	<p>Section 68 Approvals</p> <p>Before issue of a Construction Certificate, approval is required under Section 68 of the Local Government Act for the following work:</p> <table border="1"> <thead> <tr> <th>Part</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>B - Water supply, sewerage and stormwater drainage work</td> <td>Carry out: Water supply, sewerage or stormwater drainage work</td> </tr> </tbody> </table> <p>Condition reason: To ensure the appropriate section 68 approvals are in place prior to issue of a construction certificate for the development.</p>	Part	Description	B - Water supply, sewerage and stormwater drainage work	Carry out: Water supply, sewerage or stormwater drainage work
Part	Description				
B - Water supply, sewerage and stormwater drainage work	Carry out: Water supply, sewerage or stormwater drainage work				
12	<p>Fire Safety Report</p> <p>Before the issue of the Construction Certificate a Fire Safety Report shall be prepared by a suitable qualified person that identifies any non-compliances with Part C, D & E of Volume 1 of NCC 2022.</p> <p>The report is required to make recommendations of any proposed upgrade works to address any non-compliances that have been identified within the report. The report is required to be submitted and approved by Council before the issue of a Construction Certificate.</p> <p>Condition reason: In the interests of fire safety.</p>				

Before building work commences

13	<p>Erosion and sediment controls in place</p> <p>Before any site work commences, the principal certifier must be satisfied acceptable erosion and sediment controls are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the erosion and sediment control plan.</p> <p>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>
14	<p>Construction Certificate</p> <p>In accordance with the provisions of Section 6.6 and 6.7 of the Environmental Planning and Assessment Act 1979, construction works approved by this consent must not commence until:</p> <ol style="list-style-type: none"> 1. a Construction Certificate has been issued; 2. the NSW Planning Portal has been advised of; <ul style="list-style-type: none"> • the intention to commence work; and • the specific Principal Certifying Authority (building inspector) that has been appointed to the project. <p>Documentation required under this condition must show that the proposal complies with all relevant development consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.</p> <p>Condition reason: To ensure a Construction Certificate(s) is authorised before commencement of work</p>
15	<p>Landscaping Plan</p>

	<p>A landscaping plan shall be submitted to and approved by Council before building work commences, and shall show:</p> <ul style="list-style-type: none"> • Landscaping details as shown on approved plan DA104 (in particular addressing buffering between the car park area and the rear garden of 19 Queen Street); • Landscaped areas planted with tree, shrub and groundcover species (minimum 50% native), capable of achieving a minimum density of 85% coverage 12 months after planting; • Demonstration of the use of sustainable practices and if irrigation is to be provided it must not use potable water; • All garden beds adjoining turf or sealed surfaces with hard garden edging; and • The provision of notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements. <p>The landscaping plan must be prepared by a suitably qualified person</p> <p>Once approved, the landscaping plan will form an approved document.</p>
	Condition reason: In the interests of amenity.

During building work

16	<p>Discovery of relics and Aboriginal objects</p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ol style="list-style-type: none"> 1. the work in the area of the discovery must cease immediately; 2. the following must be notified <ol style="list-style-type: none"> 1. for a relic – the Heritage Council; or 2. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. <p>Site work may recommence at a time confirmed in writing by:</p> <ol style="list-style-type: none"> 1. for a relic – the Heritage Council; or 2. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85.
	Condition reason: To ensure the protection of objects of potential significance during works.
17	<p>Hours of work</p> <p>Site work must only be carried out between the following times –</p> <ul style="list-style-type: none"> • 7.00am and 6.00pm on Monday to Friday • 8.00am to 1.00pm on Saturdays <p>Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.</p>
	Condition reason: To protect the amenity of the surrounding area.
18	<p>Noise and Vibration requirements</p>

	<p>While site work is being carried out, noise generated from the site must not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at a lot boundary of the site.</p> <p>Condition reason: To protect the amenity of the neighbourhood during construction.</p>
19	<p>Procedure for critical stage inspections</p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p> <p>Condition reason: To require approval to proceed with building work following each critical stage inspection.</p>
20	<p>Responsibility for changes to public infrastructure</p> <p>While site work is being carried out, 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) must be paid as directed by the consent authority.</p> <p>Condition reason: To ensure payment of approved changes to public infrastructure.</p>
21	<p>Soil management</p> <p>While site work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> • All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receival facility's details must be reported to the principal certifier. <p>Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</p>
22	<p>Plumbing and Drainage</p> <p>Any required plumbing and drainage work shall comply with the Plumbing and Drainage Act 2011, Plumbing and Drainage Australian Standard AS3500, Plumbing Regulations 2017 and the Plumbing Code of Australia (NCC 2016).</p> <p>Condition reason: To ensure the work meets relevant standards.</p>
23	<p>Pedestrian safety</p> <p>Following shall be undertaken during construction of the development:</p> <ul style="list-style-type: none"> • Installation of signage to the satisfaction of the principal certifier, to advise all construction vehicles to be aware of pedestrians within the shared driveway and car parking area, expressly including children and general pedestrian movements associated the return-and-earn facility; and • Installation of temporary hoarding to the satisfaction of the principal certifier, to ensure sufficient delineation and exclusion between any part of the development and children and general pedestrian movements associated the return-and-earn facility. <p>Condition reason: In the interests of pedestrian safety during construction.</p>

Before issue of an occupation certificate

24	<p>Food Premises Final Inspection</p> <p>Before the issue of an occupation certificate, the food premises shall be inspected by an</p>
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	<p>Authorised Officer of Council under the Food Act 2003, to determine compliance with the Food Act 2003, Food Safety Standards and Australian Standard 4674:2004: Design, Construction and Fit-out of Food Premises.</p> <p>Condition reason: To enable council to ensure compliance with the Food Act 2003 before the business commences</p>
25	<p>Notice of food business</p> <p>Before the issue of an occupation certificate, council and any other appropriate enforcement agency must be notified of the food business in accordance with the NSW <i>Food Act 2003</i> and the Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirements.</p> <p>Condition reason: To enable council to ensure compliance with the consent when the business is operating</p>
26	<p>Pedestrian safety signage</p> <p>Before the issue of an occupation certificate, ensure an appropriate sign(s) is provided and maintained within the site to advise all vehicles to be aware of pedestrians within the shared driveway, expressly including children and general pedestrian movements associated the return-and-earn facility.</p> <p>Condition reason: To make drivers aware of pedestrians and to ensure the safety of pedestrians using the shared driveway</p>
27	<p>Removal of waste upon completion</p> <p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> 1. all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of lawfully; and 2. written evidence of the waste removal must be provided to the satisfaction of the principal certifier. <p>Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.</p>
28	<p>Repair of infrastructure</p> <p>Before the issue of an Occupation Certificate:</p> <ul style="list-style-type: none"> • any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council. <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
29	<p>Consolidation of lots</p> <p>Prior to the issue of an Occupation certificate, Lot A DP759022 & Lot 2 DP368065 are to be consolidated.</p> <p>Evidence of the registration of the consolidated lot with the Land Registry Services must be supplied prior to the issue of an Occupation Certificate for the development.</p> <p>Condition reason: To ensure that the development proceeds in the manner proposed by the applicant and approved by Council.</p>
30	<p>Occupation Certificate</p> <p>The relevant Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning & Assessment Act 1979 and to ensure the health and safety of the building's occupants.</p>

	<p>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation</p> <p>Condition reason: To ensure the building is suitable for occupation (in accordance with its BCA classification).</p>
31	<p>Plumbing and Drainage</p> <p>Prior to issue of an Occupation Certificate, the principal certifier shall be provided with a copy of the Final Plumbing and Drainage Certificate confirming compliance with the Plumbing and Drainage Act 2011.</p> <p>Condition reason: To ensure any plumbing and drainage work complies with the relevant requirements of the Plumbing and Drainage Act 2011</p>
32	<p>Fire Safety Certificate</p> <p>A Fire Safety Certificate covering each of the essential fire and other safety measures installed in the building must be provided to the principal certifier before the issue of an Occupation Certificate.</p> <p>A copy of the certificate is to be given to NSW Fire Brigades and an additional copy displayed in a prominent position within the building.</p> <p>Condition reason: In order to comply with the EP&A Regulation and to ensure the safety of occupants.</p>
33	<p>As constructed drawings</p> <p>Before the issue of an Occupation Certificate, engineer certified as-constructed stormwater drawings (in accordance with the Stormwater Management Plan) shall be provided to Council.</p> <p>Condition reason: In the interests of stormwater management.</p>

Occupation and ongoing use

34	<p>Limitations on food preparation during ongoing use</p> <p>During ongoing use of the premises, food preparation that generates heated air, smoke, fumes, steam or grease vapours must not be undertaken unless mechanical ventilation has been approved and installed under this consent.</p> <p>Condition reason: To ensure the safe operation of the premises and to protect the amenity of adjoining premises and the surrounding area</p>
35	<p>Maintenance of wastewater and stormwater treatment device</p> <p>During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable).</p> <p>Condition reason: To protect sewerage and stormwater systems.</p>
36	<p>Storage and disposal of waste materials during ongoing use</p> <p>During ongoing use of the premises:</p> <ol style="list-style-type: none"> 1. all garbage and recyclable materials generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time 2. arrangements must be implemented for the separation of recyclable materials from garbage <p>any approved waste storage area must be appropriately maintained to prevent litter</p>

	<p>and the entry of pests</p> <p>4. where council does not provide commercial garbage and recyclable materials collection services:</p> <p>a. a contract must be entered into with a licensed contractor to provide these services for the premises; and</p> <p>b. a copy of the contract must be kept on premises and provided to relevant authorities including council officers on request.</p> <p>5. all liquid trade waste discharged to sewerage system must comply with the trade waste approval issued by the relevant water authority (if required)</p> <p>6. all liquid trade waste pre-treatment devices must be regularly maintained to remain effective in accordance with the conditions of the liquid trade waste approval issued by the relevant water authority (if required)</p>
	<p>Condition reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the premises</p>
37	<p>Landscaping Maintenance</p> <p>The landscaping shown on the approved plans must be maintained to the satisfaction of the responsible authority, including replacing any dead, diseased or damaged plants within 30 days of becoming aware of the dead, diseased and/or damaged plants.</p> <p>Condition reason: In the interests of amenity.</p>
38	<p>Fire Safety Statement</p> <p>A Fire Safety Statement shall be provided to Council annually covering each of the essential fire and other safety measures installed on the property.</p> <p>A copy of the Statement is also to be forward to NSW Fire Brigades and a further copy is to be prominently displayed in the building.</p> <p>Condition reason: To ensure the use remains acceptable with regards to fire safety.</p>
39	<p>Camping (Limitations)</p> <p>The land shall not be used for camping without the prior approval of Council.</p> <p>Condition reason: In the interests of amenity.</p>

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. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). 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 or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, 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.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means URALLA SHIRE COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Northern Regional Planning Panel.