



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-21-2025 PAN-512861
Applicant	Dustin Leaney [REDACTED]
Description of development	Construction of new multi dwelling housing and ancillary works including carports, internal driveway, earthworks, retaining walls, fencing, rainwater tanks & covered walkway
Property	28 URALLA STREET URALLA 2358 1/-/DP794835
Determination	Approved Consent Authority - Council
Date of determination	26/08/25
Date from which the consent operates	26/08/25
Date on which the consent lapses	26/08/30

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.

Reasons for approval

At the General Council Meeting, held 26 August 2025, Council resolved to approved the above-mentioned Development Application (DA-21-2025) subject to the following conditions of consent.

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.



Kate Blackwood
Manager Planning and Development
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

	<p>telephone number on which the principal contractor may be contacted outside working hours, and</p> <p>c. stating that unauthorised entry to the work site is prohibited.</p> <p>3. The sign must be—</p> <p>a. maintained while the building work, subdivision work or demolition work is being carried out, and</p> <p>b. removed when the work has been completed.</p> <p>4. This section does not apply in relation to—</p> <p>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</p> <p>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p>
	<p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
3	<p>Fulfilment of BASIX commitments</p> <p>It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—</p> <p>1. BASIX development,</p> <p>2. BASIX optional development, if the development application was accompanied by a BASIX certificate.</p>
	<p>Condition reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.</p>
4	<p>Notification of Home Building Act 1989 requirements</p> <p>1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.</p> <p>2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following—</p> <p>a. for work that requires a principal contractor to be appointed—</p> <p>i. the name and licence number of the principal contractor, and</p> <p>ii. the name of the insurer of the work under the Home Building Act 1989, Part 6,</p> <p>b. for work to be carried out by an owner-builder—</p> <p>i. the name of the owner-builder, and</p> <p>ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.</p> <p>3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.</p> <p>4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</p>
	<p>Condition reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.</p>
5	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p>

Approved plans				
Plan number	Revision	Plan title	Drawn by	Date of plan
DA-21-2025	B	A-01 Title Plan	Innerchi Studios	22 August 2025
		A-02 Survey Plan	Grounded Works	
		A-03 Site Plan	Design Studios	
		A-04 Earthworks Plan	New England Surveying and Engineering	
		A-05 Concept Plumbing Layout		
		A-06 Concept Landscape Plan		
		A-07 Unit 2 & 3 Floor Plan		
		A-08 Unit 2 & 3 Roof Plan		
		A-09 Unit 2 & 3 Elevations		
		A-10 Unit 2 & 3 Section		
		A-11 Unit 2 & 3 BASIX Requirements		
		A-12 Unit 2 & 3 Livable Housing Checklist		
		A-13 Ancillary Development		
		A-14 Vehicle Circulation		
		A-15 Vehicle		

		Circulation A-16 Vehicle Circulation		
Job No. 254201		H000 Drawing Schedule & Legend H101 Site Plan Drainage Services H102 Roof PLan SW001 Soil & Water Management Plan	Glenn Haig & Partners	June 2025

Approved documents			
Document title	Version number	Prepared by	Date of document
Statement of Environmental Effects	A	Utopia Planning	18 February 2025

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

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

Building Work

Before issue of a construction certificate

6	<p>Construction Site Management Plan</p> <p>Before the issue of a Construction Certificate, a construction site management plan must be prepared, and provided to the certifier & Council for approval. The plan must include the following matters:</p> <ol style="list-style-type: none"> 1. The location and materials for protective fencing and hoardings on the perimeter of the site; 2. Location of dedicated washdown areas (located away from drainage lines, stormwater drains and water bodies); 3. Provisions for public safety;
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4. Pedestrian and vehicular site access points and construction activity zones;
5. Details of construction traffic management including:
 - a. Proposed truck movements to and from the site;
 - b. Estimated frequency of truck movements; and
 - c. Measures to ensure pedestrian safety near the site;
6. Details of bulk earthworks to be carried out;
7. The location of site storage areas and sheds;
8. The equipment used to carry out works;
9. The location of a garbage container with a tight-fitting lid;
10. Dust, noise and vibration control measures;
11. Details of chemical storage and management;
12. The location of temporary toilets;
13. (if required) Any protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with:
 - a. AS 4970 – Protection of trees on development sites;
 - b. An applicable Development Control Plan;
 - c. An arborist’s report approved as part of this consent

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

7

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 certifier or Council.

1. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and
2. the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time).

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

8

External lighting

Before the issue of a construction certificate, plans detailing external lighting must be prepared by a suitably qualified person.

The lighting plan must be consistent with the approved plans and documents, and the following requirements:

1. comply with AS 4282: Control of Obtrusive Effects of Outdoor Lighting
2. lighting may provide coverage of the premises and surrounding areas for visibility and to reduce hidden areas;
3. lighting must not interfere with traffic safety;
4. lighting must not give rise to obtrusive light or have adverse impacts on the amenity of surrounding properties; and
5. external lighting must not flash or intermittently illuminate unless required for safe ingress/ egress of vehicles crossing a pedestrian footway or approved vehicle entrance.

	<p>The lighting plan must be submitted to the certifier for approval.</p> <p><i>Note – All above documents refer to the version in effect at the time the consent is granted</i></p> <p>Condition reason: To ensure external lighting is provided for safety reasons and to protect the amenity of the local area</p>								
9	<p>Long Service Levy</p> <p>Before the issue of a Construction Certificate, the long service levy must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the certifier or Council.</p> <p>Condition reason: To ensure the long service levy is paid.</p>								
10	<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> <ul style="list-style-type: none"> a) a Construction Certificate has been issued; b) the NSW Planning Portal has been advised of; <ul style="list-style-type: none"> (i) the intention to commence work; and (ii) 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:</p>								
11	<p>Hydrological Report</p> <p>Prior to issue of a Construction Certificate, a hydrological report for stormwater management must be prepared by a suitably qualified person and provided to the certifier and Council for approval. The hydrological report must assess how stormwater will be managed and evaluate the potential for flooding on the site and neighbouring properties.</p> <p>Condition reason: To mitigate the effects of flooding by stormwater from the development.</p>								
12	<p>Section 68 Approvals</p> <p>Before issue of a construction certificate, an approval is required under Section 68 of the Local Government Act for:-</p> <ul style="list-style-type: none"> • Water supply, sewerage & stormwater drainage work. <p>Condition reason: To ensure the appropriate section 68 approvals are in place prior to issue of a construction certificate for the development.</p>								
13	<p>Section 7.12 Contributions</p> <p>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).</p> <table border="1"> <thead> <tr> <th>Proposed Cost of Development *</th> <th>Levy Percentage</th> <th>Total Contribution</th> <th>Note</th> </tr> </thead> <tbody> <tr> <td>\$1,399,946.04</td> <td>1%</td> <td>\$1,399.94</td> <td>Contribution Rate remains current until first date of next quarter</td> </tr> </tbody> </table>	Proposed Cost of Development *	Levy Percentage	Total Contribution	Note	\$1,399,946.04	1%	\$1,399.94	Contribution Rate remains current until first date of next quarter
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\$1,399,946.04	1%	\$1,399.94	Contribution Rate remains current until first date of next quarter						

	<p>*Proposed cost of carrying out the development less any credits which may apply.</p> <p>Contributions are indexed annually at the end of each financial year.</p> <p>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.</p>
14	<p>Work on Council Land (Section 138)</p> <p>Prior to issue of a Construction Certificate, a Section 138 approval is required for any upgrades to the existing access on Uralla Street.</p> <p>For all work on Council land, including road upgrades and the construction of new accesses, the applicant is to submit an Application for Consent for Works on a Public Road (Section 138, The Roads Act 1993).</p> <p>Condition reason: To ensure a suitable access is provided for the development.</p>
15	<p>Payment of security deposits</p> <p>Before the issue of a Construction Certificate, the applicant must:</p> <ul style="list-style-type: none"> • make payment of \$10,000.00 for a security deposit to the consent authority; and • if a principal certifier is required to be appointed for the development – provide the principal certifier with written evidence of the payment and the amount paid. <p>Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.</p>

Before building work commences

16	<p>Erosion and sediment controls in place</p> <p>Before any site work commences, the principal certifier, must be satisfied the erosion and sediment controls in the erosion and sediment control plan which was provided to the principal certifier 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>
17	<p>Protection of adjoining areas</p> <p>Before work commences, a temporary hoarding or temporary construction site fence must be erected around the work site perimeter and must be kept in place until after the work is completed.</p> <p>Condition reason: To protect land uses and amenity and ensure safety on an operating farm.</p>
18	<p>Traffic Management Plan</p> <p>Prior to the commencement of any work, the Applicant must submit to the Certifier and Council, a Traffic Management Plan (TMP) for the Development with measures to reduce potential impacts during the construction phase of the Development arising from construction traffic, including, at a minimum, the following information:</p> <ol style="list-style-type: none"> 1. location of proposed work zone(s); 2. construction vehicle access arrangements and haulage routes; 3. predicted number and timing of construction vehicle movements and vehicle types; 4. identification of potential conflicts between vehicle movements required for construction

and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles.

Condition reason: To minimise and manage any impacts from traffic, including trucks and heavy vehicles, during the construction phase.

During building work

19	<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. <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
20	<p>Implementation of the site management plans</p> <p>While site work is being carried out:</p> <ol style="list-style-type: none"> 1. the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times; and 2. a copy of these plans must be kept on site at all times and made available to Council officers upon request. <p>Condition reason: To ensure site management measures are implemented during the carrying out of site work.</p>
21	<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>
22	<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>

23	<p>Soil management</p> <p>While site work is being carried out, the principal certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. 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 or Council (where a principal certifier is not required). 2. All fill material imported to the site must be virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997. <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>
24	<p>Hours of Work</p> <p>The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:</p> <p style="text-align: center;">• 7am to 6pm on Monday to Friday AND 8am to 1pm on Saturday</p> <p style="text-align: center;">(No work on Sundays and public holidays)</p> <p>The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p>Note: Any variation to the hours of work requires Council's approval.</p> <p>Condition reason: To protect the amenity of the surrounding area</p>
25	<p>Stormwater Disposal</p> <p>Stormwater from paved and impervious surfaces is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <ol style="list-style-type: none"> 1. By piping to the street gutter in Uralla Street, or 2. By piping to a rainwater tank and then via the overflow to the street gutter in Uralla Street. <p>Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.</p> <p>Condition reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p>
26	<p>Protection of Sewer Main</p> <p>A person must not build over, interfere with access, increase, or reduce the cover over any sewer utility infrastructure, including sewer mains, sewer manholes, sewer inspection openings etc.</p> <p>Condition reason: To ensure council assets and infrastructure remains serviceable.</p>

Before issue of an occupation certificate

27	<p>Completion of public utility services</p> <p>Before the issue of the relevant Occupation Certificate, confirmation must be obtained from the relevant authority that any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, have been completed and this confirmation must be provided to the principal certifier.</p> <p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
28	<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, 2. written evidence of the waste removal must be provided to the satisfaction of the principal certifier or Council (where a principal certifier is not required). 3. Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed. <p>Condition reason: To ensure waste material is appropriately disposed or satisfactorily stored.</p>
29	<p>Repair of infrastructure</p> <p>Before the issue of an Occupation Certificate:</p> <ol style="list-style-type: none"> 1. 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; or 2. if the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent. <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
30	<p>Works-as-executed plans and any other documentary evidence</p> <p>Before the issue of an Occupation Certificate, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works must be submitted to the satisfaction of the principal certifier:</p> <ol style="list-style-type: none"> 1. All stormwater drainage systems and storage systems; and 2. A copy of the plans must be provided to Council with the occupation certificate. <p>Condition reason: To confirm the location of works once constructed that will become Council assets.</p>
31	<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><i>ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation</i></p> <p>Condition reason: To ensure the building is suitable for occupation (in accordance with its BCA classification).</p>

32	Plumbing and Drainage
	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). <i>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.</i>
	Condition reason: To ensure any plumbing and drainage work complies with the relevant requirements of the Plumbing and Drainage Act 2011
33	Property Number
	The property number is to be provided in a visible place on or near the entrance for the convenience of visitors, emergency services and postal services prior to the issue of an Occupation Certificate. Numbers shall be 100mm high x 50mm wide (minimum) and of a colour contrasting with the surface to which they are affixed. Condition reason: So that first responders can locate the property in case of an emergency.
34	Release of securities
	After Council receives an Occupation Certificate, an application may be lodged to release any securities held. Condition reason: To allow release of securities where the terms and conditions for the securities have been met to Council's satisfaction.

Occupation and ongoing use

35	External lighting during ongoing use
	During ongoing use of the premises, all lighting must be operated and maintained in accordance with the approved plans and the requirements of this consent. Condition reason: To ensure the safe operation of the premises and protect the amenity of the local area
36	Maintenance of wastewater and stormwater treatment device
	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). Condition reason: To protect sewerage and stormwater systems.
37	Parking areas to be kept clear
	During ongoing use of the premises, visitor car parking spaces must not be used for the storage of caravans, campervans, camper trailers, motorhomes or any other materials or goods. Condition reason: To ensure visitor and guest safety and the local amenity is maintained.
38	Storage and disposal of waste materials during ongoing use
	During ongoing use of the premises: 1. Three (3) sets of bins must be put on the premises for the storage of any waste that is generated (including for recycling), 2. 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
3. arrangements must be implemented for the separation of recyclable materials from garbage
4. any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests
Condition reason: To ensure proper handling of waste, garbage and recyclable materials generated during operation of the premises

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.