



**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

<b>Application number</b>	DA-48-2025 PAN-557560
<b>Applicant</b>	Ambrose Building Development Solutions [REDACTED]
<b>Description of development</b>	Veterinary Hospital
<b>Property</b>	56 ROWAN AVENUE URALLA 2358 7/-/DP570948
<b>Determination</b>	Approved Consent Authority - Council staff under delegated authority
<b>Date of determination</b>	11/12/25
<b>Date from which the consent operates</b>	11/12/25
<b>Date on which the consent lapses</b>	11/12/30

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.

Heather Nicholls  
Acting 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><b>Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>6. This section does not apply—             <ol style="list-style-type: none"> <li>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</li> <li>b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.</li> </ol> </li> </ol> <p><b>Condition reason:</b> Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021.</p>
2	<p><b>Erection of signs</b></p> <ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>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"> <li>a. showing the name, address and telephone number of the principal certifier for the work, and</li> <li>b. showing the name of the principal contractor, if any, for the building work and a</li> </ol> </li> </ol>

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.

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**Approved plans and supporting documentation**

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

Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
DA101	2	Site plan	New England Design Group	February 2025
DA101, 102 & 103	2	Floor plans Elevations Sections Staging	New England Design Group	February 2025

Approved documents			
Document title	Version number	Prepared by	Date of document
Statement of Environmental Effects	C	Ambrose Building Development Solutions	27/07/2025

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.

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**Staged development**

This consent may be staged in accordance with the approved plan to provide Stage 1 (main building) and Stage 2 (extension of the main building).

**Condition reason:** For the avoidance of doubt and in the interests of proper planning.

## Building Work

### Before issue of a construction certificate

5	<p><b>Long Service Levy</b></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 (where a certifier is not required).</p> <p><b>Condition reason:</b> To ensure the long service levy is paid.</p>								
6	<p><b>Construction Certificate</b></p> <p>In accordance with the provisions of Section 6.6 and 6.7 of the <i>Environmental Planning and Assessment Act 1979</i>, construction works approved by this consent must not commence until:</p> <ul style="list-style-type: none"><li>a) a Construction Certificate has been issued;</li><li>b) the NSW Planning Portal has been advised of:<ul style="list-style-type: none"><li>(i) the intention to commence work; and</li><li>(ii) the specific Principal Certifying Authority (building inspector) that has been appointed to the project.</li></ul></li></ul> <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><b>Condition reason:</b></p>								
7	<p><b>Section 68 Approvals</b></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"><li>* connection to council's infrastructure for water supply, sewerage, and stormwater.</li></ul> <p><b>Condition reason:</b> To ensure the appropriate section 68 approvals are in place prior to issue of a construction certificate for the development.</p>								
8	<p><b>Section 7.12 Contributions</b></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 Development *</th><th>Cost of Levy Percentage</th><th>Total Contribution</th><th>Note</th></tr></thead><tbody><tr><td>\$1,300,000</td><td>1%</td><td>\$13,000</td><td>Contribution Rate remains current until first date of next quarter</td></tr></tbody></table> <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><b>Condition reason:</b> 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>	Proposed Development *	Cost of Levy Percentage	Total Contribution	Note	\$1,300,000	1%	\$13,000	Contribution Rate remains current until first date of next quarter
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9	<p><b>Work on Council Land (Section 138)</b></p>								

	<p>A new access is required to provide safe and convenient vehicle access from a public road.</p> <p>For all work required on council land, including the construction of a new access, the applicant is to submit an Application for Consent for Works on a Public Road (Section 138, The Roads Act 1993).</p> <p>The application must be approved prior to the issue of a construction certificate for the development, to ensure pedestrian and vehicular safety during construction and for the life of the development.</p>
	<p><b>Condition reason:</b> To ensure a suitable access is provided for the development.</p>

### Before building work commences

10	<p><b>Erosion and sediment controls in place</b></p> <p>Before any site work commence, the principal certifier or council (where a principal certifier is not required), must be satisfied that adequate erosion and sediment controls are in place. These controls must remain in place until any bare earth has been re-stabilised.</p> <p><b>Condition reason:</b> To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>
11	<p><b>Protection of adjoining areas</b></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><b>Condition reason:</b> To protect land uses and amenity and ensure safety on an operating farm.</p>

### During building work

12	<p><b>Discovery of relics and Aboriginal objects</b></p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ul style="list-style-type: none"> <li>a. the work in the area of the discovery must cease immediately;</li> <li>b. the following must be notified <ul style="list-style-type: none"> <li>i. for a relic – the Heritage Council; or</li> <li>ii. 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 <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ul> </li> </ul> <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> <li>a. for a relic – the Heritage Council; or</li> <li>b. 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 <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ul> <p><b>Condition reason:</b> To ensure the protection of objects of potential significance during works.</p>
13	<p><b>Noise and Vibration requirements</b></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><b>Condition reason:</b> To protect the amenity of the neighbourhood during construction.</p>
14	<p><b>Procedure for critical stage inspections</b></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</p>

	<p>this consent and the relevant construction certificate.</p> <p><b>Condition reason:</b> To require approval to proceed with building work following each critical stage inspection.</p>
15	<p><b>Stormwater Disposal</b></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> <ul style="list-style-type: none"> <li>a. By piping to the Rowan Avenue gutter.</li> <li>b. By piping to a rainwater tank and then via the overflow to the Rowan Avenue gutter.</li> </ul> <p>Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.</p> <p><b>Condition reason:</b> To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p>

### Before issue of an occupation certificate

16	<p><b>Occupation Certificate</b></p> <p>The relevant Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning &amp; 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><b>Condition reason:</b> To ensure the building is suitable for occupation (in accordance with its BCA classification).</p>
17	<p><b>Plumbing and Drainage</b></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>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 <i>Plumbing and Drainage Act 2011</i>.</p> <p><b>Condition reason:</b> To ensure any plumbing and drainage work complies with the relevant requirements of the Plumbing and Drainage Act 2011</p>
18	<p><b>Trade Waste</b></p> <p>Prior to the issue of an occupation certificate, a Trade Waste approval is to be obtained for the discharge of liquid trade waste or chemical material into council's sewerage system.</p> <p><b>Condition reason:</b> To prevent unauthorised use, or adverse impact, on the sewerage system.</p>

### Occupation and ongoing use

19	<p><b>Fire Safety Statement</b></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 certificate and statements are also to be given to the Commissioner of NSW Fire Brigades and a copy is to be displayed prominently in the building as required under Part 9,</p>
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Division 3, Part 12, clauses 87, 88, 89, 90, 91 and 92 of the Regulations.

**Condition reason:** To comply with statutory requirements under the Environmental Planning & Assessment Act, 1979, and the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation, 2021.

### 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.