



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-69-2025 PAN-566802
Applicant	Angela Symonds [REDACTED]
Description of development	Home business (confectionary)
Property	69 ROCKLEA ROAD INVERGOWRIE 2350 5/-/DP875212
Determination	Approved Consent Authority - Council staff under delegated authority
Date of determination	15/12/25
Date from which the consent operates	15/12/25
Date on which the consent lapses	15/12/30
Building Code of Australia building classification	Class 1

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>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> <table border="1" data-bbox="313 674 1232 806"> <tr> <td colspan="5">Approved plans</td> </tr> <tr> <td>Plan number</td> <td>Revision number</td> <td>Plan title</td> <td>Drawn by</td> <td>Date of plan</td> </tr> <tr> <td>DA-69-2025</td> <td>-</td> <td>Floor plan</td> <td>Tina Long Designs</td> <td>undated</td> </tr> </table> <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>	Approved plans					Plan number	Revision number	Plan title	Drawn by	Date of plan	DA-69-2025	-	Floor plan	Tina Long Designs	undated
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Plan number	Revision number	Plan title	Drawn by	Date of plan												
DA-69-2025	-	Floor plan	Tina Long Designs	undated												
2	<p>Home Business Requirements</p> <p>This approval is for a Home Business only and consent is granted on the understanding no customers or clients would come to the site to purchase or collect products. Further, there must be no interference with the amenity of the neighbourhood because of the emission of noise, vibration, smell, fumes, smoke, soot, ash, dust, wastewater, waste products, grit or oil, traffic generation or otherwise.</p> <p>Condition reason: To ensure the proposed development complies with the definition of a Home Business under the Uralla Local Environmental Plan 2012.</p>															
3	<p>Food Safety Supervisor</p> <p>Prior to the operation of the home business, a suitably qualified Food Safety Supervisor is to be appointed for the home business.</p> <p>Condition reason: Statutory Requirement</p>															
4	<p>Food premises - General</p> <p>The construction and operation of the food premises shall comply with all applicable legislation/regulation and standards, including:</p> <ul style="list-style-type: none"> • The Food Act 2003 No 43 • Food Regulation 2015 • Food Standards Australia and New Zealand - Food Standards Code • The cooking appliances require an approved air handling system designed in accordance with AS1668.1-1998 and AS1668.2-1991 or alternative solution satisfying the performance objectives of the Building Code of Australia. No approval is granted for the burning of wood fired fuel. 															

• The construction, fit out and finishes of the food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003 and AS 4674 - Design, Construction and Fit Out of Food Premises where:

(a) The floor of the food premises must be finished in an approved non-absorbent material, evenly laid, graded and drained to a trapped floor waste.

(b) The floor must be coved at the intersection with the walls.

(c) The walls of the food preparation area must be of solid construction and finished with glazed ceramic tiles or other rigid, smooth-faced impervious material.

(d) Ceilings within the food preparation and storage areas must be free of gaps and open joints and must be finished with an impervious sealed material. Suspended ceiling panels are not permitted in food preparation areas, food storage areas or areas where open food is displayed or served.

(e) Hand wash basin/s, with hot and cold running water mixed through a common spout, liquid hand wash soap and hand drying facilities must be provided in all food preparation bar areas, and toilets used by food handlers and must be no further than 5m travel distance from a place where a food handler is handling food. All taps to hand wash basins must be hands free. (For example: sensor taps, knee operated taps or foot pedal taps). Liquid soap and paper towel dispensers or other hand drying facilities must be located next to and in close proximity the hand wash basin.

(f) A single bowl sink and a dishwasher must be provided in the food preparation or designated area, (of a capacity to handle the food preparation equipment) in addition to the hand basin.

(g) A separate and dedicated food preparation sink is to be provided within the food premises (where foods are prepared by immersion in water.)

(h) A cleaner's sink for the purpose of cleaning floor mops and other cleaning equipment must be provided within the premises separate from the food preparation and storage area.

(i) The appliances used to store potentially hazardous food must have a capacity to keep food hotter than 60oC or colder than 5oC and be provided with a thermometer, accurate to 1oC and which can be easily read without opening the appliance.

(j) All self-service unpackaged ready to eat food must be provided and maintained with protective barriers and have separate serving utensils, in accordance with Standard 3.2.2 of the Food Standards Code under the Food Act 2003.

(k) Clothing lockers and change rooms for male and female staff must be provided in the premises in a separate location to the food handling and storage areas.

(l) To ensure the adequate storage and collection of waste, all garbage and recyclable materials emanating from the premises must be stored in a designated waste storage area. The waste storage area must be designed and constructed in accordance with AS 4674 - Design, Construction and Fit Out of Food Premises, and must be:

i. Provided with a hose tap connected to the water supply;

ii. Paved with impervious floor materials;

iii. Covered at the intersection of the floor and walls;

(m) Graded and drained to a waste disposal system in accordance with the relevant regulatory authority (Uralla Shire Council);

(n) Adequately ventilated (mechanically if necessary) so that odour emissions do not cause offensive odour as defined by the Protection of the Environment Operations Act 1997;

(o) Cool room(s), refrigerated chambers and strong-rooms are to be constructed in accordance with G 1.2 of the Building Code of Australia.

(p) The floor of the cool room (if provided) must be graded to the door and a floor trapped waste outlet must be located outside the cool room as near as possible to the door opening.

i. All proposed shelving in the cool room must be free-standing, constructed of galvanised steel angle section or other approved material with the lowest shelf at least 150mm clear of the floor.

ii. The floor of the cool room must be constructed of impermeable concrete or coated, topped or otherwise finished with an impervious material to a smooth even surface and coved at the intersections with the walls to a minimum radius of 25mm.

iii. Adjacent floors, walls, ceilings and other surfaces are able to be easily and effectively sanitised

(q) An approved audible alarm device must be located outside the cool room(s) but controllable only from within the cool room(s) and be able to achieve a sound pressure level outside the chamber or cool room(s) of 90 d B (A) when measured 3 metres from the sounding device.

(r) All service pipes, electrical conduits, refrigeration condensate pipes and the like must be chased into walls and floors or at least 25mm off the wall.

(s) All openings in walls, floors and ceilings, through which service pipes pass, must be vermin proof.

(t) Where fittings are butt joined together they must be sealed to eliminate any cavities or crevices. Alternatively, a clear space of at least 75mm is to be provided between fittings.

(u) The following requirements apply to clearances and supports of equipment:

i. All stoves, refrigerators, cupboards and similar fittings must have metal legs made of non-corrosive metal or moulded plastic at a minimum height of 150mm above the floor. If placed flush on solid plinths the solid plinth is to be a minimum of 75 mm high.

ii. All shelving must be fixed 25mm clear of the walls on solid metal brackets.

Condition reason: Statutory requirement

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Food Shop Registration Requirements

Prior to commencement of operations of the home business a Business Registration Form must be completed and submitted to council. This form is available online at www.uralla.nsw.gov.au. In the instance details on the original registration form change, council is to be notified of the change within seven (7) days of the change occurring.

Building Work

Before issue of a construction certificate

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

Before building work commences

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

During building work

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

Before issue of an occupation certificate

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

Occupation and ongoing use

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

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.