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## Notice of Determination

Issued under Environmental Planning and Assessment Act 1979  
Section 4.18(1)(a)

### DEVELOPMENT APPLICATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                         |
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| <b>Applicant</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Application No: PAN- 608277 /DA-7-2026</b>           |
| <b>Applicant name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Octagon Planning                                        |
| <b>Applicant address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | [REDACTED]                                              |
| <b>Owner</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                         |
| <b>Owner's name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Mr Q Dillon & Mr J Doran                                |
| <b>Owner's address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | [REDACTED]                                              |
| <b>Land to be developed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                         |
| <b>Property details:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 75 Queen Street, Uralla                                 |
| <b>Land description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Lot 286 DP 755846, Lot 285 DP 755846, Lot 284 DP 755846 |
| <b>Land use zone:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | RU2 Rural Landscape, R1 General Residential             |
| <b>Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                         |
| <b>Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 12 Lot Subdivision                                      |
| <b>Determination - approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                         |
| <b>Decision date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 28 July 2026                                            |
| <b>Operational date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 28 July 2026                                            |
| <b>Lapse date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 28 July 2031                                            |
| <b>Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                         |
| <p>Please read all conditions carefully. The applicant / developer may arrange with council to clarify, if necessary, the precise requirements of the conditions of this consent. If you are dissatisfied with this determination, you may request a review of the consent authority's decision under section 8.3(1) of the EP&amp;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&amp;A Act has not been disposed of by the Court.</p> <p><b>Rights to appeal</b></p> <p>You have a right under section 8.7 of the EP&amp;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.</p> |                                                         |

[REDACTED]  
C Chapman  
Acting Manager Planning & Development

28 July 2026

## General Conditions

|   |                                                                                                                                                                                                                                                                                                                                                             |                                          |              |
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| 1 | <b>Approved plans and supporting documentation</b>                                                                                                                                                                                                                                                                                                          |                                          |              |
|   | Development must be carried out in accordance with the following approved plan, except where the conditions of this consent expressly require otherwise.                                                                                                                                                                                                    |                                          |              |
|   | <b>Approved plan</b>                                                                                                                                                                                                                                                                                                                                        |                                          |              |
|   | Number/ref                                                                                                                                                                                                                                                                                                                                                  | Drawn by                                 | Date of plan |
|   | Unnumbered<br>Sheets 1 to 3<br>Revision B                                                                                                                                                                                                                                                                                                                   | New England Surveying and<br>Engineering | 27 July 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.                                                                                                                                                                                                                       |                                          |              |
| 2 | <b>Subdivision Certificate</b>                                                                                                                                                                                                                                                                                                                              |                                          |              |
|   | An Application for a Subdivision Certificate is to be submitted via the NSW Planning Portal, with all relevant documentation and plans, including a statement of how each of the conditions has been satisfied.                                                                                                                                             |                                          |              |
|   | Details of compliance with relevant consent conditions, and all required easements, positive covenants and restrictions as to user are to be included on the documentation submitted for a Subdivision Certificate for the subject lots, to ensure that the relevant consent requirements are addressed.                                                    |                                          |              |
|   | Condition reason: To ensure that application is made for a Subdivision Certificate.                                                                                                                                                                                                                                                                         |                                          |              |
| 3 | <b>Registration of easements</b>                                                                                                                                                                                                                                                                                                                            |                                          |              |
|   | All easements, restrictions as to user, positive covenants and other instruments required by this consent shall be created under the Conveyancing Act 1919 and registered on title prior to release of the Subdivision Certificate.                                                                                                                         |                                          |              |
|   | All easements and restrictions required by this consent must nominate Uralla Shire Council as the authority to release, vary or modify easements or restrictions. The final plan of subdivision shall show all easements over any utility service for water, sewer and stormwater drainage infrastructure and facilities in favour of Uralla Shire Council. |                                          |              |
|   | Condition reason: To ensure long-term protection, operation and management of subdivision infrastructure and servicing arrangements.                                                                                                                                                                                                                        |                                          |              |
| 4 | <b>S7.12 Development Contribution</b>                                                                                                                                                                                                                                                                                                                       |                                          |              |
|   | The applicant must provide council with a detailed statement of the total cost of carrying out the development that will be subject to a Section 7.12 contribution in accordance with Uralla Shire Council Section 7.12 Development Contributions Plan 2021. The required contribution must be paid prior to the issue of a Subdivision Certificate.        |                                          |              |
|   | Condition reason: Statutory requirement                                                                                                                                                                                                                                                                                                                     |                                          |              |
| 5 | <b>Fencing</b>                                                                                                                                                                                                                                                                                                                                              |                                          |              |
|   | Any boundary fencing as a result of the approved development between the proposed cul de sac and Lot 285 DP 755846 shall accord with exempt development limitations as prescribed in Part 2 Division 1 Subdivision 18 of the State Environmental Planning Policy (Exempt and Complying Codes) 2008.                                                         |                                          |              |
|   | Condition reason: Advisory information                                                                                                                                                                                                                                                                                                                      |                                          |              |

## Subdivision Work

### Before issue of a subdivision works certificate

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

### Before subdivision work commences

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| 6 | <b>Subdivision Works Certificate</b> |
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|    | <p>Prior to commencement of subdivision works, the person having benefit of the consent must apply to council for a Subdivision Works Certificate in accordance with s6.13 of the Environmental Planning and Assessment Act.</p> <p>The application for a Subdivision Works Certificate needs to be accompanied by detailed engineering design plans and specifications that address the council's engineering design codes and requirements.</p> <p>Condition reason: Statutory requirement</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 7  | <p><b>Road design and construction – compliance certificate</b></p> <p>All relevant work is to be completed before issue of a Subdivision Certificate. A compliance certificate for all road works is to be issued prior to any Subdivision Certificate.</p> <p>An electronic copy of “Works as executed” plans are to be submitted to council for works carried out on roads.</p> <p>Condition reason: to ensure that safe, all-weather public access is provided to the newly created lots in accordance with council's requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 8  | <p><b>Erosion and sediment controls in place</b></p> <p>Before any site work commences, the principal certifier must be satisfied suitable erosion and sediment controls are in place. These controls must remain in place until any bare earth has been restabilised</p> <p>Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 9  | <p><b>Section 138 Approval – Access road and driveways</b></p> <p>For all construction work on council's land, the developer is required to submit an Application to Conduct Work on Land to Which Council is the Regulatory Authority, which will incorporate seeking any necessary approvals for work in road reserves under the Roads Act 1993. The relevant work required under this consent includes:</p> <ul style="list-style-type: none"> <li>• Construction of a local roadway from the edge of Queen Street along the MacKay Street and extending to the immediate north of the proposed intersection with the cul de sac</li> <li>• Construction of a cul de sac roadway from the edge of MacKay Street to service proposed Lots 6 - 12</li> <li>• Construction of driveways from the edge of Queen Street to the boundaries of proposed Lots 2 - 5.</li> <li>• Construction of driveways from the edge of the cul de sac to the boundaries of proposed Lots 6 – 12.</li> </ul> <p>Details shall be approved prior to the commencement of any work on council's land and shall be in accordance with relevant adopted standard drawings.</p> <p>Condition reason: To ensure safe and practical access is provided to the new lot.</p> |
| 10 | <p><b>Road design and construction - drawings</b></p> <p>Prior to release of the Subdivision Certificate, the applicant shall submit Works-as-Executed plans prepared and certified by a Registered Surveyor and suitably qualified engineer.</p> <p>The plans shall include all roads, drainage, water, sewer, utility infrastructure, easements and associated assets constructed as part of the development.<br/>Electronic GIS-compatible files shall also be provided in a format acceptable to Council.</p> <p>The applicant shall certify that all works have been constructed in accordance with the approved engineering plans and conditions of consent.</p> <p>Condition reason: To ensure Council receives accurate asset information</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 11 | <p><b>Road Construction Prior to Issue of Subdivision Certificate</b></p> <p>Prior to the issue of any Subdivision Certificate for the subdivision of the land into twelve (12) residential lots, all roads adjoining and servicing the subdivision, including associated kerb and gutter, footpaths, drainage, line marking, signage, street lighting and associated civil works,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|    | <p>must be constructed in accordance with council's engineering standards and to the satisfaction of council.</p> <p>All works are to be completed in accordance with approved engineering plans and specifications endorsed by council. Written certification from a suitably qualified practising engineer confirming that the works have been completed in accordance with the approved plans and council's requirements must be submitted to council prior to the approval of the Subdivision Certificate.</p> <p>Condition reason: To ensure provision of adequate access.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 12 | <p><b>Cul-de-sac design</b></p> <p>The proposed cul de sac road is to:</p> <ul style="list-style-type: none"> <li>• Be constructed as a public urban local road</li> <li>• Be dedicated to council at no cost to council</li> <li>• Be designed and constructed in accordance with Austroads and council standards</li> <li>• Include kerb and gutter</li> <li>• Include underground drainage infrastructure</li> <li>• Include verge formation and street tree provision</li> <li>• Include service corridors and street lighting</li> <li>• The road length and cul de sac configuration must be amended to improve vehicle access to proposed Lot 6, to the satisfaction of council. A sealed turning area is to be provided with a radius of 11m (minimum).</li> </ul> <p>Condition reason: To provide adequate turning area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| 13 | <p><b>Crown Road upgrade and transfer</b></p> <p>The existing Crown Road (MacKay Street) extending from Queen Street and forming part of the proposed subdivision road network must:</p> <ul style="list-style-type: none"> <li>• Be transferred to council as a local public road</li> <li>• Be dedicated to council</li> <li>• Be constructed to council's urban local road standard</li> <li>• Include kerb and gutter</li> <li>• Include stormwater drainage infrastructure</li> <li>• Include pavement, verge and formation works</li> <li>• Comply with Austroads and council engineering standards.</li> </ul> <p>All costs associated with the road transfer, dedication, survey, legal processes, construction and associated works are to be undertaken by the developer.</p> <p>Condition reason: To ensure safe and practical vehicle access is achieved and public infrastructure is constructed to an acceptable urban standard.</p>                                                                                                                                                                                                                                                                                                   |
| 14 | <p><b>Intersection design</b></p> <p>Prior to the issue of a Subdivision Works Certificate, detailed engineering design plans for the proposed road intersection with Queen Street must be submitted to and approved by council.</p> <p>The design must be prepared by a suitably qualified and experienced civil engineer and demonstrate compliance with:</p> <ul style="list-style-type: none"> <li>• Austroads Guide to Road Design;</li> <li>• Austroads Guide to Traffic Management;</li> <li>• relevant Australian Standards;</li> <li>• adopted Uralla Shire Council standards;</li> <li>• adopted Armidale Regional Council Engineering Design Guidelines; and</li> <li>• any requirements of relevant utility authorities.</li> </ul> <p>The applicant must demonstrate that the proposed intersection:</p> <ul style="list-style-type: none"> <li>• can safely accommodate all anticipated traffic generated by the subdivision;</li> <li>• can safely accommodate emergency service vehicles, waste collection vehicles, maintenance vehicles and service authority vehicles;</li> <li>• does not adversely affect the safety or operation of Queen Street;</li> <li>• provides appropriate sight distance in all directions;</li> </ul> |

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|    | <ul style="list-style-type: none"> <li>• maintains safe interaction with nearby property accesses and road junctions;</li> <li>• provides for the safe passage of pedestrians and cyclists where required by council; and</li> <li>• is capable of accommodating the ultimate development outcome approved by this consent.</li> </ul> <p>Any road widening, pavement reconstruction, kerb and gutter works, drainage upgrades, utility relocations, signage, line marking, lighting or other works required as a consequence of the subdivision are to be undertaken at the developer's cost. Council may require modifications to the subdivision layout, road alignment, lot configuration, access arrangements or associated infrastructure where detailed engineering design demonstrates that the proposed intersection cannot achieve the required safety or operational standards.</p> <p>Condition reason: To ensure the intersection is designed in accordance with road safety and traffic engineering standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 15 | <p><b>Concrete Driveways and Concrete Crossovers</b></p> <p>Prior to the issue of the Subdivision Certificate, a concrete driveway and driveway crossover shall be constructed to each allotment from the edge of pavement to the property boundary.</p> <p>The driveway crossover shall:</p> <ul style="list-style-type: none"> <li>• be constructed of reinforced concrete;</li> <li>• comply with council's standard drawings and specifications;</li> <li>• be designed and constructed to accommodate residential vehicle loads;</li> <li>• provide all-weather access to each allotment;</li> <li>• include any kerb laybacks, kerb modifications and transitions required by council;</li> <li>• incorporate drainage infrastructure, including kerb openings, culverts, grated pits or piped drainage where required to maintain road drainage functionality;</li> <li>• prevent stormwater runoff from being discharged onto the public road reserve;</li> <li>• maintain the integrity and capacity of the road drainage system; and</li> <li>• be designed to achieve safe sight distance and vehicle manoeuvrability.</li> </ul> <p>Where driveway construction requires modification of kerb and gutter, drainage infrastructure, road pavement or utility services, such works shall be undertaken at the developer's expense and to the satisfaction of council. The location of each driveway crossover shall be shown on the engineering plans submitted with the Subdivision Works Certificate application.</p> <p>Condition reason: To ensure each allotment is provided with safe, durable and all-weather vehicular access.</p> |
| 16 | <p><b>Inter lot drainage</b></p> <p>Inter lot drainage is to be provided for all lots which do not drain naturally to a public road, to protect these lots and adjoining property. All inter lot drainage is to be contained within a suitable easement to drain water with a minimum width of 3m. Details to the satisfaction of the Certifying Authority are to be provided before the issue of a Subdivision Works Certificate for the development.</p> <p>Stormwater systems must cater, as a minimum, for a stormwater flooding event of 20% Annual Exceedance Probability (AEP) for pipes, and a 1% AEP for above ground flow paths.</p> <p>Condition reason: To provide for adequate inter lot drainage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 17 | <p><b>Sewer Servicing Strategy</b></p> <p>Prior to the issue of a Subdivision Works Certificate, the applicant shall submit a detailed sewer servicing strategy prepared by a suitably qualified and experienced civil engineer with demonstrated experience in sewer reticulation design.</p> <p>The sewer servicing strategy shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• confirmation of the location, alignment and levels of all existing sewer infrastructure servicing the site;</li> <li>• survey information verifying the position and invert levels of existing sewer assets;</li> <li>• identification of the proposed connection point(s);</li> <li>• sewer reticulation layout plans;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|    | <ul style="list-style-type: none"> <li>• longitudinal sections;</li> <li>• pipe sizing calculations;</li> <li>• hydraulic grade line calculations;</li> <li>• minimum and maximum flow calculations;</li> <li>• minimum grades;</li> <li>• maintenance access requirements;</li> <li>• proposed easements;</li> <li>• assessment of downstream sewer capacity;</li> <li>• assessment of sewer pump station capacity;</li> <li>• assessment of cumulative impacts on the existing network; and</li> <li>• identification of any augmentation works required to service the development.</li> </ul> <p>The assessment shall demonstrate that the existing sewer network, including all downstream infrastructure and associated sewer pump stations, has sufficient capacity to accommodate the proposed development without adversely affecting service levels, operational performance, maintenance requirements or future servicing obligations.</p> <p>Where deficiencies are identified, the applicant shall design, fund and construct all necessary upgrades to the satisfaction of council.</p> <p>Condition reason: To ensure that adequate sewer infrastructure exists to service the development</p> |
| 18 | <p><b>Gravity Sewer Servicing</b></p> <p>The subdivision shall be designed so that all allotments are capable of achieving gravity sewer connection wherever reasonably practicable.</p> <p>Lots 1 to 5 shall be serviced via gravity sewer infrastructure unless the applicant demonstrates, through detailed engineering assessment, that an alternative arrangement is required and receives written approval from council.</p> <p>The applicant shall demonstrate that proposed sewer grades, pipe sizes, connection points and servicing arrangements comply with council requirements, WSAA standards and accepted engineering practice.</p> <p>Condition reason: To ensure the provision of a reliable and efficient sewer servicing arrangement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 19 | <p><b>Sewer Easements</b></p> <p>All sewer infrastructure located outside dedicated public road reserves shall be protected by registered easements benefiting council. Easements are to be 3m wide. The location, dimensions and terms of the easements shall be approved by council prior to registration.</p> <p>Easements shall provide unrestricted access for maintenance, repair, replacement and renewal of sewer infrastructure.</p> <p>No structures, retaining walls, buildings or landscaping likely to impede access shall be permitted within the easement area.</p> <p>Condition reason: To ensure council retains legal access to maintain critical sewer infrastructure</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 20 | <p><b>Water Reticulation Design</b></p> <p>Prior to the issue of a Subdivision Works Certificate, the applicant shall submit detailed water reticulation design plans prepared by a suitably qualified and experienced engineer.</p> <p>The design shall include:</p> <ul style="list-style-type: none"> <li>• network layout;</li> <li>• pipe sizing;</li> <li>• pressure analysis;</li> <li>• flow analysis;</li> <li>• fire flow requirements;</li> <li>• hydrant locations;</li> <li>• connection points;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|    | <ul style="list-style-type: none"> <li>• service connections;</li> <li>• valve arrangements;</li> <li>• maintenance requirements;</li> <li>• future operational considerations; and</li> <li>• any augmentation works required.</li> </ul> <p>The applicant shall demonstrate that adequate water supply capacity exists to service all allotments and that the development will not adversely impact the performance of the existing water supply network.</p> <p>Condition reason: To ensure an adequate and reliable water supply is available</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 21 | <p><b>Water Infrastructure Upgrades</b></p> <p>Where the detailed engineering design identifies that upgrades, extensions, augmentation works or modifications to the existing water supply network are required to service the development, such works shall be designed, funded and constructed by the applicant.</p> <p>No costs associated with servicing the development shall be borne by council.</p> <p>All works shall be completed prior to release of the Subdivision Certificate unless otherwise approved by council.</p> <p>Condition reason: To ensure the development bears the full cost of infrastructure required to service the development</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 22 | <p><b>Stormwater Management Plan</b></p> <p>Prior to the issue of a Subdivision Works Certificate, the applicant shall submit a comprehensive Stormwater Management Plan prepared by a suitably qualified and experienced engineer.</p> <p>The Stormwater Management Plan shall include:</p> <ul style="list-style-type: none"> <li>• hydrologic assessment;</li> <li>• hydraulic assessment;</li> <li>• major and minor system analysis;</li> <li>• pipe sizing calculations;</li> <li>• pit design;</li> <li>• overland flow path analysis;</li> <li>• drainage catchment plans;</li> <li>• downstream impact assessment;</li> <li>• flood impact assessment;</li> <li>• erosion control measures;</li> <li>• water quality measures;</li> <li>• maintenance requirements;</li> <li>• legal point of discharge arrangements; and</li> <li>• all supporting calculations.</li> </ul> <p>The design shall demonstrate that the proposed drainage system is capable of safely conveying stormwater generated by the development without causing adverse impacts to adjoining properties, downstream infrastructure or public assets.</p> <p>Condition reason: To ensure stormwater generated by the development is appropriately managed.</p> |
| 23 | <p><b>Stormwater Impacts – Advisory Note</b></p> <p>The development shall not increase the rate, volume, concentration, velocity or frequency of stormwater runoff affecting adjoining land, public infrastructure or downstream drainage systems.</p> <p>The applicant shall demonstrate through engineering analysis that post-development stormwater impacts are appropriately managed and mitigated.</p> <p>Where upgrades to existing drainage infrastructure are required to accommodate the development, such works shall be undertaken at the applicant's cost.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|    | Condition reason: Advisory note                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 24 | <p><b>Legal Point of Discharge</b></p> <p>Each allotment shall be provided with a lawful, practical and sustainable point of stormwater discharge.</p> <p>The proposed discharge arrangements shall be identified on the engineering plans and protected by any easements, restrictions as to user or positive covenants necessary to ensure ongoing operation.</p> <p>No allotment shall rely on adjoining private land for stormwater disposal unless protected by an appropriately registered easement.</p> <p>Condition reason: To ensure future development of each allotment can be appropriately serviced and drained.</p>                                                                                                                                                       |
| 25 | <p><b>Dam Discharge Prohibited Unless Approved</b></p> <p>No stormwater discharge to the existing dam shall occur unless detailed engineering investigations demonstrate to council's satisfaction that:</p> <ul style="list-style-type: none"> <li>• adequate storage capacity exists;</li> <li>• emergency overflow arrangements are adequate;</li> <li>• downstream impacts are acceptable;</li> <li>• dam safety risks have been appropriately considered;</li> <li>• long-term maintenance responsibilities are clearly defined; and</li> <li>• the arrangement represents an appropriate and sustainable drainage outcome.</li> </ul> <p>Any approval shall be entirely at council's discretion.</p> <p>Condition reason: To ensure stormwater infrastructure operates safely</p> |
| 26 | <p><b>Stormwater Easement Corridor</b></p> <p>The area identified as the "5 Wide Path" on the approved plans shall be redesigned as a dedicated underground stormwater drainage corridor.</p> <p>The drainage infrastructure shall be located within a 3m wide easement benefiting Council and shall provide sufficient width to accommodate future maintenance, replacement and renewal activities.</p> <p>No buildings, structures or improvements shall be erected within the easement area without Council approval.</p> <p>The final easement width shall be determined through detailed engineering design.</p> <p>Condition reason: To ensure adequate provision is made for stormwater infrastructure, maintenance access and long-term asset management.</p>                   |
| 27 | <p><b>Restriction on Access – proposed Lot 6</b></p> <p>A restriction as to user shall be registered on the title of proposed Lot 6 prohibiting direct vehicular access to Kingstown Road.</p> <p>Proposed Lot 6 shall obtain all vehicular access from the internal public road network.</p> <p>The applicant shall demonstrate that safe and practical access can be achieved to proposed Lot 6 via the proposed road layout.</p> <p>Condition reason: To protect road safety.</p>                                                                                                                                                                                                                                                                                                    |
| 28 | <p><b>Underground Services</b></p> <p>All electricity, telecommunications, NBN, street lighting and similar reticulated services shall be installed underground.</p> <p>The applicant shall obtain all necessary approvals from service authorities and provide evidence of acceptance by those authorities prior to release of the Subdivision Certificate.</p> <p>Condition reason: To ensure orderly urban development</p>                                                                                                                                                                                                                                                                                                                                                           |

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| 29 | <b>Completion of Works</b>                                                                                                                                                                                                                                           |
|    | All roads, drainage, water, sewer, utility infrastructure, street lighting, driveways, easements, landscaping and associated works required by this consent shall be completed prior to release of the Subdivision Certificate unless otherwise approved by council. |
|    | Any defects identified by council shall be rectified prior to release of the Subdivision Certificate.                                                                                                                                                                |
|    | Condition reason: To ensure all infrastructure is fully operational and capable of servicing the subdivision.                                                                                                                                                        |

#### During subdivision work

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| 30 | <b>Discovery of relics and Aboriginal objects</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|    | While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:<br>1. the work in the area of the discovery must cease immediately;<br>2. the following must be notified:<br><br>a. for a relic – the Heritage Council; or<br>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 National Parks and Wildlife Act 1974, section 85.<br><br>Site work may recommence at a time confirmed in writing by:<br>1. for a relic – the Heritage Council; or<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 31 | <b>Hours of work</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|    | Site work must only be carried out between the following times:<br><br><ul style="list-style-type: none"> <li>• 7.00am and 6.00pm on Monday to Friday</li> <li>• 8.00am to 1.00pm on Saturdays</li> </ul><br>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                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|    | Condition reason: To protect the amenity of the surrounding area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 32 | <b>Noise and Vibration requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|    | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|    | Condition reason: To protect the amenity of the neighbourhood during construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 33 | <b>Responsibility for changes to public infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|    | While site work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure must be paid as directed by the consent authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|    | Condition reason: To ensure payment of approved changes to public infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 34 | <b>Street Lighting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|    | Prior to the issue of a Subdivision Works Certificate, a street lighting design shall be prepared by a suitably qualified and experienced electrical engineer and submitted to council for approval.<br><br>Street lighting shall be provided:<br><br><ul style="list-style-type: none"> <li>• along the full length of the proposed internal public road network;</li> <li>• at the intersection of the new road with Queen Street;</li> <li>• at the cul-de-sac turning head;</li> </ul>                                                                                                                                                                                                                                                                                                                                 |

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|  | <ul style="list-style-type: none"> <li>at any pedestrian connectivity points, pathways or public access corridors required by council; and</li> <li>at any additional locations required by council, Essential Energy or the relevant Australian Standards.</li> </ul> <p>The street lighting design shall:</p> <ul style="list-style-type: none"> <li>comply with AS/NZS 1158 series – Lighting for Roads and Public Spaces;</li> <li>comply with Essential Energy requirements and specifications;</li> <li>comply with council requirements and standard drawings;</li> <li>provide appropriate lighting levels for an urban residential subdivision;</li> <li>minimise light spill onto adjoining properties;</li> <li>identify luminaire types, pole locations, mounting heights and lighting calculations; and</li> <li>demonstrate adequate illumination of intersections, pedestrian areas and vehicle turning areas.</li> </ul> <p>Prior to the release of the Subdivision Certificate, the applicant shall obtain written approval from Essential Energy for the proposed street lighting design and shall provide evidence to council that all required street lighting infrastructure has been installed, commissioned and accepted by Essential Energy and council.</p> <p>All costs associated with the design, approval, installation, commissioning, energisation and future asset creation of the street lighting infrastructure shall be borne by the developer.</p> <p>Condition reason: To ensure the subdivision provides safe and compliant public lighting for motorists, pedestrians and emergency services.</p> |
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#### Before issue of a subdivision certificate

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| 35 | <b>Repair of infrastructure</b>                                                                                                                                                                                                                                                                                                                                                            |      |                          |
|    | Before the issue of a Subdivision Certificate:<br>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. |      |                          |
|    | Condition reason: To ensure any damage to public infrastructure is rectified                                                                                                                                                                                                                                                                                                               |      |                          |
| 36 | <b>Services - Telecommunications and Electricity</b>                                                                                                                                                                                                                                                                                                                                       |      |                          |
|    | Written advice from telecommunications and electricity providers, confirming that satisfactory arrangements have been made for the provision of telecommunications and electricity services to the development, are to be submitted to Council before the issue of a Subdivision Certificate.                                                                                              |      |                          |
|    | The location of any new pole or ground mounted substation for the development is to be confirmed with and approved by council, to ensure that this does not unreasonably interfere with the aesthetics or functionality of the development or adjoining public road/s.                                                                                                                     |      |                          |
|    | ADVISING: Such infrastructure shall be located within the property where feasible and positioned such that it does not impede the movement of pedestrians with vision impairment                                                                                                                                                                                                           |      |                          |
|    | Condition reason: To ensure the new lot is appropriately serviced                                                                                                                                                                                                                                                                                                                          |      |                          |
| 37 | <b>Services – Water and Sewer (Section 68 Approval)</b>                                                                                                                                                                                                                                                                                                                                    |      |                          |
|    | Before the issue of a Subdivision Certificate the following work shall be approved by council and carried out to the satisfaction of council:                                                                                                                                                                                                                                              |      |                          |
|    | s68 Ref                                                                                                                                                                                                                                                                                                                                                                                    | Item | Details of required work |

|                                                                                 |                                                                                                                                                                                                                                                                           |                                                                             |                                                                                                                                                 |
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|                                                                                 | B - Water supply, sewerage and stormwater drainage work                                                                                                                                                                                                                   | 1. Install, alter, disconnect or remove a meter connected to a service pipe | Extension of water supply to service each proposed residential allotment, including provision of meter.<br>(may include / require under boring) |
|                                                                                 |                                                                                                                                                                                                                                                                           | 2. Carry out sewerage work                                                  | Extension of sewer main(s) to service each proposed residential allotment.                                                                      |
| Condition reason: To ensure appropriate services are available to each new lot. |                                                                                                                                                                                                                                                                           |                                                                             |                                                                                                                                                 |
| 38                                                                              | <b>Road naming</b>                                                                                                                                                                                                                                                        |                                                                             |                                                                                                                                                 |
|                                                                                 | Developer suggestions for the name of the new road together with reasons for the name proposed, should be submitted before issue of s Subdivision Certificate, for council consideration.                                                                                 |                                                                             |                                                                                                                                                 |
|                                                                                 | Council favours names with historical, zoological, botanical or geographic association with the locality.                                                                                                                                                                 |                                                                             |                                                                                                                                                 |
|                                                                                 | Condition reason: To name a new / unnamed road.                                                                                                                                                                                                                           |                                                                             |                                                                                                                                                 |
| 39                                                                              | <b>Urban address numbers</b>                                                                                                                                                                                                                                              |                                                                             |                                                                                                                                                 |
|                                                                                 | The location of each eligible access will be established, and a number allocated based upon measurements taken by the Principle Certifying Authority, which will be in accordance with Standard AS/NZ 4819:2011.                                                          |                                                                             |                                                                                                                                                 |
|                                                                                 | Prior to the release of the Subdivision Certificate, application is to be made in writing to council, requesting urban property addresses be issued.                                                                                                                      |                                                                             |                                                                                                                                                 |
|                                                                                 | Condition reason: To comply with Standard AS/NS 489:2001: Geographic Information – Rural and Urban Addressing.                                                                                                                                                            |                                                                             |                                                                                                                                                 |
| 40                                                                              | <b>Transfer of proposed roadways to council ownership</b>                                                                                                                                                                                                                 |                                                                             |                                                                                                                                                 |
|                                                                                 | The cul de sac road and any Crown Road (MacKay Street) constructed as part of this development is to be transferred to council as a local public road. Evidence of the transfer of the land is to be provided to council prior to the issue of a Subdivision certificate. |                                                                             |                                                                                                                                                 |
|                                                                                 | Condition reason: To ensure adequate future management of local roads.                                                                                                                                                                                                    |                                                                             |                                                                                                                                                 |

#### Ongoing use for subdivision work

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

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| 41 | <b>NSW Rural Fire Service (NSW RFS) CONDITIONAL APPROVAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|    | <p>The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the Environmental Planning and Assessment Act 1979, and a Bush Fire Safety Authority, under section 100B of the Rural Fires Act 1997, are now issued subject to the following conditions:</p> <p><b>Asset Protection Zones</b></p> <p>The intent of measures is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact,</p> <p>1. At the issue of a subdivision certificate and in perpetuity, to ensure ongoing protection from the impact of bush fires, all proposed residential lots shall be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:</p> <ul style="list-style-type: none"> <li>• tree canopy cover should be less than 15% at maturity;</li> <li>• trees at maturity should not touch or overhang the building;</li> <li>• lower limbs should be removed up to a height of 2m above the ground;</li> <li>• tree canopies should be separated by 2 to 5m;</li> <li>• preference should be given to smooth barked and evergreen trees;</li> <li>• large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;</li> </ul> |

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|  | <ul style="list-style-type: none"> <li>shrubs should not be located under trees;</li> <li>shrubs should not form more than 10% ground cover; and</li> <li>clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.</li> <li>grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and</li> <li>leaves and vegetation debris should be removed</li> </ul> <p>2. At the issue of a subdivision certificate, a suitable mechanism, such as an instrument pursuant to section 88 of the 'Conveyancing Act 1919', shall be in placed over "Future Land Subject to Re-zoning" as depicted within the Plan of Subdivision by New England Surveying and Engineering Job Number – Revision B dated 1 December 2025, to ensure its ongoing management as an Inner Protection Area (IPA). The Restriction is to extend from the north western boundary of Proposed Lots 6 through to 12 inclusive, for a distance of 17m toward the northwest. It is noted that the "Proposed Road 8m wide" is situated within this area. Inner protection areas (IPA) shall be managed in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. The instrument may be lifted upon commencement of any future proposed development on the adjoining land, but only if the bush fire hazard is removed as part of the proposal. The name of authority empowered to release, vary or modify any instrument shall be Uralla Council. Access Requirements The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.</p> <p>3. Public access roads shall comply with the following general requirements of Table 5.3b of Planning for Bush Fire Protection 2019:</p> <ul style="list-style-type: none"> <li>subdivisions of three or more allotments have more than one access in and out of the development;</li> <li>traffic management devices are constructed to not prohibit access by emergency services vehicles;</li> <li>maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;</li> <li>all roads are through roads;</li> <li>dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle or turning heads compliant with A3.3. Vehicle turning head requirements of Planning for Bush Fire Protection 2019, and are clearly sign posted as a 'No Through' road;</li> <li>where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;</li> <li>the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating.</li> </ul> <p>General Advice – Consent Authority to note the recommendations are based on the documents/plans supplied via council's referral to the NSW RFS.</p> <ul style="list-style-type: none"> <li>Plan of Subdivision by New England Surveying and Engineering Job Number – Revision B dated 1 December 2025</li> <li>Bush Fire Assessment Report by Stephen Cotter numbered ARM 26/04 dated 20 January 2026 (as modified by this advice). This approval is for the subdivision of the land only. Any further development application for class 1,2 &amp; 3 buildings as identified by the National Construction Code must be subject to separate application under section 4.14 of the Environmental Planning and Assessment Act 1979 and address the requirements of Planning for Bush Fire Protection 2019.</li> </ul> |
|  | Condition reason: Statutory requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

