



**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

**Application number** DA-49-2025  
PAN-571655

**Applicant** WPP Pty Ltd WPP Pty Ltd  
[REDACTED]

**Description of development** Alterations and additions to existing hotel (demolition and reconstruction of gaming room and cool room) and installation of business identification sign.

**Property** 31 BRIDGE STREET URALLA 2358  
2/-/DP544380

**Determination** Approved  
Consent Authority - Council staff under delegated authority

**Date of determination** 9/02/26

**Date from which the consent operates** 9/02/26

**Date on which the consent lapses** 9/02/31

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

**Right of appeal / review of determination**

If you are dissatisfied with this determination:

**Request a review**

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the

original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

### **Rights to appeal**

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

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

Heather Nicholls  
Acting Manager Planning & Development  
Person on behalf of the consent authority

## Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

### General Conditions

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

telephone number on which the principal contractor may be contacted outside working hours, and

c. stating that unauthorised entry to the work site is prohibited.

3. The sign must be—

a. maintained while the building work, subdivision work or demolition work is being carried out, and

b. removed when the work has been completed.

4. This section does not apply in relation to—

a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or

b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

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

3 **Approved plans and supporting documentation**

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

Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
15916	C	Site plan, demolition plan, floor plan, elevations	EJE	06.11.2025

Approved documents			
Document title	Version number	Prepared by	Date of document
Statement of Environmental Effect		WPP P/L	11.09.2025
BCA capacity statement	3	BM+G Luke Varley	05.12.2025

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.

4 **Demolition works**

Demolition is to be carried out in accordance with AS2601 – Demolition of Structures.

Additionally, any work involving the removal of asbestos must comply with the following requirements:

Only an asbestos removal contractor who holds the required class of Asbestos Licence

DA-38-2025 9 issued by SafeWork NSW must carry out the removal, handling and disposal of any asbestos material;

Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and

Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m<sup>2</sup> or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate.

**Condition reason:** To ensure the work is undertaken safely and as required pursuant to the Environmental Planning and Assessment Regulation 2000 and Work Health and Safety (WHS) Regulation 2011.

## Building Work

### Before issue of a construction certificate

5	<p><b>Long Service Levy</b></p> <p>Before the issue of a Construction Certificate, the long service levy, as calculated at the date of this consent, must be paid to the Long Service Corporation under the Building and Construction industry Long Service Payments Act 1986, section 34, and evidence of the payment is to be provided to the certifier or Council (where a certifier is not required).</p> <p><b>Condition reason:</b> To ensure the long service levy is paid.</p>										
6	<p><b>Construction Certificate</b></p> <p>In accordance with the provisions of Section 6.6 and 6.7 of the <i>Environmental Planning and Assessment Act 1979</i>, construction works approved by this consent must not commence until:</p> <ul style="list-style-type: none"> <li>a) a Construction Certificate has been issued;</li> <li>b) the NSW Planning Portal has been advised of: <ul style="list-style-type: none"> <li>(i) the intention to commence work; and</li> <li>(ii) the specific Principal Certifying Authority (building inspector) that has been appointed to the project.</li> </ul> </li> </ul> <p>Documentation required under this condition must show that the proposal complies with all relevant development consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.</p> <p><b>Condition reason:</b></p>										
7	<p><b>Section 68 Approvals</b></p> <p>Before issue of a construction certificate, an approval is required under Section 68 of the Local Government Act for:-</p> <ul style="list-style-type: none"> <li>• any plumbing or drainage works required of the development</li> </ul> <p><b>Condition reason:</b> To ensure the appropriate section 68 approvals are in place prior to issue of a construction certificate for the development.</p>										
8	<p><b>Section 7.12 Contributions</b></p> <p>A contribution is to be paid to Council towards the provision or improvement of public facilities (as per Uralla Shire Council's section 7.12 Contributions Plan 2021).</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Proposed</th> <th style="text-align: left;">Cost</th> <th style="text-align: left;">of Levy</th> <th style="text-align: left;">Total</th> <th style="text-align: left;">Note</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Proposed	Cost	of Levy	Total	Note					
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Development *	Percentage	Contribution	
\$427,570	1%	\$4,275.70	<i>Contribution Rate remains current until first date of next quarter</i>

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

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

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

9

**Work on Council Land (Section 138)**

For any work required on council land (if proposed), the applicant is to submit an Application for Consent for Works on a Public Road (Section 138, The Roads Act 1993).

The application must be approved prior to the issue of a construction certificate for the development, to ensure pedestrian and vehicular safety during construction and for the life of the development.

**Condition reason:** To ensure a suitable access is provided for the development.

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**Building upgrades - s64 regulations**

The building works as detailed in the Audit Recommendations of the BMG report dated 30.01.2026, and provided below, are to be incorporated with the construction certificate for the proposed additions to the existing building.

The Audit recommendations *Please ensure to list all the items under the Audit Recommendations (Safe Egress, Category 1 & Other)*

**SAFE EGRESS:**

A. The building is to be provided with an exit signage and emergency lighting system throughout the entire building in accordance with BCA Part E4 and AS 2293.1 – 2018.

B. Install smoke seals to entrance doorways to Class 3 sole-occupancy units, and smoke door separating the stairway from the public corridor.

C. Install smoke detection within 1.5 m on both sides of relevant doorways in accordance with Spec. 12C4, to satisfy C3D15.

D. Provide warning signage to prevent obstruction of balcony egress on the first floor, with re-entry to detection-released doors in the event of a fire,

E. Smoke-seal enclosures of electrical distributions boards installations located adjacent to paths of travel to required exits, to comply with D3D8.

F. Upgrade stairways with non-slip nosings and provide 'WATCH YOUR STEP' signage where thresholds, risers and treads exceed the limitations of the BCA.

G. Required exits swinging against the direction of egress be provided with 'PULL TO OPEN' signage and, hold open devices to assist with evacuation.

H. All doorways serving a path of travel to an exit, as indicated by exit signage, be provided with a single action latch device on the side seeking egress free of locks and snibs – or, unlatch on activation of the automatic fire detection and alarm system installed throughout the

building.

I. Openable windows within bedrooms on the first floor are to be provided with a window restricting device to mitigate the risk of a fall to the surface beneath, where 2m or more, to comply with D3D29.

J. The point of discharge for the new and existing exits are capable of being obstructed by a motor vehicle, bollards are to be installed to ensure the exit can be used at all times – this includes the egress stair serving the first floor.

K. Handrails are to be provided to stairways serving the main entry/exit discharging to Bridge Street, and the Bistro exit to Hill Street (where serving as an exit).

L. Additional Exit Signage is to be installed to identify all doorways and paths of travel where not readily apparent to occupants within the building,

M. Updated emergency evacuation plans are to be installed throughout the building to align with the location of exits, relevant to new and existing parts, to comply with AS3745-2010.

N. It is recommended any combustible materials stored beneath the external non fire isolated stairway discharging to the rear of the building be removed and managed by the owner/ operator, with warning signage to be installed to mitigate any future risk.

#### CATEGORY 1

#### FIRE SAFETY MEASURES

A. Coverage and operational performance of the existing street fire hydrant is required to comply with BCA E1D2 and AS 2419.1 – 2021.

Where the minimum operational performance cannot be achieved from the street hydrant a new fire brigade booster assembly will need to be installed in a compliant location with respect to proximity to a hardstand, vehicular entry access and within sight of the main building entrance – unless otherwise addressed under a Performance Solution.

B. Alterations and extension of the existing Automatic Fire Detection and Alarm System, including a Building Occupant Warning System, complying with BCA E2D8, S20C4, S20C7 and AS 1670.1 – 2018 throughout the building, this will assist with safe evacuation associated with E2P2.

#### OTHER

A. Statutory signage is to be installed to identify the location of fire hose reels and portable fire extinguishers throughout the building, with flag signage to be installed in corridors where not readily apparent.

B. Signage is to be installed to the smoke door separating the Class 3 public corridor from the internal non-fire isolated stairway. The signage may indicate 'FIRE SAFETY DOOR – DO NOT OBSTRUCT – DO NOT KEEP OPEN' or, 'SMOKE DOOR' to avoid confusion.

**Condition reason:** To comply with s64 of the Environmental Planning and Assessment Regulations

### **Before building work commences**

11	<p><b>Erosion and sediment controls in place</b></p> <p>Before any site work commences, the principal certifier or Council (where a principal certifier is not required), must be satisfied the erosion and sediment controls are in place. These controls must remain in place until any bare earth has been restabilised.</p> <p><b>Condition reason:</b> To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>
12	<p><b>Traffic Management Plan</b></p> <p>Prior to the commencement of any work, the applicant must submit to the certifier and council, a Traffic Management Plan (TMP) for the development with measures to reduce environmental impacts and harm during construction of the Development arising from construction traffic, including, at a minimum, the following information:</p> <ul style="list-style-type: none"> <li>(a) location of proposed work zone(s);</li> <li>(b) construction vehicle access arrangements and haulage routes;</li> <li>(c) predicted number and timing of construction vehicle movements and vehicle types;</li> <li>(d) identification of potential conflicts between vehicle movements required for construction and general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles.</li> </ul> <p><b>Condition reason:</b> To minimise and manage any impacts from traffic, including trucks and heavy vehicles, during the construction phase.</p>

### During building work

13	<p><b>Discovery of relics and Aboriginal objects</b></p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ul style="list-style-type: none"> <li>a. the work in the area of the discovery must cease immediately;</li> <li>b. the following must be notified <ul style="list-style-type: none"> <li>i. for a relic – the Heritage Council; or</li> <li>ii. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ul> </li> </ul> <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> <li>a. for a relic – the Heritage Council; or</li> <li>b. for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85.</li> </ul> <p><b>Condition reason:</b> To ensure the protection of objects of potential significance during works.</p>
14	<p><b>Procedure for critical stage inspections</b></p> <p>While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.</p> <p><b>Condition reason:</b> To require approval to proceed with building work following each critical stage inspection.</p>
15	<p><b>Noise and Vibration requirements</b></p> <p>While site work is being carried out, noise generated from the site must not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at a lot boundary of the site.</p> <p><b>Condition reason:</b> To protect the amenity of the neighbourhood during construction.</p>

16	<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 (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority. <b>Condition reason:</b> To ensure payment of approved changes to public infrastructure.
17	<b>Hours of Work</b>
	The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:  <ul style="list-style-type: none"> <li>• 7am to 6pm on Monday to Friday and 8am to 1pm on Saturday</li> </ul> (No work on Sundays and public holidays)  The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.  Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.  <b>Note:</b> Any variation to the hours of work requires Council's approval.
	<b>Condition reason:</b> To protect the amenity of the surrounding area
18	<b>Stormwater Disposal</b>
	Stormwater from paved and impervious surfaces is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:  <ul style="list-style-type: none"> <li>a. By piping to the Bridge Street gutter.</li> <li>b. By piping to a rainwater tank and then via the overflow to the street gutter.</li> <li>c. By piping 3.0 metres clear of any building or boundary to a rubble pit.</li> </ul> Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.
	<b>Condition reason:</b> To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.

### **Before issue of an occupation certificate**

19	<b>Occupation Certificate</b>
	The relevant Occupation Certificate must be obtained before the approved use commences, in accordance with the Environmental Planning & Assessment Act 1979 and to ensure the health and safety of the building's occupants.  ADVISING: Failure to obtain an Occupation Certificate is an offence under the legislation
	<b>Condition reason:</b> To ensure the building is suitable for occupation (in accordance with its BCA classification).
20	<b>Plumbing and Drainage</b>
	Any required plumbing and drainage work shall comply with the Plumbing and Drainage Act 2011, Plumbing and Drainage Australian Standard AS3500, Plumbing Regulations 2017 and

	the Plumbing Code of Australia (NCC 2016).
	Prior to issue of an occupation certificate, the principal certifier shall be provided with a copy of the Final Plumbing and Drainage Certificate confirming compliance with the <i>Plumbing and Drainage Act 2011</i> .
	<b>Condition reason:</b> To ensure any plumbing and drainage work complies with the relevant requirements of the Plumbing and Drainage Act 2011

### Occupation and ongoing use

21	<b>Noise levels</b>
	The LA10* noise level emitted from the licensed premises shall not exceed the background noise level (LA90) in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 07:00am and 12:00 midnight at the boundary of any affected residence.
	*Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am.
	<b>Condition reason:</b> To satisfy the legislative requirements including the 24-Hour Economy Legislation Amendment (Vibrancy Reforms) Act 2025

#### General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent. Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

## Dictionary

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

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

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

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

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

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

**Council** means URALLA SHIRE COUNCIL.

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

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

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

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

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

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

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

**Stormwater drainage system** means all works and facilities relating to:

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

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

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