



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-15-2026 PAN-618837
Applicant	Andrew Rowley [REDACTED]
Description of development	Single storey residential dwelling (Manufactured)
Property	99 BRIDGE STREET URALLA 2358 2/-/DP1309118
Determination	Approved Consent Authority - Council staff under delegated authority
Date of determination	30/03/26
Date from which the consent operates	30/03/26
Date on which the consent lapses	30/03/31

Building Code of Australia building classification

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

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been

disposed of by the Court.

Rights to appeal

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

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

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

Terms and Reasons for Conditions

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

General Conditions

1	<p>Approved plans and supporting documentation</p> <p>Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.</p> <table border="1" data-bbox="313 674 1232 995"> <thead> <tr> <th colspan="5">Approved plans</th> </tr> <tr> <th>Plan number</th> <th>Revision number</th> <th>Plan title</th> <th>Drawn by</th> <th>Date of plan</th> </tr> </thead> <tbody> <tr> <td>Dwg 26839</td> <td>V2</td> <td>Site plan, floor plan and elevations</td> <td>Austam Homes</td> <td>27 February 2026</td> </tr> <tr> <td colspan="5">Job no: 9648</td> </tr> </tbody> </table> <p>In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.</p> <p>Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>	Approved plans					Plan number	Revision number	Plan title	Drawn by	Date of plan	Dwg 26839	V2	Site plan, floor plan and elevations	Austam Homes	27 February 2026	Job no: 9648				
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2	<p>Section 7.12 contribution</p> <p>Before the issuing of Section 68 approval for installation of a manufactured dwelling, a contribution is to be paid to council towards the provision or improvement of public facilities (as per the Uralla Shire Council's section 7.12 Development Contributions Plan 2021).</p> <table border="1" data-bbox="313 1392 914 1766"> <thead> <tr> <th>Proposed cost of development</th> <th>Levy percentage</th> <th>Total contribution</th> <th>Note</th> </tr> </thead> <tbody> <tr> <td>\$214,752</td> <td>1%</td> <td>\$2,147.52</td> <td>Contribution rate remains current until 30 June 2026</td> </tr> </tbody> </table> <p>Contributions are indexed annually at the end of each financial year.</p> <p>Condition reason: To assist with the provision of, and maintenance of, council's assets.</p>	Proposed cost of development	Levy percentage	Total contribution	Note	\$214,752	1%	\$2,147.52	Contribution rate remains current until 30 June 2026												
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3	<p>Section 68 approvals</p> <p>Before commencement of work approval is required to be granted under Section 68 of the</p>																				

	<p>NSW Local Government Act 1993, for:</p> <ul style="list-style-type: none"> • installation of a manufactured dwelling, • any plumbing and drainage works required for the development
	Condition reason: To ensure that relevant associated approvals are obtained.
4	<p>Section 138 approval</p> <p>Before the commencement of any works within council's road reserve, a section 138 application (to conduct work on land to which council is the regulatory authority) must be approved under the NSW Roads Act 1993. The works include:</p> <ul style="list-style-type: none"> • installation / construction of a new driveway crossover • relocation of any highway traffic directional signage located within close proximity to the proposed new driveway
	Condition reason: In the interest of road safety.

Building Work

Before issue of a construction certificate

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

Before building work commences

5	<p>Erosion and sediment controls in place</p> <p>Before any site work commences, suitable erosion and sediment controls are to be in place. These controls must remain in place until any bare earth has been restabilised in accordance with '<i>Managing urban stormwater: soils and construction</i>' prepared by Landcom (the Blue Book) (and as amended from time to time).</p>
	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

During building work

6	<p>Discovery of relics and Aboriginal objects</p> <p>While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:</p> <ul style="list-style-type: none"> a. the work in the area of the discovery must cease immediately; b. the following must be notified <ul style="list-style-type: none"> i. for a relic – the Heritage Council; or 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. <p>Site work may recommence at a time confirmed in writing by:</p> <ul style="list-style-type: none"> a. for a relic – the Heritage Council; or 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.
	Condition reason: To ensure the protection of objects of potential significance during works.
7	<p>Hours of Work</p> <p>The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:</p>

	<p>• 7am to 6pm on Monday to Friday and 8am to 1pm on Saturday</p> <p>(No work on Sundays and public holidays)</p> <p>The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p>Note: Any variation to the hours of work requires Council's approval.</p> <p>Condition reason: To protect the amenity of the surrounding area</p>
8	<p>Stormwater Disposal</p> <p>Stormwater from paved and impervious surfaces is to be disposed in a manner that does not cause a nuisance for neighbouring properties, by one of the following methods:</p> <p>a. By piping to the Bridge Street gutter.</p> <p>b. By piping to a rainwater tank and then via the overflow to the Bridge Street gutter.</p> <p>Stormwater infrastructure is to be installed during building work as soon as the roof is constructed.</p> <p>Condition reason: To alleviate any potential stormwater problems with respect to the buildings on the allotment or adjoining allotments.</p>

Before issue of an occupation certificate

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

Occupation and ongoing use

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

General advisory notes

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

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

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

Dictionary

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

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

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

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

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

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

Council means URALLA SHIRE COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

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

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

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

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

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

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

Stormwater drainage system means all works and facilities relating to:

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

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

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