



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-23-2026 PAN-626416
Applicant	Ambrose Building Development Solutions [REDACTED]
Description of development	Continued use of a new replacement industrial building
Property	103 ROWAN AVENUE URALLA 2358 1/-/DP800641
Determination	Approved Consent Authority - Council staff under delegated authority
Date of determination	1/07/26
Date from which the consent operates	1/07/26
Date on which the consent lapses	1/07/31
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	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. <table><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><tr><td>Job No 1125-147</td><td>1</td><td>Site plan, floor plan and elevations</td><td>JB Drafting and Design</td><td>5 December 2026</td></tr></table> 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.	Approved plans					Plan number	Revision number	Plan title	Drawn by	Date of plan	Job No 1125-147	1	Site plan, floor plan and elevations	JB Drafting and Design	5 December 2026
Approved plans																
Plan number	Revision number	Plan title	Drawn by	Date of plan												
Job No 1125-147	1	Site plan, floor plan and elevations	JB Drafting and Design	5 December 2026												
2	Section 7.12 Contributions 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). <table><tr><th>Proposed Cost of Development *</th><th>Levy Percentage</th><th>Total Contribution</th><th>Note</th></tr><tr><td>\$250,000</td><td>1%</td><td>\$2,500.00</td><td><i>Contribution Rate remains current until first date of next quarter</i></td></tr></table> *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.	Proposed Cost of Development *	Levy Percentage	Total Contribution	Note	\$250,000	1%	\$2,500.00	<i>Contribution Rate remains current until first date of next quarter</i>							
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\$250,000	1%	\$2,500.00	<i>Contribution Rate remains current until first date of next quarter</i>													
3	Application for a Building Information Certificate An application is to be submitted to council for a Building Information Certificate, to enable assessment of the structural integrity of the recently constructed workshop / shed. Condition reason: To enable assessment of the structural integrity of the building															

Building Work

Before issue of a construction certificate

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

Before building work commences

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

During building work

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

Before issue of an occupation certificate

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

Occupation and ongoing use

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

General advisory notes

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

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

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

Dictionary

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

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

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

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

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

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

Council means URALLA SHIRE COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

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

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

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

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

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

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

Stormwater drainage system means all works and facilities relating to:

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

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

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