



NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA-3-2025 PAN-502594
Applicant	Linda Hughes [REDACTED]
Description of development	Extension to existing dwelling (Manufactured Dwelling)
Property	117/-/753840
Determination	Approved Consent Authority - Council
Date of determination	24/02/25
Date from which the consent operates	24/02/25
Date on which the consent lapses	24/02/30
Building Code of Australia building classification	1(a)

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.



Kate Blackwood
Manager Development and Planning
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.

Approved plans

Plan/Sheet number	Revision number	Drawn by	Date of plan
Sheets 1 - 5, dwg. 24809	-	Austam Homes (job ref: 9617)	15/1/2025

Approved documents

Document title	Version number	Prepared by	Date of document
Bushfire Hazard Assessment	A	Stephen Cotter	8/1/2025

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

In the event of any inconsistency with the approved plans and an approved document, the document prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2

Section 68 Approvals

Before commencement of work, approval is required to be granted under Section 68 of the Local Government Act 1993 for:

• installation, alteration, or operation of an on-site waste water management system (OSSMS) (this conditon applies given additional loading to the existing OSSMS)

• installation of a manufactured dwelling

Condition reason: To ensure that relevant associated permits are obtained.

3

Bushfire General

The dwelling and surrounds shall be constructed and managed in accordance with the approved Bushfire Hazard Assessment, including adoption of the following recommendations:

A separation distance of at least 34 metres in all directions is provided from the

	bushfire hazard. • The APZ shall be managed as an Inner Protection Area according to Appendix 4 of PBP2019 to provide separation from the bushfire prone vegetation. • A minimum of 20,000L is provided for firefighting purposes. • Property access shall exceed any provisions in PBP2019 for a property access road. • Construction shall comply with section 3 and 6 of AS3959-2018 and section 7.5 of PBP2019.								
	Condition reason: To ensure the building is acceptable regarding bushfire risk								
4	Section 7.12 Contributions Before the issued a 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 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>\$272,690.00</td><td>1%</td><td>\$2,726.90</td><td>Contribution Rate remains current until first date of next quarter.</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 with the provision of and maintenance of Council's assets.	Proposed Cost of Development	Levy Percentage	Total Contribution	Note:	\$272,690.00	1%	\$2,726.90	Contribution Rate remains current until first date of next quarter.
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\$272,690.00	1%	\$2,726.90	Contribution Rate remains current until first date of next quarter.						

Building Work

Before issue of a construction certificate

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

Before building work commences

5	Erosion and sediment controls in place Before any site work commences Council must be satisfied suitable erosion and sediment controls are in place. These controls must remain in place until any bare earth has been restabilised. Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.
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During building work

6	Discovery of relics and Aboriginal objects While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered: 1. the work in the area of the discovery must cease immediately; 2. the following must be notified 1. for a relic – the Heritage Council; or - for an Aboriginal object – the person who is the authority for the protection of
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	Aboriginal objects and Aboriginal places in New South Wales under the National Parks and Wildlife Act 1974, section 85. Site work may recommence at a time confirmed in writing by: 1. for a relic – the Heritage Council; or 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.

Before issue of an occupation certificate

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

Occupation and ongoing use

7	Management of asset protection zones (APZ) During ongoing use of the site, the APZ must be managed in accordance with '<i>Bushfire Hazard Assessment</i>' by Stephen Cotter dated 8th January 2025, Planning for Bushfire Protection 2019 and the NSW Rural Fire Service's Standards for Asset Protection Zones. Condition reason: To ensure ongoing protection from bush fires.
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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.