



04 April 2025

Notification of Development Application No. 2025/025

Site Description: Lot: 1 DP: 1293086, 8521 Oxley Highway GUNNEDAH.

Notice is given that a Development Application has been submitted for Council's consideration that involves the construction of a new Manufactured Home & associated Water Tanks which proposes a variation to the minimum boundary setback.

The address of the proposed development is 8521 Oxley Highway GUNNEDAH.

The applicant is Uniplan Group Pty Ltd and Gunnedah Shire Council is the consent authority.

The Development Application has been placed on public exhibition for a period of **14** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email council@gunnedah.nsw.gov.au. The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **18 April 2025**. All submissions **must** include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised that you may request that your name and address not be disclosed by stating prominently "OBJECTION IN CONFIDENCE" on your submission for reason that disclosure would result in detriment to you. However, Council may be obliged to release these details under the Freedom of Information Act 1989 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on 6740 2100

Yours faithfully

Wade Hudson
MANAGER DEVELOPMENT ASSESSMENT

Contact: 6740 2100
Reference: 2025/025
ld

Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 31/03/2025

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2025.00000025.001

APPLICANT DETAILS

LAND TO BE DEVELOPED

Address: 8521 Oxley Highway, Gunnedah

Lot Number: 1 DP Number: 1293086 Site Area: -

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

Installation of four-bedroom single storey manufactured home and associated water tanks and Onsite Sewerage Management System.

PROPOSED DEVELOPMENT DETAILS

- ☒ Local Development
- ☐ Integrated Development (requires approval under another Act)
- ☐ Designated Development (requires an EIS to be submitted)

Total Project Value: \$489,505.76

Applicant contact details

Title	
First given name	Ken
Other given name/s	
Family name	Mair
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	
First given name	Megan
Other given name/s	
Family name	Morgan
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	
First given name	Toby
Other given name/s	
Family name	Morgan
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	Please contact the owners on 0403428201 to arrange for access to site.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	

Email Address	
---------------	--

Development details

Application type	Development Application
Site address #	1
Street address	8521 OXLEY HIGHWAY GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	1/-/DP1293086 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning RU1: Primary Production RU4: Primary Production Small Lots Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 10 ha 200 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Manufactured home
Description of development	Installation of four-bedroom single storey manufactured home and associated water tanks and Onsite Sewerage Management System.
Is the development proposed to be build-to-rent housing?	No
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Number of proposed occupants	4
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	142
Total site area (m2)	316,300
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$489,505.76
Estimated development cost	\$445,005.24
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development on land wholly in RU1, RU2, RU3, E5, IN3, C1, C2, C3, W1, W2, W3 or W4 Development that is wholly residential

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	UNIPLAN GROUP PTY LTD
ABN	33 643 088 911
ACN	643 088 911
Trading Name	Uniplan Group
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	8521 Oxley Highway Gunnedah - 4466_1E 4 Bedroom Home Drawings
Cost estimate report	8521 Oxley Highway Gunnedah - Cost Estimate Report
Other	planning-circular-ps-21-016-approval-install-relocatable-flatpack-homes-caravan-park-manufactured-home-estate 8521 Oxley Highway Gunnedah - Enclosure Permit 652136 Transfer of Residual Document
Owner's consent	8521 Oxley Highway Gunnedah - Owners Consent
Schedule of colours, materials and finishes	8521 Oxley Highway Gunnedah - Description of Works
Site Plans	8521 Oxley Highway Gunnedah - 4466_1E 4 Site Plan Drawing
Statement of environmental effects	8521 Oxley Highway Gunnedah - Statement of Environmental Effects
Wastewater Management Plan	8521 Oxley Highway Gunnedah - OSSM Concept Plans
Water Management Plan	8521 Oxley Highway Gunnedah - OSSM Report

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
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I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

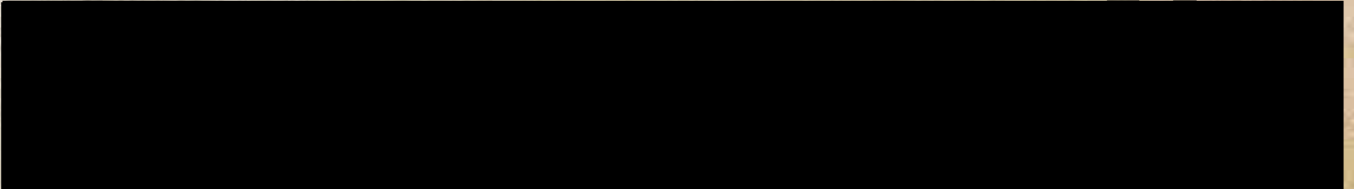
EXHIBITION COPY

Owners Consent

Please fill out this form if you wish Uniplan Group to represent you in lodging a council application.

I/We (Applicant): Megan + Toby Morgan

Company/Partnership:



Give Consent to: Uniplan Group Pty Ltd 53 Seaton Street Armidale NSW 2350

To Act on Our Behalf: For the dealings and lodgement of all relevant applications (listed below) reports and associated documentation to the Local Council presiding over the property listed below and the principal certifying authority for consideration.

- Development Application
- Construction Certificate
- Complying Development Certificate
- Section 68 Approvals
- Agreement to be appointed Principal Certifying Authority (PCA)
- Modification to Consent
- Building Certificate
- Occupation Certificate
- Section 138- Works and Structures Application

Note: Some councils require the owners to sign the CC and PCA personally

Enter Land: As the owner(s) of the below property, I/we consent to Uniplan Group, its agencies, the certifying authority, or an accredited certifier, council or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application. I/we undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

Site Location: 8021 Oxley highway Gunnedah NSW 2380

Owner 1: Megan Morgan

Signature: [Signature]

Date: 26/11/2024

Owner 2: Toby Morgan

Signature: [Signature]

Date: 26/11/2024

Owner 3:

Signature:

Date:

Note: All owners must sign

Statement of Environmental Effects

SINGLE DWELLING HOUSES, RESIDENTIAL ANCILLARY & OUTBUILDING DEVELOPMENTS ONLY

LAST UPDATED 15 AUGUST 2023

INTRODUCTION

A Statement of Environmental Effects is to be submitted with all development applications other than "designated development" or proposals having negligible environmental impact, eg internal alterations. This form is to be used for single dwelling houses, residential ancillary & outbuilding developments only. All other developments require a detailed, site specific Statement of Environmental Effects.

This Statement of Environmental Effects is not exhaustive and should be augmented where appropriate. If insufficient space has been provided, please attach additional sheets.

Please place a tick (✓) in the appropriate box.

SITE AND CONTEXT SUITABILITY

	YES	NO
Is the development compatible with the land zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the development compatible with adjoining development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does your application include a site plan illustrating the topography of the development site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Describe the topography of the site (eg slope of the land, existing vegetation, groundwater issues, orientation of dwelling, streetscape and setbacks etc)		
The site is bounded to the north by Oxley Highway has a gradual slope from south to north. The land is laid to rough grazing with a scattering of native trees. There is a small dam on the east edge of the site.		

PRESENT AND PREVIOUS USES

What is the current use of the site?

Primary production - grazing

Has there been any other land use other than that listed above?

Not known

What is the use of the adjoining land?

Primary production

Is the present use a potentially contaminated activity?

YES NO

☐ ☒

Was the previous use a potentially contaminated activity?

☐ ☒

Has there been any testing or assessment of the site for land contamination?

☐ ☒

Have any of the following land uses or activities been undertaken on the site:

- Service station
- Sheep or cattle dip
- Intensive agriculture
- Mining or extractive industry
- Waste storage or waste treatment
- Manufacture of chemicals
- Asbestos or asbestos products
- Other - Refer to State Environmental Planning Policy (Resilience and Hazard) 2021

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

If a "Yes" answer is given above, please provide details:

Could the proposal result in soil contamination?

☐ ☒

ELECTRICITY

Where will electricity be accessed from?

Mains power

ACCESS AND TRAFFIC

Is there adequate provision for vehicle access to a public road?

YES NO

☒ ☐

Will the proposal generate traffic?

☐ ☒

If "yes" a traffic impact assessment report should be prepared and submitted.

What road will the site be accessed from? (road name, existing entrance location, etc)

Crown Road to Oxley Highway - Refer to Enclosure Permit

Will local traffic movements and volumes be affected?

☐ ☒

Is existing servicing inadequate?

☒ ☐

Will additional access requirements be needed?

☐ ☒

Is there an attached garage with a minimal 2 spaces or has parking arrangements been made for such spaces parking?

☒ ☐

What is the current formation of the existing access?

Gravel driveway to Crown Road.

WATER AND DRAINAGE

Where will water be sourced from?

- Town Supply
- Rainwater Tank
- Bore

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

How will stormwater be disposed from the site?

- Street
- Onsite retention

<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are inter-allotment drainage easement across a downstream property required?

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------

Will the proposed design increase stormwater runoff or adversely affect flooding on other land?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Does the development site contain an existing rainwater tank that is currently being utilised?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

If disposal of stormwater is on site, describe disposal system.

Rainwater to be harvested from roof to one 100,000 litre and one 15,000 water tank with overflow to rubble drain

Are measures in place to maximise infiltration and minimise water runoff?
(eg groundcover, banks, stormwater reuse, low water demand, native plants)

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

PRIVACY, VIEWS AND SUNLIGHT

Will the proposal affect the amenity of surrounding residences by:

- Overshadowing
- Loss of privacy

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

WASTE MANAGEMENT SYSTEM

How will effluent be disposed of?

- Onsite
- Sewer

YES NO

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Will the proposal lead to direct discharges of stormwater or waste water into a natural water system?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Will other wastes be generated by this development?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Does the site plan include the location of any proposed onsite waste management system?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

HERITAGE

Is a heritage item located on the development site?

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Is the development site located in a heritage conservation area?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Is the development site an archaeological or potential archaeological site?
(eg having Aboriginal Heritage significance)

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

ENVIRONMENTAL IMPACTS

SOIL

Will excavation and/or filling be required?

YES NO

☐ ☒

Slopes of greater than 15% require a geotechnical report. Is the slope is greater than 15%?

☐ ☒

Are suitable retaining walls or vegetated earth batters to be installed?

☒ ☒

HABITAT

Will the proposal involve the removal of vegetation?

☐ ☒

If vegetation is to be removed, how much area of vegetation will be removed?

(this area should be measured based on canopy size and includes areas that may be affected by access driveways, installation of services, operation of Onsite Sewerage Management Systems, APZ, etc)

Could the proposal affect native vegetation or animal habitats?

☐ ☒

(Zones other than RU1, RU4, RU6 and C3)

Does the development have low or nil impact on koalas or koala habitat?

☐ ☐

Refer to State Environmental Planning Policy (Biodiversity and Conservation) 2021, Clause 4.9

For lots within the RU1, RU4, RU6 and C3 zones a Koala Assessment Report is Required in accordance with Chapter 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021

HAZARDS

YES NO

Is the site subject to natural hazards such as:

- Subsidence
- Other

☐ ☒

☐ ☒

FLOOD PRONE LAND

YES NO

Is the site subject to flooding?

☐ ☒

If "yes", detailed levels are to be provided with the application as part of a Flood Survey Plan.

AQUACULTURE

YES NO

Is the development located closer than 40m from a natural water course or body of water?

☐ ☒

BUSHFIRE PRONE LAND

YES NO

Has the land been identified as Bushfire Prone Land on the Gunnedah LGA in accordance with the Bushfire Prone Land Map 2003?

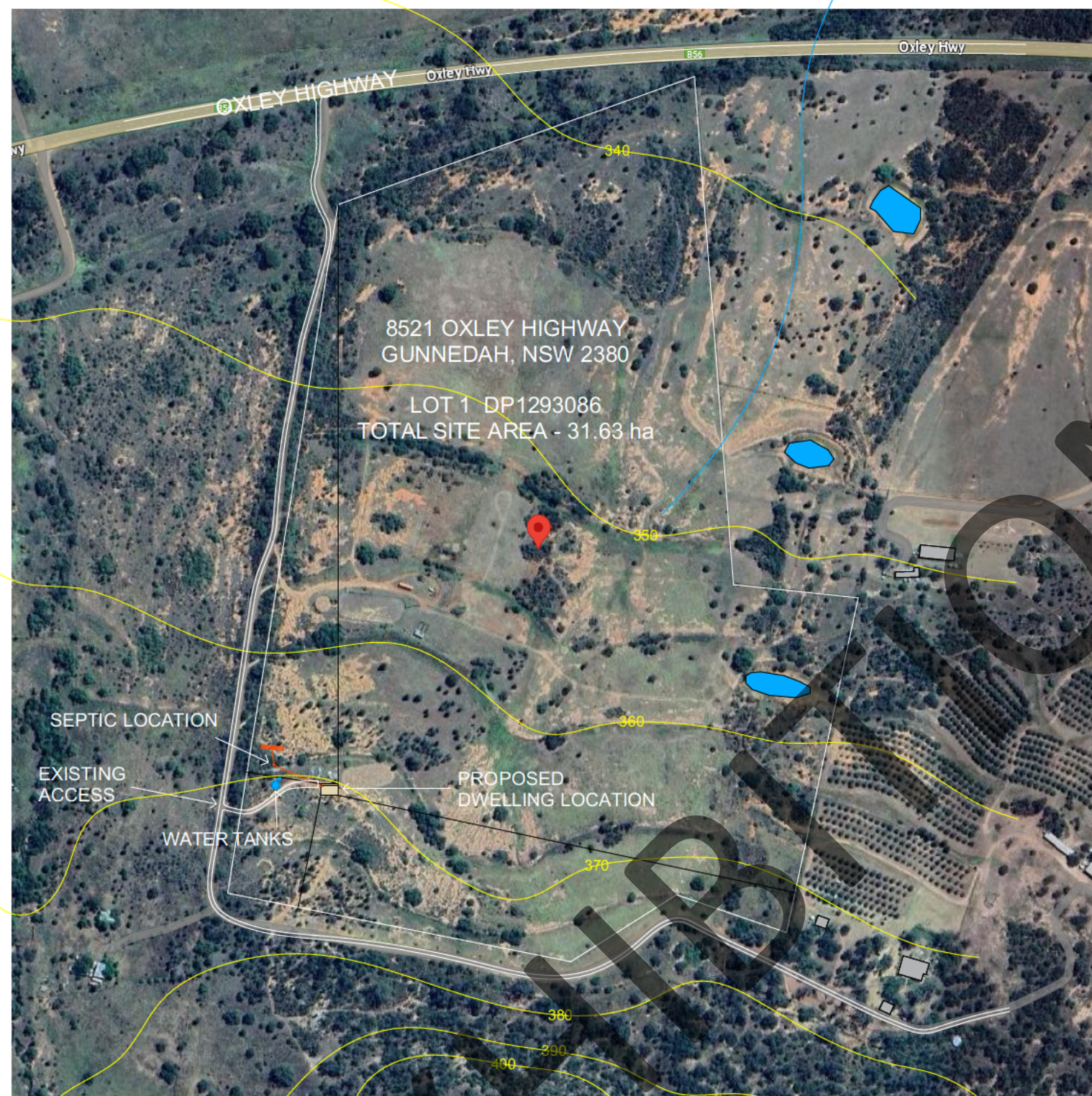
☐ ☒

If "yes", the development will need to take into consideration the policy "Planning for Bushfire Protection" (NSW Rural Fire Service).

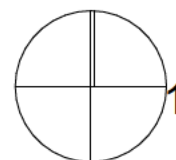
SIGNED

Author's Name: Kenneth Mair

Author's Signature: Kenneth Mair Date: 24/03/25



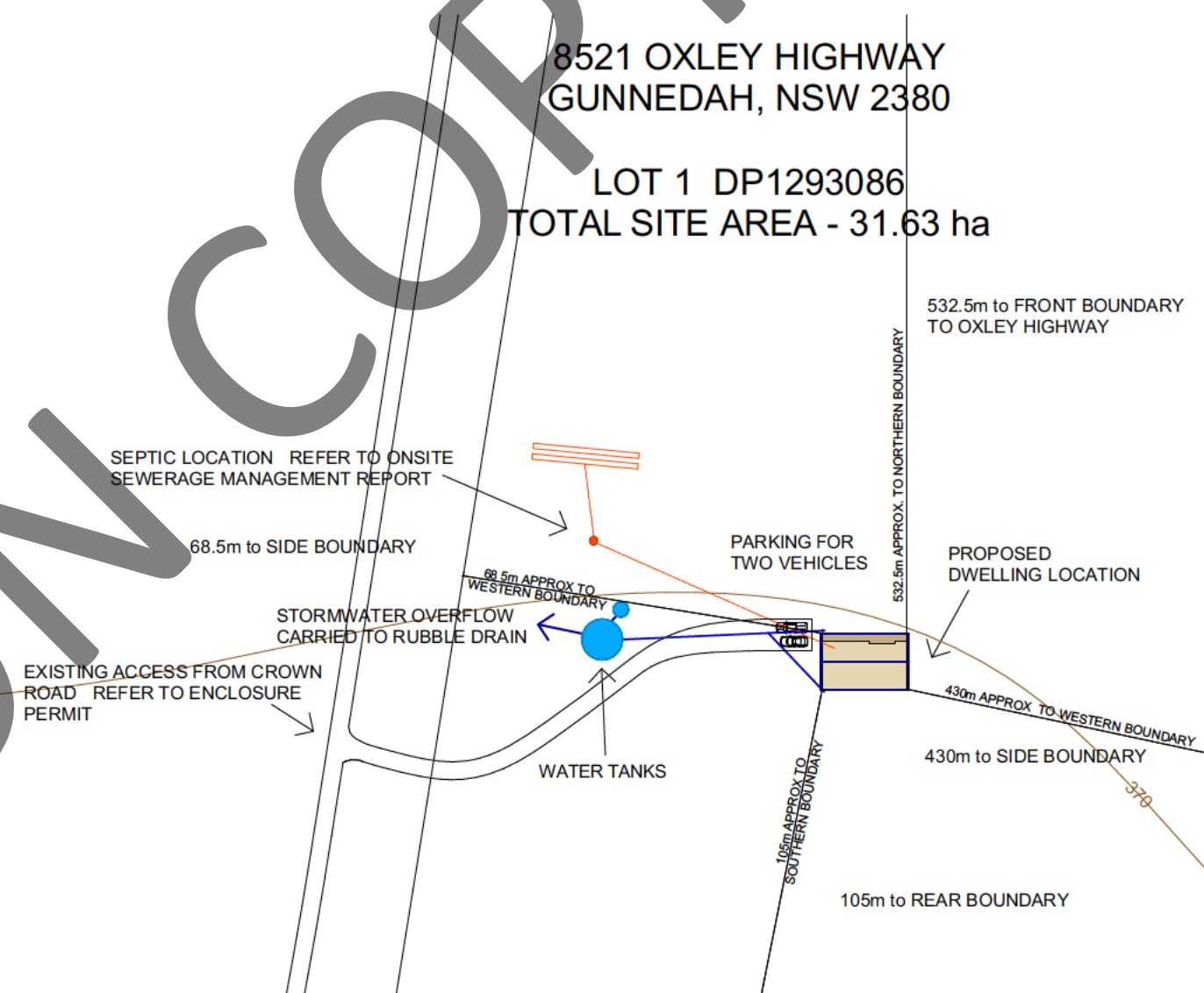
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1. LOCALITY PLAN
1:5000

NSW PLANNING PORTAL
SPATIAL VIEWER

1. SITE PLAN
1:1250



Proposed 4 Bedroom Home
for
Megan & Toby Morgan

31/03/2025



UNIPLAN

GROUP

Modern forms, functional design

Uniplan Group Pty Ltd

22 Myrtle Drive | PO Box 5004 | Armidale NSW 2350

t: + 61 2 6773 8500 | FREECALL: 1800 UNIPLAN

www.uniplangroup.com.au | email: sales@uniplangroup.co

This drawing may contain items or elements of work which are shown for indicative purposes only and are not included in the Contract price unless expressly noted in the Specification or other Contract Documents

Drawings are protected by copyright and remain the property of Uniplan Group. No part of this document may be reproduced or copied without permission of Uniplan Group.

All site dimensions and levels are to be verified and confirmed by the client prior to the commencement of works.

sheet index	
sheet no	sheet name
-1	cover page
-2	floor plan
-3	elevations

client:

Megan & Toby Morgan

project:

Proposed 4 Bedroom Home

address:

8521 Oxley Highway, Gunnedah
LOT 1 DP1293086

drawn by:

JS

scale:

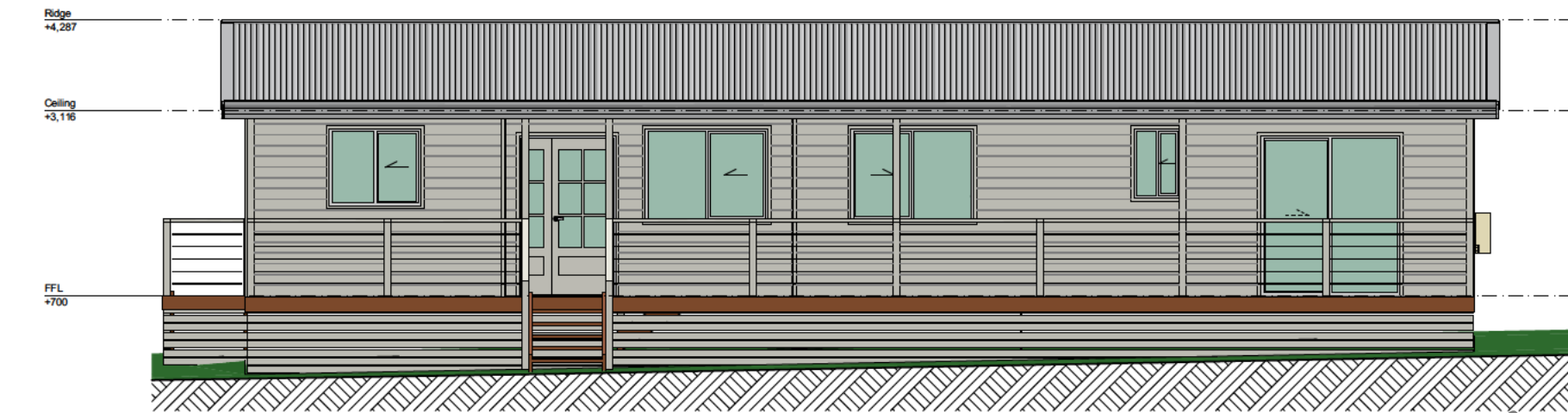
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date:

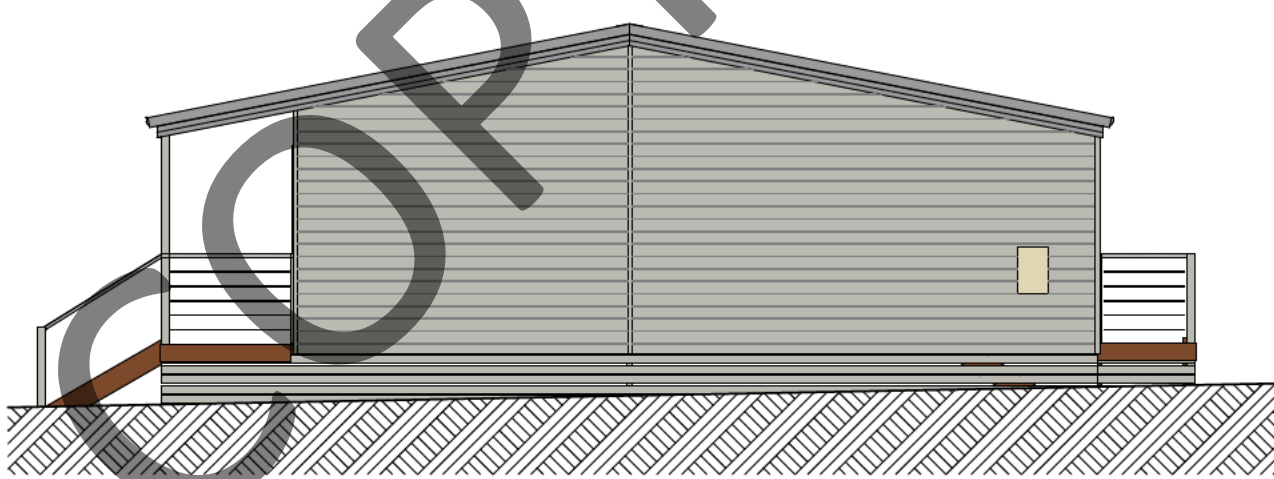
31/03/2025

cover page

<div>job no:</div> <div>4466_1F</div>	<div>sheet no:</div> <div>-1</div>
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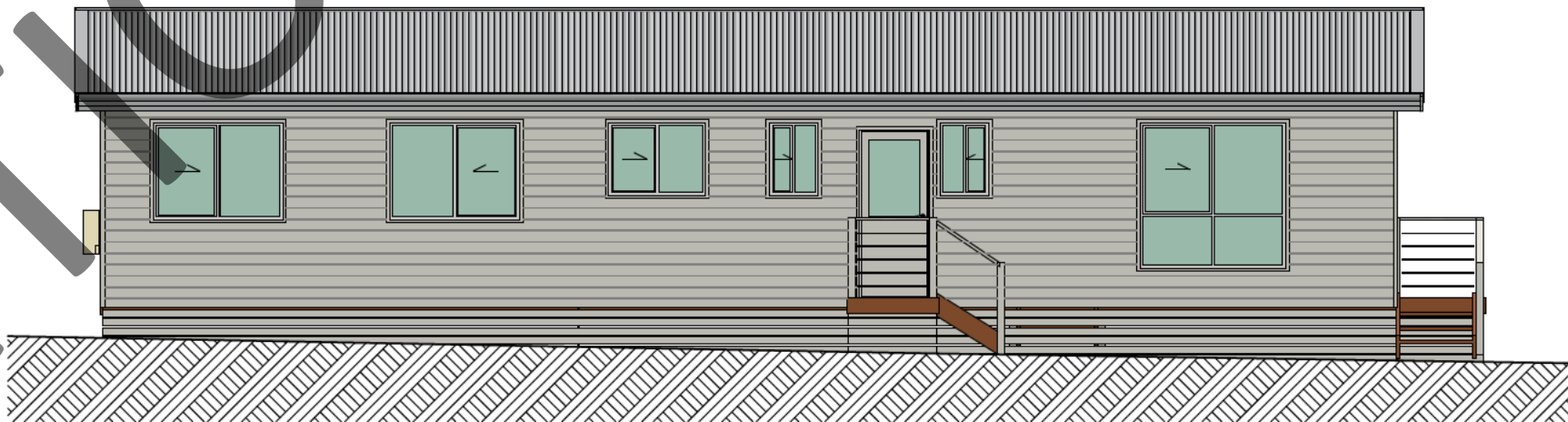
E-01 | north elevation
1:85



E-02 | west elevation
1:85

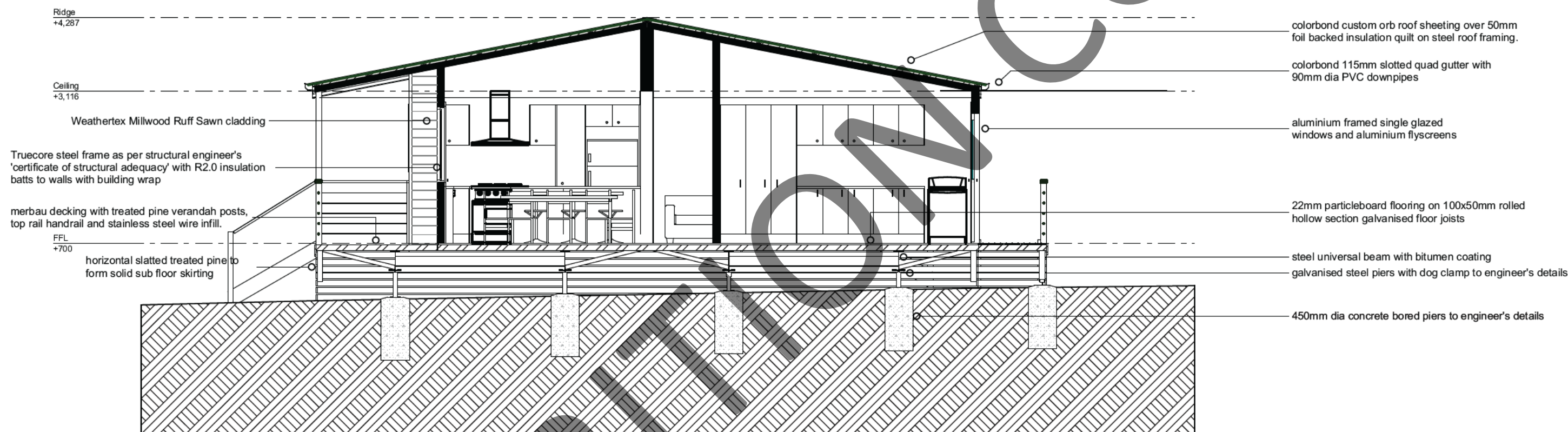


E-04 | east elevation
1:85

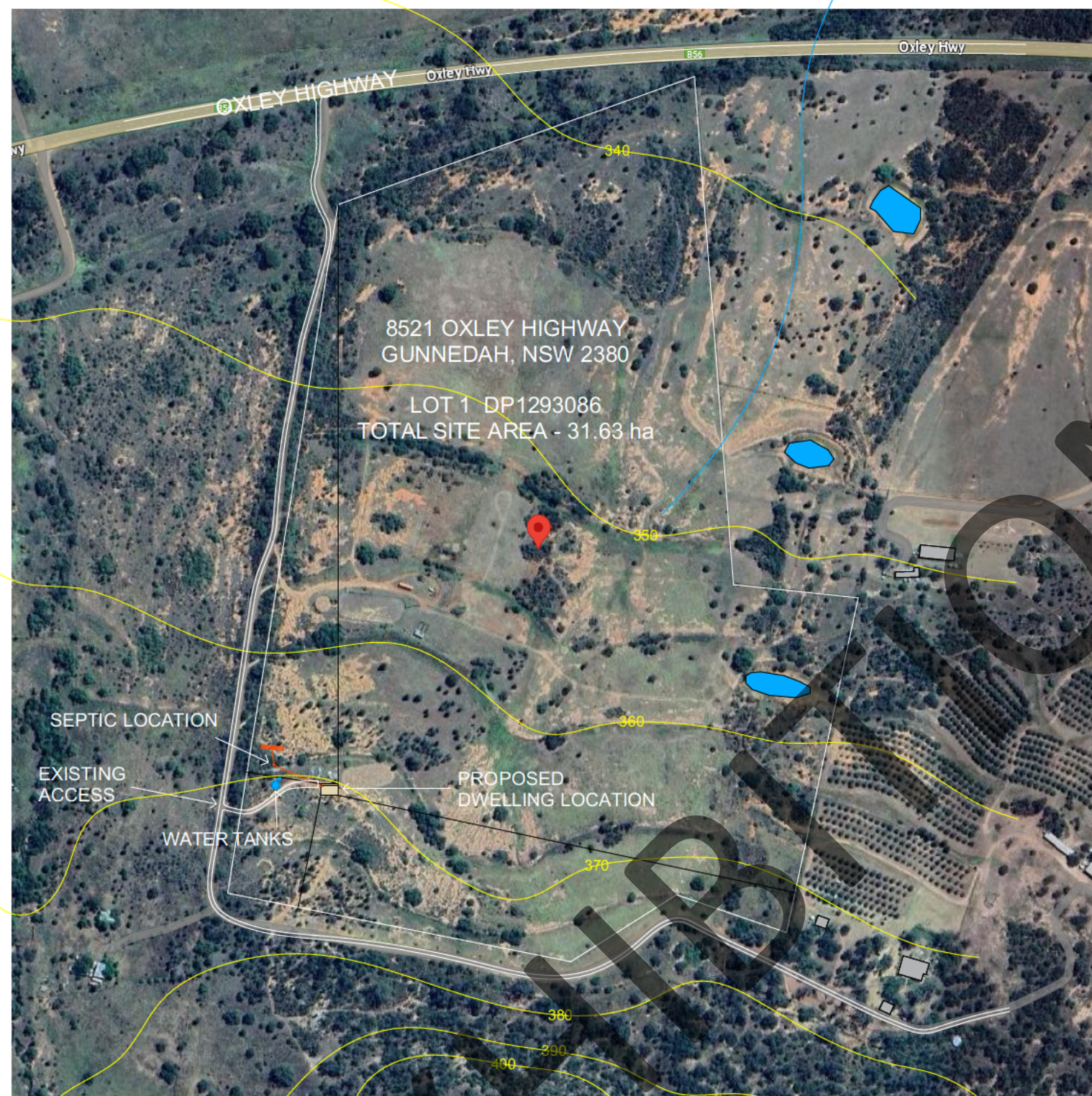


E-03 | south elevation
1:85

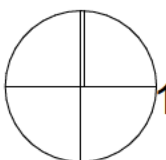
glazing schedule												
windo no.	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12
type	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Door	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Window	Sliding Door
glazing	Clear Glass	Clear Glass	Clear Glass	Obsc. Glass	Clear Glass	Clear Glass	Clear Glass	Obsc. Glass	Clear Glass	Obsc. Glass	Clear Glass	Clear Glass
height	1,000	1,200	1,200	900	2,082	1,200	1,200	900	900	900	1,800	2,082
width	1,200	1,600	1,600	600	1,810	1,600	1,600	600	1,200	600	1,800	1,810
qty	1	1	1	1	1	1	1	1	1	1	1	1
ext view												



S-01 | Cross Section (1)
1:65



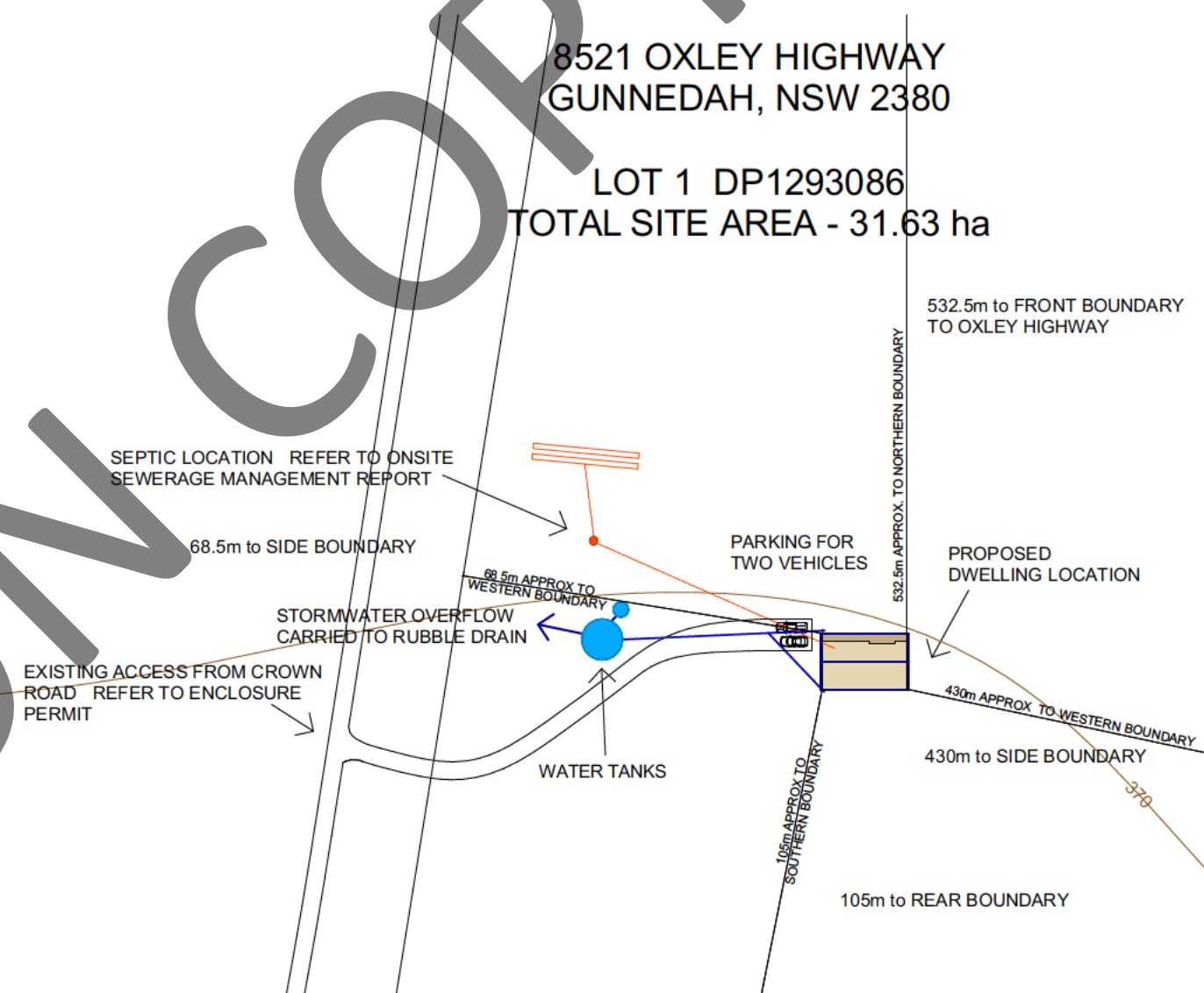
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1. LOCALITY PLAN
1:5000

NSW PLANNING PORTAL
SPATIAL VIEWER

1. SITE PLAN
1:1250

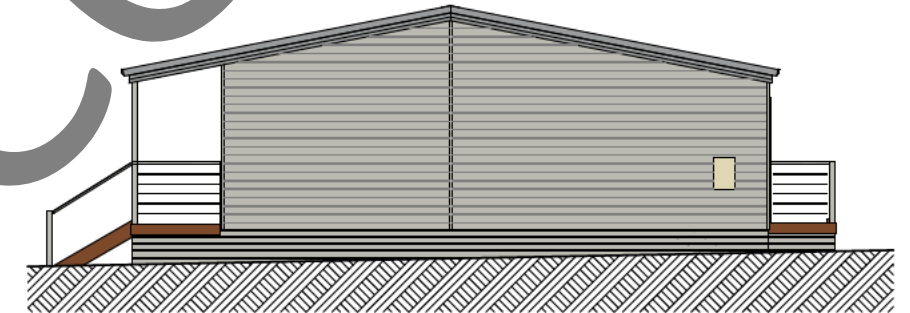




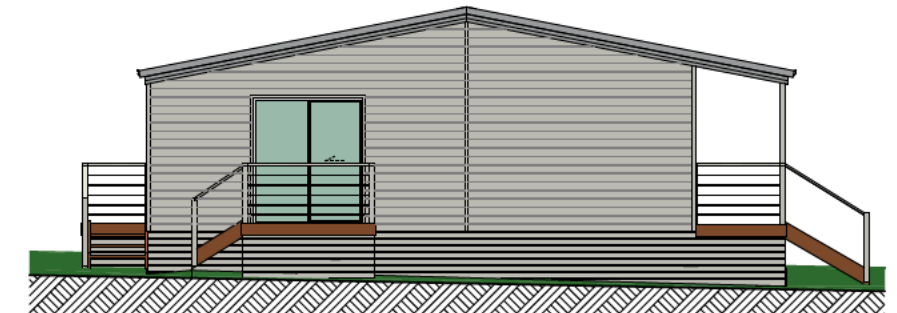
E-01 north elevation
1:125



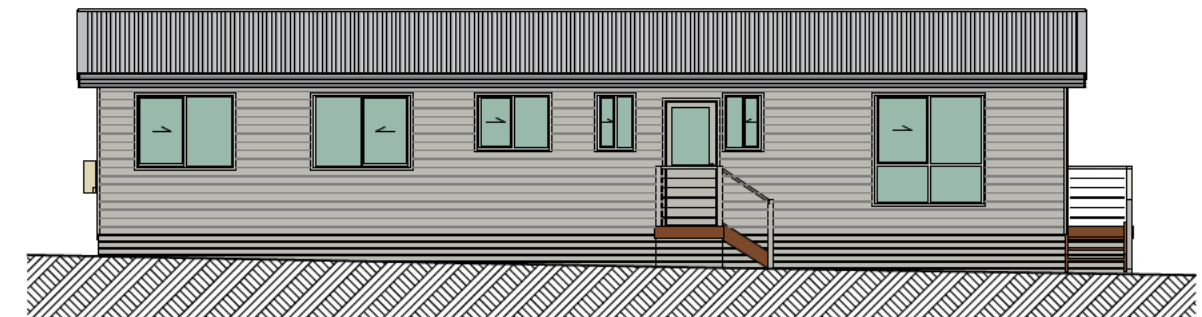
E-02 west elevation
1:125



E-04 east elevation
1:125



E-03 south elevation
1:125



Introduction

The dwelling will be constructed at Uniplan's purpose-built manufacturing facility in Armidale, NSW 2350 and delivered to site using specialist haulage vehicles. The dwelling will be delivered to the vicinity of the site then manoeuvred over the footings utilising an engineered drawbar and wheel mounting system attached to the dwelling sub-structure.

All works to be in accordance with the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. Certification to be provided to the client on completion of the works confirming compliance.

A Compliance Plate to be permanently fixed to the dwelling in accordance with the regulations.

Sediment Control

All sediment control measures to be designed and installed in accordance with Managing Urban Stormwater: Soils and Construction – Volume 1 (the 'Blue Book') to prevent sediment from leaving the site or entering downstream properties, drainage lines or watercourses. All control measures to be installed prior to the commencement of any work.

Footings and Piers

Footings and piers to be constructed in accordance with the Structural Engineer's details and specifications.

Chassis

The dwelling chassis will comprise bitumen coated heavy duty Universal beam bearers typically spanning the full length of each module in accordance with the Structural Engineer's specification.

Framing

Steel framing to be in accordance with structural engineer's drawings and to comply with the provisions and specifications of the BCA 2022, and current Australian Standards - AS1170.0, AS1170.1, AS1170.2, AS1170.4, AS4600, Nash and in accordance with sound, widely accepted engineering principles.

Glazed Assemblies

Glazed assemblies to comply with Clause H2D7 and AS2047.

Stormwater drainage

Stormwater drainage to be installed in accordance with Clause H2D2 of the BCA. Gutter installation to be in accordance with AS 3500.3 with fall not less than 1:100 for box gutters and 1:500 for eaves gutters.

External waterproofing

The roof, external walls, door, and window frames to be constructed using best construction practice so as to prevent rain or dampness penetrating the inner parts of the dwelling.

Internal waterproofing

Waterproofing to comply with BCA Clause H4D2, Clause H4D3 and AS3740:2021 including the following provisions: -

- floors of bathrooms, shower rooms or rooms containing a toilet or washing machine to comprise, or be covered by, material that is impervious to water.
- wall surface of shower enclosures (or, in the case of a shower that is not enclosed, any wall surface within 1.5m of the shower fitting) must be impervious to water to a height of at least 1.8m above the floor.
- any wall surface within 75mm of a bath, basin or other similar bathroom appliance must be impervious to water to a height of at least 150mm above the appliance.

Sub-floor Skirting

Screening of the sub-floor void is to be completed on site using slatted horizontal treated pine. Sub-floor ventilation to comply with Clause H2D5 of the BCA.

Height of Rooms

Height of rooms to comply with Clause H4D4 of the BCA.

Light

Natural and artificial lighting to be provided in accordance with Clause H4D6 of the BCA.

Ventilation

Ventilation to be provided in accordance with Clause H4D7 of the BCA.

Stairs and Balustrades

Step sizes (other than spiral stairs) to be: -

Riser (R) - 190mm maximum and 115mm minimum. Going (G) – 355mm maximum and 240mm minimum. $2R + G$ – 700mm maximum and 550mm minimum

Gaps to be less than 125mm between open treads. All treads, landings and the like to have non-slip finish and suitable non-slip strip edge nosing.

Balustrades to be provided where change in level exceeds 1000mm above the surface beneath landing, ramps and/or treads. Balustrades to be 1000mm min above the finished surface level of balconies, landings and the like.

Top of handrail to be minimum 865mm above the finished surface level of stair nosings or ramps. Gaps between vertical infills to be less than 125mm. Any vertical element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 400mm above the surface beneath landings, ramps and/or treads.

Barriers and handrails to comply with Clause H5D3 of the BCA

Bushfire Attack Level

The site has not been identified as being bushfire prone.

On site Termite Management

Termite shields, barriers, and the like to be provided in accordance with AS3660.1 : 2014 Amd 1 : 2017 'Termite Management Part 1 – New building work' to protect any structural members that are susceptible to attack by termites.

Termite management relies on a physical barrier therefore regular visual inspections for termite infestation should be carried out. A physical barrier comprising a minimum clearance of 150mm on sloping sites and a general minimum clearance between floor joists and adjacent ground of 400mm to be maintained at all times. Attachments to the dwelling such as downpipes & service pipes, conduits, structures such as steps, hot water systems or air conditioners and the like to allow for a nominal 25mm gap to allow for clear and uninterrupted visual inspection across the inspection zone.

Treated timber verandah posts to be installed on galvanised steel stirrups to maintain a 75mm gap between the timber and the adjacent ground.

The sub-floor area to be graded and drained to prevent ponding of water and the area should be kept dry, clear and well ventilated. the area should not be used for the storage of building materials or timber.

Plumbing and drainage

All pipes and fittings that relate to water supply, sewerage or stormwater drainage to be installed in accordance with the AS3500:2021, the plumbing and drainage code of practice and the requirements of any relevant statutory body.

Electrical wiring

Electrical wiring to comply with the requirements of AS3000: 2000, 'Electrical Installations' (also known as the Australian/New Zealand wiring rules)

Mechanical

Exhaust fans to discharge to open air.

Fire and smoke alarms

The automatic fire detection and alarm system to comply with the requirements of Clause H3P2 of Volume Two of the Building Code of Australia in relation to Class 1(a) buildings within the meaning of that code.

Flooring

22mm water resistant particle board flooring glued and fixed with hardened twist nails to 100 x 50mm Duragal rolled hollow section galvanised steel floor joists.

Windows

Aluminium framed single glazed windows as noted on the window schedule. Glazing materials to be selected and installed in accordance with the relevant provisions of AS1288 – 1994, 'Glass in Buildings – Selection and Installation', AS2047 – 2014 'Windows and external glazed doors in buildings' and in accordance with the relevant provisions of AS2208:1996.

Cladding

Weathertex Millwood Ruff Sawn cladding fixed in accordance with manufacturer's instructions. Roof cladding to be Colorbond Custom Orb roof sheeting complete with Colorbond barge and ridge cappings and flashings.

Verandah & Entry Decks

The verandah and rear deck will be constructed from H3 treated pine framing timbers, oiled merbau hardwood decking, and aluminium verandah posts and balustrade. Stairs to be merbau hardwood.

Schedule of Finishes

Item	Material	Colour
Fascia	Metal	Bluegum
Wall Cladding	Weathertex Ruff Sawn	Southerly
Roof Cladding	Colorbond Custom Orb steel roof sheet	Bluegum
Guttering	Colorbond slotted quad gutter	Bluegum
Windows	Aluminium frame	White
External door	Timber	Dover White
Rainwater pipes	PVC	Southerly/Dover White
Verandah posts	Timber	Dover White

Uniplan Group Pty Ltd

24.03.25

Planning circular

PLANNING SYSTEM

Flat-pack or manufactured homes

Circular	PS 21-016
Issued	2 December 2021
Related	Replaces PS 06-018

Approval to install relocatable and flat-pack homes outside a caravan park or manufactured home estate

The purpose of this circular is to clarify the approval requirements for the installation of two common types of transportable home on land that is not part of a caravan park or manufactured home estate (MHE). It also clarifies which types of transportable homes require a BASIX Certificate and which do not.

Introduction

'Transportable home' is a term commonly used by industry and consumers to refer to dwellings that are transported (partly or wholly pre-assembled) to a site then installed. 'Transportable home' however, is not a term defined or used in the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Local Government Act 1993* (LG Act) or in regulations under either Act. As some uncertainty has arisen amongst stakeholders about the approval processes applicable to the installation of different types of transportable home, this circular seeks to clarify this matter.

Transportable homes are an important form of low-to-moderate-cost housing, and ensuring each type of home undergoes the relevant approval process provides assurance the home is safe and suitable to occupy. Imposing incorrect approval requirements, however, is to be avoided.

Types of transportable homes

The two types of transportable home covered by this circular are:

- relocatable homes as defined in the *Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* (LG Regulation 2005)
- flat-pack kit homes.

What is a relocatable home?

Under the LG Regulation 2005, 'relocatable home' means:

- a manufactured home, or
- any other moveable dwelling (whether or not self-contained) that comprises one or more major

sections, including any associated structure that forms part of the dwelling,

but does not include a tent, caravan or campervan or any moveable dwelling that is capable of being registered within the meaning of the *Road Transport Act 2013*.

Note that:

'*Manufactured home*' is defined in the LG Act as 'a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling: (a) that comprises one or more major sections, and, (b) that is not a registrable vehicle within the meaning of the *Road Transport Act 2013*.' This includes any associated structures that form part of the dwelling.

'*Moveable dwelling*' is defined in the LG Act as: '(a) any tent, or any caravan or other van or portable device (whether on wheels or not), used for human habitation, or (b) a manufactured home, or (c) any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.'

In the EP&A Act 'manufactured home' and 'associated structure' each has the same meaning as in the LG Act.

'*Major section*' is defined in the LG Regulation 2005 as 'a single portion of a manufactured home or relocatable home, being a portion: (a) that contains a total living space (excluding the living space contained in any associated structure) of at least 20 cubic metres, and (b) that comprises all the major components of that portion of the home, including the chassis or frame, the external and internal walls, the roof and ceilings, the floors, the windows

and doors, the internal plumbing and wiring, the tiling, the kitchen, bathroom and laundry fittings (other than stoves, refrigerators, washing machines and other whitegoods) and the built-in cupboards and cabinets.'

'Associated structure' is defined in the LG Act as: '(a) a carport, garage, shed, pergola, verandah or other structure designed to enhance the amenity of a moveable dwelling and attached to or integrated with, or located on the same site as, the dwelling concerned, or (b) a separating wall between two moveable dwellings.'

An example of a relocatable home not within the definition of 'manufactured home' would be a relocatable home that does not include a laundry.

The LG Regulation 2005 refers to 'install' rather than 'erect' a relocatable home. Installation of a relocatable home involves connecting together its major sections (and any associated structures that form part of the home) and attaching them to footings. It also includes connection of gas, electricity, telephone, water, sewerage and drainage. (See definition of 'installation' in clause 4 of the LG Regulation 2005.)

The definition of 'building' in section 1.4(1) of the EP&A Act specifically excludes 'a manufactured home, a moveable dwelling or associated structure or part of a manufactured home, a moveable dwelling or associated structure'.

Recent changes – Bushfire recovery

In February 2020, amendments to the LG Regulation 2005 were made to assist with the provision of emergency accommodation for people whose homes have been badly damaged by the bushfires.

Clauses 74(4) and 77(c) of the LG Regulation 2005 were amended to accommodate persons displaced because of a bush fire to install a *moveable dwelling* on land by removing the requirement for prior approval of council for up to two years. That is on the condition that the moveable dwelling is maintained in a healthy and safe condition and removed within two years after it is installed.

More information can be found on the Department's website at: <https://www.planning.nsw.gov.au/Policy-and-Legislation/Bushfires-recovery/Temporary-accommodation>

What is a flat-pack kit home?

Flat-pack kit homes are homes made of prefabricated parts. The parts in the kit may be combined with brickwork undertaken onsite. Flat-pack is an industry term used in design or materials-handling to describe how a structure can be packaged to make it easier to store and transport to reduce costs.

The purchaser of a flat-pack kit home may choose to erect it themselves (owner-built), or employ a builder to do so, directly or through a kit home supplier.

Flat-pack kit homes are similar to manufactured homes (as defined in the LG Act) in that both make use of mass-produced designs, materials, partial off-site

construction and packaging. However, flat-pack kit homes are not manufactured in the form of one or more major sections.

Approval needed to install a relocatable home

Local Government Act 1993

The installation of a relocatable home or associated structure on land other than in a caravan park or MHE requires approval under section 68 of the LG Act (as an activity within Item A1 in the table to that section), unless an exemption is provided by a local approvals policy (LAP) of the council.

In applying for a section 68 approval to install a relocatable home or an associated structure on land, the applicant needs to submit with their application the plans and specifications referred to in clause 79 of the LG Regulation 2005. The installation (if approved) would have to comply with all of the design, construction and installation requirements of Division 4 of Part 3 of that Regulation (clauses 133–136 excepted).¹

In applying the relevant provisions of Division 4 of Part 3 of the LG Regulation 2005 to the installation of a relocatable home or associated structure on land that is not in a caravan park or MHE, a reference in those provisions to a caravan park is taken to refer to the land on which a relocatable home or associated structure is to be installed. (See clause 81(3) of the LG Regulation 2005.)

The requirements of Division 4 include that the home or associated structure must:

- be of a design certified by a practising structural engineer as structurally sound;
- be installed in accordance with the specifications in the engineer's certificate or such other specifications as are in the approval for the installation on the land; and
- have compliance plates attached.

These requirements are intended to ensure that the home meets relevant health, safety and amenity standards.

Environmental Planning and Assessment Act 1979

Development consent will only be required to use land for the purpose of installing a relocatable home (that land not being in a caravan park or MHE) if required by an environmental planning instrument (EPI), for example, a local environmental plan. It is noted that any EPI definition that refers only to the erection and/or use of some type of building will not include relocatable homes because (as noted earlier) those homes are not within the EP&A Act definition of 'building'.

In determining a development application (DA) to install a relocatable home, the consent authority would be required to consider such of the matters referred to in section 4.15(1) of the EP&A Act as are relevant to the subject development.

A person (other than the Crown or a person acting on behalf of the Crown) may in the same DA apply for development consent and approval to install a relocatable home or associated structure. (See section 4.12(3)–(6) of the EP&A Act.)

If installation of a relocatable home does require development consent under an EPI, a construction certificate is not required (and should not be sought) for that installation. This is because a construction certificate is only required for building work or subdivision work, and installation of a relocatable home is not erection of a building for the purposes of the EP&A Act.

Instead of requiring a construction certificate, certification by structural engineer/s and compliance plates are relied upon. (See sections 143 and 157–159 of the LG Regulation 2005.)

A principal certifying authority (PCA) is not required to be appointed in connection with the installation of a relocatable home, and an occupation certificate is not required before the home is occupied.

Approval needed to install a flat-pack kit home

Environmental Planning and Assessment Act 1979

The Department of Planning considers flat-pack kit homes to be within the definition of building under the EP&A Act. (Flat-pack kit homes are not prefabricated in one or more major sections). As such, a flat-pack kit home will require development consent where the erection of a dwelling house (or dwelling) requires consent under an environmental planning instrument. A DA and construction certificate application will need to be lodged for the home (unless it may be erected as complying development in which case an application for a complying development certificate may be lodged instead).

The information and supporting documentation requirements for development applications, construction certificate and complying development certificate applications are contained in Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

A PCA must be appointed prior to the commencement of building work the subject of a development consent or complying development certificate and the relevant critical stage inspections (as well as any additional inspections required by the PCA) of that building work must be carried out. (See section 6.5 of the EP&A Act and clause 162A of the EP&A Regulation.)

Unless a prescribed circumstance in clause 156 of the EP&A Regulation applies, initial occupation or use of the whole or part of a flat-pack kit home must not commence until the PCA has issued an occupation certificate in relation to the building or part.

A garage, carport, verandah or other structure proposed to be incorporated in, or added to, a home constructed from a flat-pack, will need development consent and a construction certificate (alternatively a complying development certificate, where applicable)

under the EP&A Act (unless the particular structure may be erected as exempt development).

Local Government Act 1993

The erection of a dwelling that is not a relocatable home or other moveable dwelling is not within (and therefore does not require approval as) activity A1 under section 68 of the LG Act and is not subject to the LG Regulation 2005.

Transportable homes and BASIX

BASIX certificate is not required for relocatable homes

A BASIX certificate is presently only required for residential development that involves the erection of a 'BASIX-affected building', as defined in the EP&A Act (although not for relocation of a BASIX affected building – see below).

As a relocatable home is not within the definition of building under the EP&A Act, a BASIX certificate is not required for that type of home. This is the case even if the installation of the home requires development consent. Similarly, a relocatable home does not require a BASIX certificate when moved from one site to another site (because it remains a relocatable home).

BASIX certificate is required for flat-pack kit homes that require development consent

A development application (or complying development certificate application) to install a flat-pack kit home is required to be accompanied by a BASIX certificate. This is because a flat-pack kit home is considered to be within the definition of 'building' in the EP&A Act.

Relocation of BASIX-affected buildings

When a BASIX-affected building is moved from one site to another site it is exempt from the requirement for a BASIX certificate.

Further information

For more information about the approval process for the installation of transportable homes, contact your local council.

For further information about BASIX, visit the BASIX page on the NSW Planning Portal website at:

<https://www.planningportal.nsw.gov.au/basix>

For further information please contact Service NSW on 13 77 88.

Department of Planning, Industry and Environment circulars are available at:

planning.nsw.gov.au/circulars

Authorised by:

Marcus Ray

Group Deputy Secretary Planning and Assessment

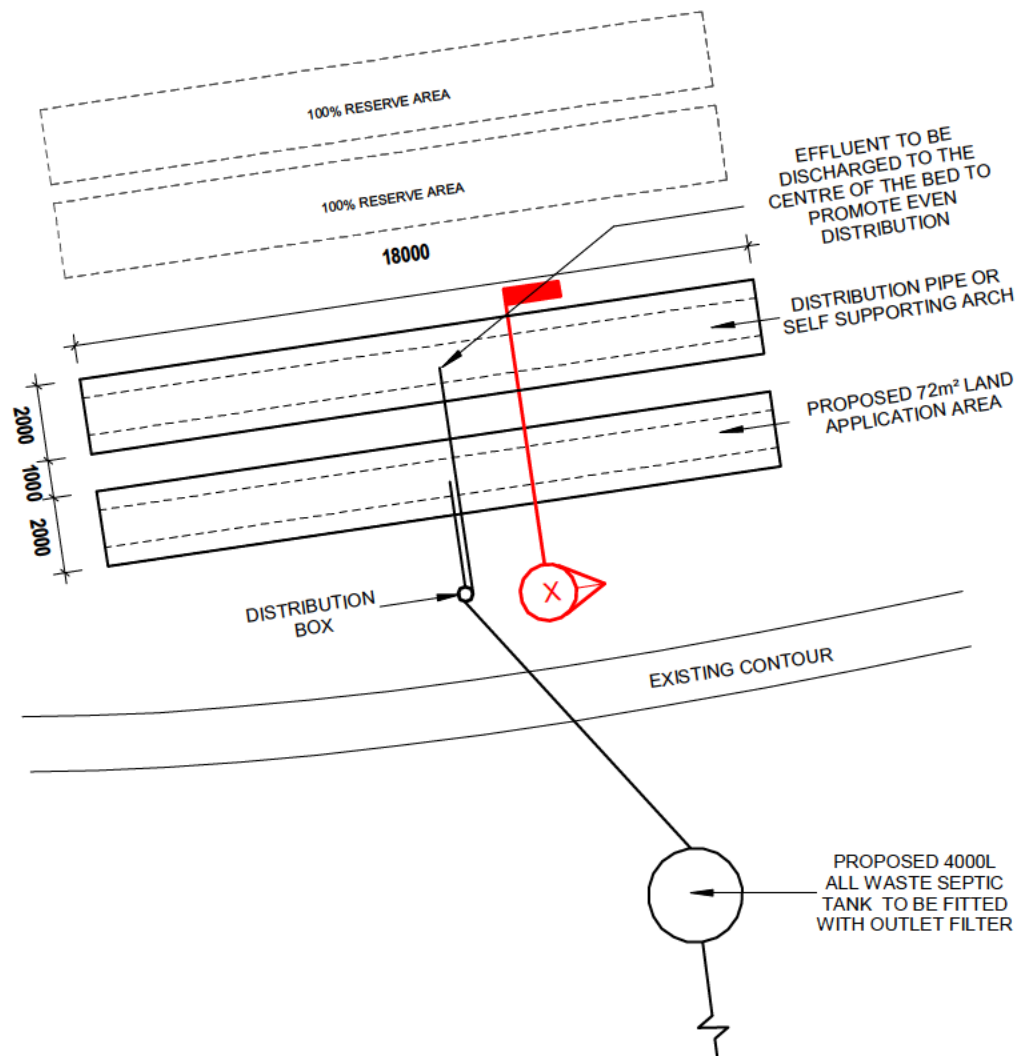
Department of Planning, Industry and Environment

Important note: This circular does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this circular.

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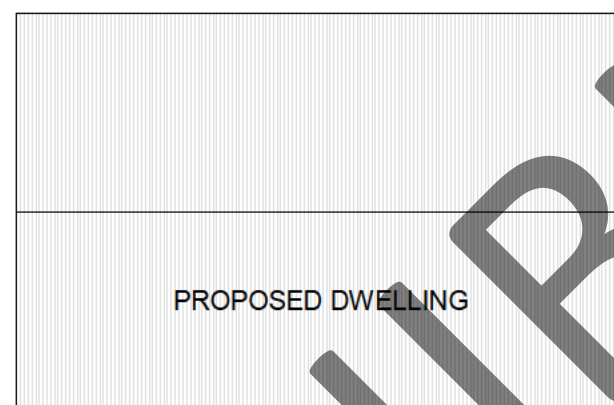
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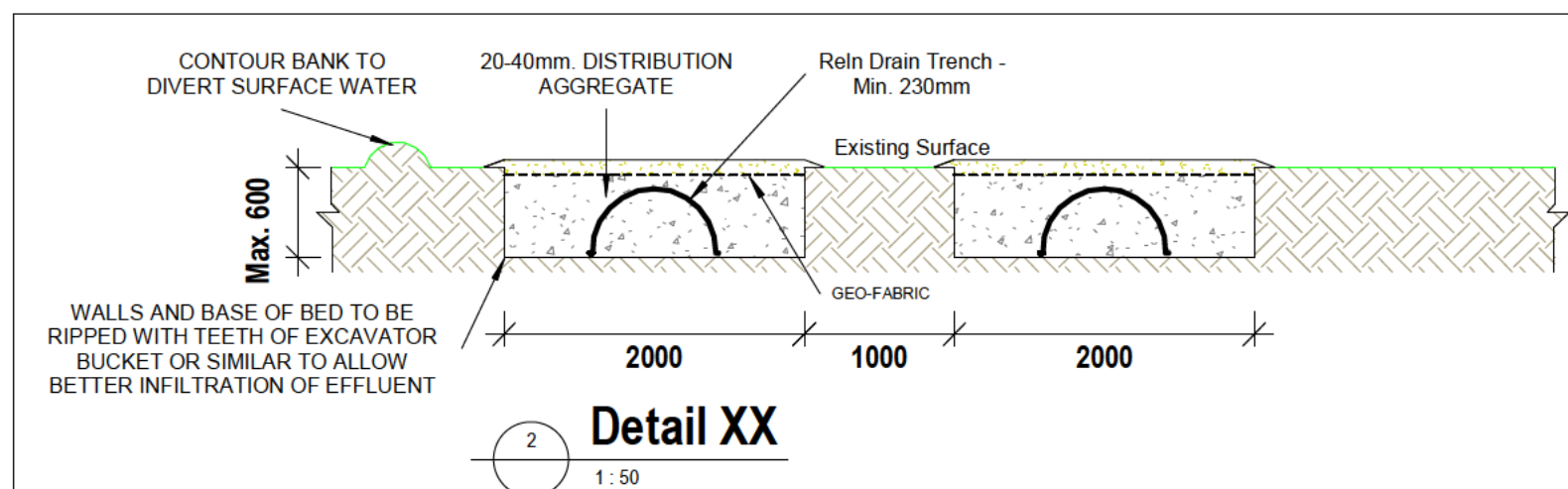


RPD
LOT 1
DP 1293086
AREA: Abt. 31Ha

NOTE: THIS PLAN IS TO BE
READ IN CONJUNCTION
WITH PLANS FROM
UNIPLAN JOB NO. 4466_1D



1 Site Plan - Proposed
1:200



~ Building Design - Residential & Commercial
~ General Drafting ~ BASIX Certificates
~ OSSM Design ~ NatHERS Assessments
~ Section J Reports

Post : PO Box 25 TENTERFIELD NSW 2372

contact@efficientbuildingdesign.com
www.efficientbuildingdesign.com
0457 251 026 | ABN: 63630835231

QBCC LICENCE NO. 15071893

Revision	Description	Date	Issued by
1	Preliminary Design	19/03/2025	CG

Proposed OSSM
8521 Oxley Highway
GUNNEDAH NSW 2380
M & T Morgan

OSSM DESIGN

project number	25-014	revision	1	sheet	801-A
date	19/03/2025	drawn by	CG	checked by	CG
Scale	As indicated				

File Reference

TH02H230

ENCLOSURE PERMIT

Crown Land Management Act 2016

Enclosure Permit

652136

The Minister administering the *Crown Land Management Act 2016*, (hereinafter referred to as the *Minister*)

grants to

MEGAN LEE MORGAN
TOBY ALEXANDER MORGAN
15 Gallen St
GUNNEDAH NSW 2380
(hereinafter referred to as the Holder)

a Permit to enclose the road(s) as set out hereunder for the following reason.

Following the transfer of land in respect of which an Enclosure Permit has previously been granted under the provisions of the Crown Land Management Act 2016 and in pursuance of Section 5.37 of the Crown Land Management Act 2016, the subject permit is now recorded in the holders name for the purpose of enclosing the road(s) described in Schedule 1 with the land described in Schedule 2 subject to the payment of annual rent specified in Schedule 3 and to the conditions specified in the attached Schedule 5. The effective date of the transfer is as specified in Schedule 4.

Dated this 3 day of December 2024



Amanda Beetson, Manager Tenure Operations

name & position

SCHEDULE 1 - DESCRIPTION OF ROAD(S) ENCLOSED

TEXT DESCRIPTION: Crown Public Road West of Lot 1 DP 1293086, being the road(s) highlighted on the attached Diagram Schedule 6 comprising an **AREA** of about 1.28ha

SCHEDULE 2 - LAND WITH WHICH ROAD(S) IS ENCLOSED

Land	GUNNEDAH	LGA:	GUNNEDAH
District:		Area:	1.28ha
Lot 1 DP 1293086 Parish Gunnedah County Pottinger			

SCHEDULE 3 - ANNUAL RENT

Statutory minimum rent in accordance with the Act (which includes an annual CPI adjustment), less any concessions. Payable annually in advance of February, 24th of each year, being the DUE DATE for payment

SCHEDULE 4 - EFFECTIVE DATE

The effective date of this permit is the 7th November, 2024

SCHEDULE 5 - CONDITIONS

1. Rent

The annual rent for the enclosure permit shall be as specified in Schedule 3, subject to any variation on objection or appeal by the holder under Section 6.8 of the Crown Land Management Act 2016 or to the minimum annual rental for an enclosure permit prescribed from time to time under Section 6.4 of that Act. The holder shall be liable for payment of the amount of rent specified in Schedule 3 from the effective date specified in Schedule 4 even if an objection or appeal has been lodged against the determined rent. If, on objection or appeal, the annual rent for the enclosure permit is varied to another amount, or the minimum annual rent prescribed from time to time for an enclosure permit exceeds the rent specified in Schedule 3, that other amount or the prescribed minimum annual rent shall be taken to be the annual rent specified in Schedule 3 and the rent paid or payable in respect of the enclosure permit shall be adjusted accordingly.

For the purposes of Schedule 3 "the Act" means the *Crown Land Management Act 2016*.

2. Payment

The holder shall pay -

- (a) on demand, the proportionate part of the annual rent (including arrears of rent and interest) from the effective date of the permit specified in Schedule 4 to the DUE DATE for payment specified in Schedule 3 next occurring after the effective date of the permit and the date of such demand shall be taken to be the due date for payment of such proportionate rent for the purposes of Section 12.12 of the Crown Land Management Act 2016;
- (b) without demand, the annual rent specified in Schedule 3 yearly in advance on the DUE DATE for payment specified in that Schedule.

3. Goods and Services Tax

(a) Definitions

In this clause the expressions "GST", "supply", and "taxable supply" have the meanings given to those expressions in the *A New Tax System (Goods and Services Tax) Act 1999*.

(b) Amounts GST Exclusive

With the exception of any amount payable under this clause, unless otherwise expressly stated all amounts stated to be payable under this Permit are exclusive of GST.

(c) Responsibility for GST

- (i) Despite any other provision in this Permit, if GST is imposed on any supply made under this Permit, the recipient must pay to the supplier an amount equal to the GST payable on the taxable supply.
- (ii) The recipient must pay the amount referred to in subclause (c)(i) in addition to and at the time payment for the taxable supply is required to be made under this Permit.

(d) Valuer/Umpire to return GST Exclusive Value

Any valuer or umpire returning a valuation must return a GST exclusive market value for it in any case where the valuation is for the purpose of determining a supply value to which GST is to be added under this Permit.

4. Definition of "Land"

For the purposes of the following conditions "land" means the road(s) and/or watercourse(s) specified in Schedule 1, unless the contrary intention appears.

5. Compliance with law

This enclosure permit does not authorise the holder or any servant, agent, employee or contractor of the holder to carry out any activity prohibited by any law and the holder or any servant, agent, employee or contractor of the holder shall comply with the requirements of all laws, statutes, regulations or by-laws and the requirements of all relevant public authorities in so far as they apply to the land enclosed.

6. Acts not permitted

Without limiting the generality of the "Compliance with law" clause, the holder or any servant, agent, employee or contractor of the holder shall not -

- (a) impede or interfere with the public rights of passage and access that exist with respect to the land, whether such rights be exercised on foot, in a vehicle (including farm machinery), water craft or otherwise, and to drive stock or other animals;
- (b) erect any structures on the land (other than fencing, gates or substitutes for gates as permitted by the "Holder to erect gates or other means of access" clause), or undertake any construction or other work on the land, except with the written consent or other express authority of the Minister;
- (c) cultivate the land, except with the authority of the Minister given under section 5.43 of the *Crown Land Management Act 2016*;
- (d) destroy, clear or remove any vegetation on the land, whether growing or dead, other than as required by the "noxious plants, animals and insects" clause;
- (e) destroy or deface any aboriginal relic or place on or within the land;

except as permitted and in accordance with any relevant laws, statutes, regulations or by-laws in force in New South Wales from time to time and in accordance with the requirements of any relevant public authority.

7. Holder to Erect Gates, Ramps or Other Means of Access

The Minister may, pursuant to the *Crown Land Management Act 2016* and/or *Roads Act 1993* direct the holder to take action specified in a direction, including the erection, removal or replacement of gates or other means of access and or the removal or replacement of any fence or other structure on the land.

8. Indemnity

- (a) The holder shall indemnify and keep indemnified the Minister from and against all actions, suits, liabilities, claims, proceedings, orders, directions, costs and demands whatsoever arising in respect of personal injury or death of any person and in respect of loss or damage to any property whatsoever occurring on, in, over, under, adjacent to or in any way connected with the road and or watercourse described in Schedule 1, arising from or in relation to;
- (i) the condition of the holder's lands;
 - (ii) any activity at or use of the holder's lands and/or the land comprising the road and or watercourse described in Schedule 1 undertaken by the holder or with the holders express or implied consent;
 - (iii) any object, animal, work or thing present on, in, over, or under the holder's lands whether temporary, permanent, intermittent or otherwise;
 - (iv) any object, animal, work or thing present on, in, over, under, or adjacent to the road and or watercourse described in Schedule 1 whether temporary, permanent, intermittent or otherwise which is attributable to the holder;
- and any, each or all of the above.
- (b) For the purposes of this clause, the term Minister shall include His Majesty the King His Heirs and Successors the State of New South Wales the Minister and agents servants employees and contractors of His Majesty His Majesty's Heirs and Successors the State of New South Wales and the Minister.

9. Reasonable care

Without in any way limiting the operation of the "Indemnity" clause, the holder shall take any necessary action in any use and activities undertaken by the holder or any servant, agent, employee or contractor of the holder, in respect of the land and the holder's land with which the land comprised in this permit is enclosed, to remove any risk that may reasonably be anticipated to cause personal injury or property damage to any person making lawful use of the road and or watercourse specified in Schedule 1.

10. Holder to Pay Rates Etc

The holder shall pay all rates, taxes, assessments, duties, charges and fees which are at any time during the currency of the enclosure permit lawfully charged upon, imposed or levied in respect of the land.

11. Noxious plants, animals and insects

The holder will take steps to eradicate or control all plant and animal pests (as defined in the *Biosecurity Act 2015*) on the land which may by law be required to be eradicated or controlled.

12. Variation of Enclosure Permit

This enclosure permit may be varied if all parties agree in writing.

General information for holders of enclosure permits (over a Crown road and/or a watercourse)

A crown road is a public road, managed by the Minister as roads authority under the *Roads Act 1993*, over which the public has rights of passage and access, subject to any restrictions that may be imposed. The *Roads Act 1993* provides for the grant of an enclosure permit under the *Crown Land Management Act 2016*.

If an enclosure of Crown road or watercourse has not been subject to any specific directions regarding structures -

- (a) In respect of a Crown road, which as yet may not have been used for public passage, which the holder has enclosed by a fence across the road (in which the provision of a gate or other means of access has not as yet been required) and the road is required to be used as a road for passage by the public, the holder has an obligation to facilitate public passage through the fence, along the route of the road.
- (b) The enclosure of a watercourse (where the bed of the watercourse is Crown land) and the waters are from time to time capable of navigation by any water craft, is subject also to general control of navigation by Transport for NSW. Any structure in, upon or over the bed of such a watercourse should not unreasonably impede the movement or passage of persons or water craft or imply that such passage is not available along the watercourse.
- (c) If a structure exists or is placed on or across the normal line of public passage on a Crown road or watercourse and that structure is not visible to normal traffic from a reasonable distance, signs should be placed in an appropriate position to warn the public of the structure.

Schedule 6



Cost Estimate Report



Client: Megan & Toby Morgan

Address: 8521 Oxley Highway, Gunnedah, NSW 2380

Date: 19-Feb-2025

House

Deposit (10%) when DA approved	\$ 45,785.58
Lock-Up Payment (40%) when cladding on and external doors are fitted	\$ 183,142.30
Pre-Delivery Payment (40%) one week before delivery	\$ 183,142.30
Final Payment (10%) when home is complete on-site	\$ 45,785.58
Extras and variations (If you have added any extras since the contract price)	\$
TOTAL HOUSE COST (Inc. GST):	\$ 457,855.76

Services

Plumbing - Works to be completed by your plumber	
Connection to town mains or tank	\$ 1,500.00
Rainwater tank and pump (if required)	\$ 14,000.00
Install Hot Water System (Uniplan will supply but requires installation)	\$ 250.00
All gas work including regulators, pipework and connections to appliances	\$ 250.00
Drainage – traps to floor wastes and connect individual fixture points to sewerage system	\$ 1,500.00
Connection to town sewer main or supply of septic system	\$ 7,500.00
Stormwater – connect stormwater service to downpipes and subsequently to the approved discharge point (i.e. tank, pit or street)	\$ 1,500.00
Electrical - Works to be completed by your electrician	
Connect mains from service provider to the distribution board including providing all cabling, meters, main supply fuses and aerial connection point if required. If air conditioner supplied, external unit to be installed and connected.	\$ 5,000.00
Apply for an NMI (National Meter Identifier) number from your energy provider	\$ 150.00
TOTAL SERVICES COST (Inc. GST):	\$ 31,650.00

Site Works

Heating/Cooling	\$
Carport/Garage/Garden Shed	\$
Verandah/Patio (If not included by Uniplan)	\$
Letter Box	\$
Washing Line	\$
Driveway, paths, paving	\$
Fencing	\$
TV antenna/Phone/NBN	\$
Landscaping	\$
TOTAL SITE WORKS COST (Inc. GST):	\$ 0.00

TOTAL ESTIMATED COST (Inc. GST): **\$ 489,505.76**