

Uniplan Group Pty Ltd  
PO Box 5004  
ARMIDALE NSW 2350

Dear Sir/Madam

**NOTICE OF DETERMINATION  
LOCAL GOVERNMENT ACT 1993**

Pursuant to Section 94 of the Local Government Act 1993, notice is given of the determination of an application according to the following details:

Application No. LG2025-0352

Location: Lot 147 DP 753841  
LIC WS046731  
Lot 1 DP 1142251, Nellbridge 190 Langens Lane MOORE CREEK NSW 2340

Description: S68-2024-17511 - Attached Dual Occupancy (Manufactured Home)

Approvals Granted: ~A1 - Install a manufactured home, moveable dwelling or associated structure on land **Conditions prescribed by the Regulation**

- 1) The relocatable home must be designed, constructed, and installed with the requirements of Division 4 (Clauses 133 - 136 excepted) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005.
- 2) A compliance plate must be attached to an accessible part of the relocatable home. The compliance plate must specify the information as set out in Clause 159 (2) (a-g) & (3) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005.

**Prior to work Commencing**

- 3) To ensure compliance with Part 6 of the Home Building Act 1989, a certificate is to be provided to Council which certifies that the builder is the holder of a contract of insurance (issued by an approved insurer) for the work subject to this consent.

**General**

- 4) The relocatable home must not be installed on a dwelling site otherwise than in accordance with the specifications contained in the Engineers Certificate issued in respect of the relocatable home.
- 5) No more than one relocatable home may be installed on a single dwelling site.

- 6) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

**Monday to Friday - 7.00am to 5.00pm;**

**Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;**

**No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.**

The applicant shall be responsible to instruct and control any sub-contractors regarding the hours of work.

#### **Inspections**

- 7) Inspection- When building works have reached the following stages an inspection is to be arranged by contacting Council's Planning & Approvals Department by phoning 6767 5507 48 hours before the inspection is required. Please advise Council if the work will not be ready at the appointed time. Failure to do so may incur an additional inspection fee.
- a) pier holes, pads or bulk piers before concrete is poured; and,
  - b) final inspection of the development (prior to occupation, where applicable).

#### **Prior to the issue of a Compliance Certificate**

- 8) The holder of an approval for the relocatable home must give the Council written notice of the installation of the relocatable home or associated structure within 7 days after completion of the installation. The notice must include the particulars contained on each compliance plate relating to the re-locatable home.

The application has been determined by the granting of consent, subject to conditions, as detailed below.

#### **Conditions prescribed by the Regulation**

- 1) The relocatable home must be designed, constructed, and installed with the requirements of Division 4 (Clauses 133 - 136 excepted) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005.
- 2) A compliance plate must be attached to an accessible part of the relocatable home. The compliance plate must specify the information as set out in Clause 159 (2) (a-g) & (3) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005.

#### **Prior to Work Commencing**

- 3) To ensure compliance with Part 6 of the Home Building Act 1989, a certificate is to be provided to Council which certifies that the builder is the holder of a contract of insurance (issued by an approved insurer) for the work subject to this consent.

**General**

- 4) Development shall take place in accordance with the attached endorsed plans:
- 5) The relocatable home must not be installed on a dwelling site otherwise than in accordance with the specifications contained in the Engineers Certificate issued in respect of the relocatable home.
- 6) No more than one relocatable home may be installed on a single dwelling site.
- 7) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

***Monday to Friday - 7.00am to 5.00pm;***

***Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;***

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The applicant shall be responsible to instruct and control any sub-contractors regarding the hours of work.

**Inspections**

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  - a) pier holes, pads or bulk piers before concrete is poured; and,
  - b) final inspection of the development (prior to occupation, where applicable).

**Prior to the issue of a Compliance Certificate**

- 9) The holder of an approval for the relocatable home must give the Council written notice of the installation of the relocatable home or associated structure within 7 days after completion of the installation. The notice must include the particulars contained on each compliance plate relating to the re-locatable home.

This determination notice takes effect from 15 November 2024.

All inspections should be booked through Councils online system – [Critical Stage and Plumbing Inspection Booking | Tamworth Regional Council](#) using LG2025-0352 as the reference.

Yours faithfully



Building Inspector

Contact: Christian Filla (02) 67675507 or c.filla@tamworth.nsw.gov.au

Reference: LG2025-0352