

# Bath Stewart Associates

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Land Development  
Consultants

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Our Ref: 14286-1C-TRC

13 December 2022

The General Manager

## TAMWORTH REGIONAL COUNCIL

PO Box 555  
Tamworth NSW 2340

Attention: Mr Andrew Spicer

Re: Stratheden Planning Proposal

Location: 815 Manilla Road, Tamworth

Subject Land: Lots 1-3 DP 997767, Lots 3 & 5 DP 209387, Lot 4 DP 212658, Lot 12 DP 245544, Lot 708 DP 1252037 & Lot 341 DP 622077

Further to our meeting on the 9.12.2022 various discussions were had and additional information was requested to assist in the finalisation of the Planning Proposal. To fulfill our obligations we have completed the following:-

- Forwarded to Council and expression of interest in having Lot 777 DP 1158251 rezoned to R1 in the next review of the Tamworth Regional LEP. The recent purchase of this land by our client provides an option for an alternate access to Manilla Road and being surrounded by the lands currently subject to the planning proposal would appear to be a reasonable request and in harmony with the intended land use. We understand that given the current status of the Planning Proposal this lot cannot be included in the Planning Proposal.
- Prepared a sketch plan [ref: 14286v15 Dwg Concept 6] of the site that excludes Lot 777 DP 1158251 and shows inter alia:-
  - the location of the existing water main along Manilla Road;
  - the location of the proposed 250mm diameter trunk water main through the site and potential connection nodes to the existing water main;
  - the proposed alignment of the trunk sewer main through the site that will enable gravity reticulation of effluent back to the Glengarvin sewer pump station. This alignment was provided by Tamworth Regional Council's Water & Waste Department and adopted in the preparation of conceptual road layout shown on the sketch. No other design investigation has been completed by Bath Stewart at this preliminary stage to confirm the potential grades of the sewer pipe along this provided alignment;
  - The extent of the Westdale Sewer Treatment Plan Buffer;
  - proposed access node to Manilla Road;
  - Conceptual internal road layout, parkland areas & lot size areas.

- Prepared a sketch plan [ref: 14286v15 Dwg Concept 7] of the site that includes Lot 777 DP 1158251 and shows inter alia:-
  - the location of the existing water main along Manilla Road;
  - the location of the proposed 250mm diameter trunk water main through the site and potential connection nodes to the existing water main;
  - the proposed alignment of the trunk sewer main through the site that will enable gravity reticulation of effluent back to the Glengarvin sewer pump station. This alignment was provided by Tamworth Regional Council's Water & Waste Department and adopted in the preparation of conceptual road layout shown on the sketch. No other design investigation has been completed by Bath Stewart at this preliminary stage to confirm the potential grades of the sewer pipe along this provided alignment;
  - The extent of the Westdale Sewer Treatment Plan Buffer;
  - proposed alternate access node to Manilla Road through Lot 777 DP 115851;
  - Conceptual internal road layout, parkland areas & lot size areas.

With regard to the area designated for proposed large lots, particularly the land to the north of the large parkland site, that is essentially quarantined to this zoning by the location of the proposed gravity sewer main, we again ask for Council to reconsider the installation of a small sewer pump station at the lower limit of this land. The installation of a small sewer pump station will allow the majority of the large lots to then be serviced by gravity sewer, which in turn would allow a smaller lot size and change in zoning.

For your information we again provide sketch plans which highlight a proposed route for the sewer main from the subject lands to the Glengarvin sewer pump station. These sketch plans clearly identify the lands affected and the current registered proprietors.

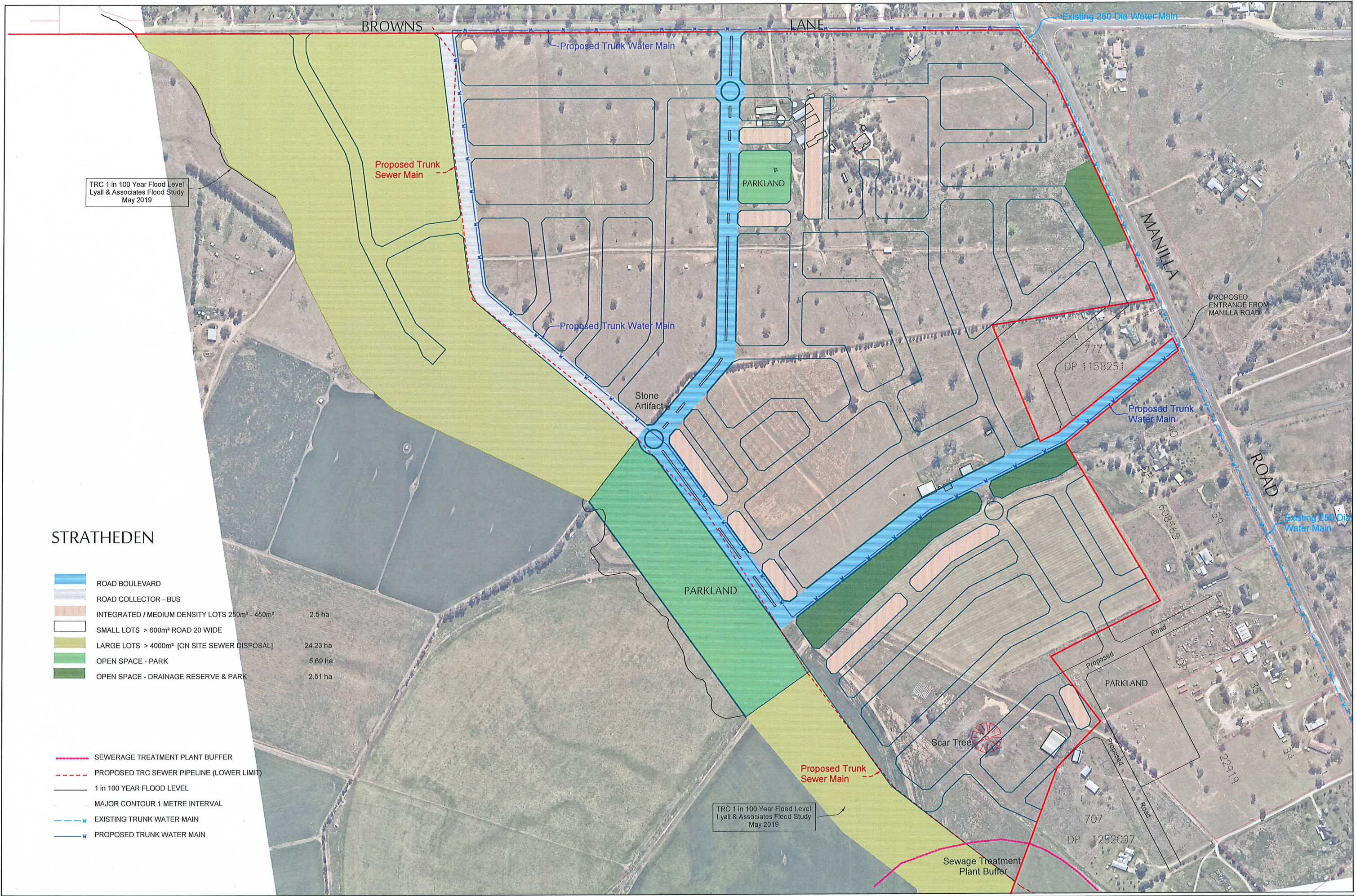
It is my understanding all the necessary information requested by Council in our meeting of the 9<sup>th</sup> instant has now been provided, however, should this not be the case please contact the writer in the first instance.

Yours Faithfully



For: Bath Stewart  
Registered Surveyor





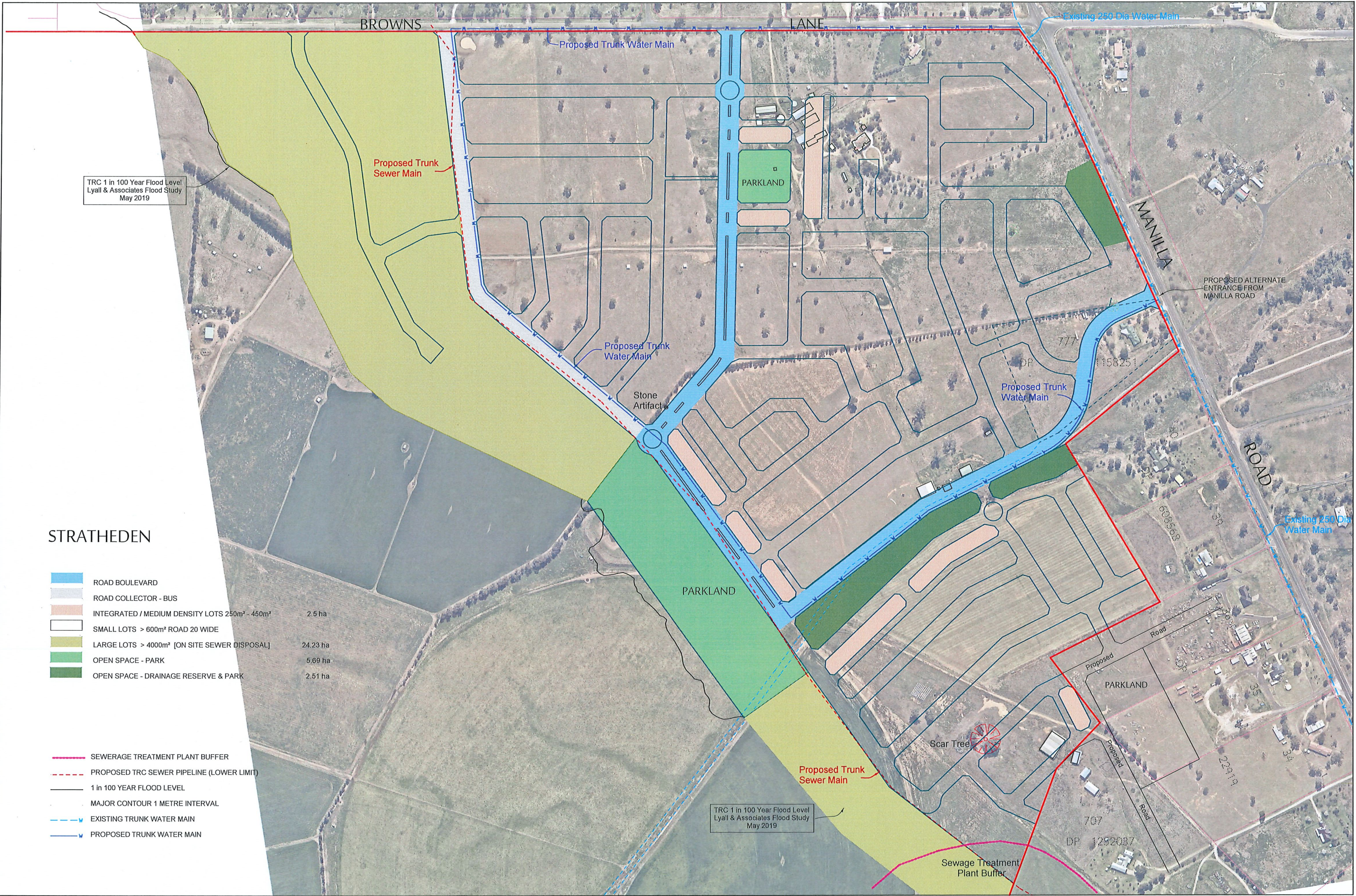
STRATHEDEN

- ROAD BOULEVARD
- ROAD COLLECTOR - BUS
- INTEGRATED / MEDIUM DENSITY LOTS 250m<sup>2</sup> - 450m<sup>2</sup> 2.5 ha
- SMALL LOTS > 600m<sup>2</sup> ROAD 20 WIDE
- LARGE LOTS > 4000m<sup>2</sup> [ON SITE SEWER DISPOSAL] 24.23 ha
- OPEN SPACE - PARK 5.69 ha
- OPEN SPACE - DRAINAGE RESERVE & PARK 2.51 ha

- SEWERAGE TREATMENT PLANT BUFFER
- PROPOSED TRC SEWER PIPELINE (LOWER LIMIT)
- 1 in 100 YEAR FLOOD LEVEL
- MAJOR CONTOUR 1 METRE INTERVAL
- EXISTING TRUNK WATER MAIN
- PROPOSED TRUNK WATER MAIN

LGA: TAMWORTH	Revision	APPROVED	DATE	CAD Ref: 14286V15	Original A1 Drawing Scale Bar:		<b>BATH STEWART ASSOCIATES</b> Pty Ltd INC in NSW A.C.N. 002 745 020 SURVEYORS - ENGINEERS - PLANNERS - PROJECT MANAGERS 239 Marius Street P.O.Box 403 Tamworth NSW 2340 Phone: 02 6766 5966 Fax: 02 6766 5140 Email: office@bathstewart.com.au	Mr Gerard Maher CONCEPTUAL ROAD LAYOUT FOR PLANNING PROPOSAL Lots 1-3 DP 997767, Lots 3 & 5 DP 209387, Lot 4 DP 212658, Lot 12 DP 245544, Lot 708 DP 1252037 & Lot 341 DP 622077 815 Manila Road Tamworth	Ref. No: <b>14286</b> Sheet No: 01 of 01 Revision No:
Locality: OXLEY VALE	E ROAD MODIFIED NEAR SEWAGE BUFFER & TRUNK WATER MAIN ADDED	DAL	9.12.2022	Drawing Ref: Dwg Concept 6	1:2500 at A1 Plot				
Parish: WOOLOMOL	D SEWAGE TREATMENT PLANT BUFFER ADDED	DAL	26.9.2022	Survey By: LS	Datum Description: AHD				
County: INGLIS	C STONE ARTIFACT AND SCAR TREE ADDED	DAL	24.6.2022	Drawn By: DAL					
	B BLOCK AREAS ADDED	DAL	4.11.2021	Designed By: DAL					
	A CONCEPTUAL ROAD LAYOUT FOR PLANNING PROPOSAL ISSUED TO COUNCIL	DAL	18.11.2020	Checked By: DAL					






STRATHEDEN

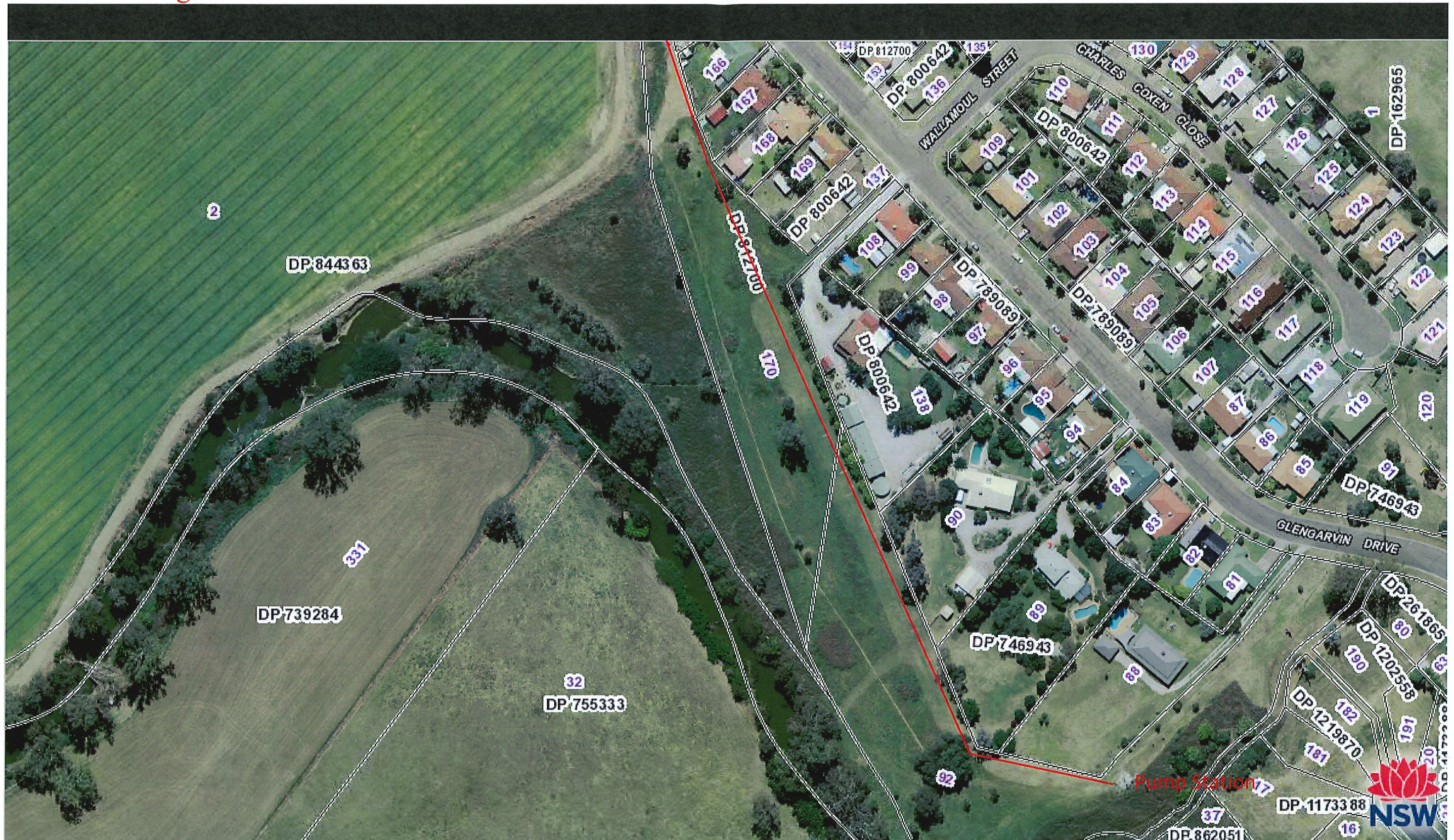
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Locality: OXLEY VALE	F ROAD MODIFIED TO INCLUDE LOT 377 DP 1158251 & ALTERNATE ACCESS TO MANILLA ROAD	DAL	12.12.2022	Drawing Ref: Dwg Concept 7					1:2500 at A1 Plot	14286
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## sewer main alignment



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Proposed Sewer Main

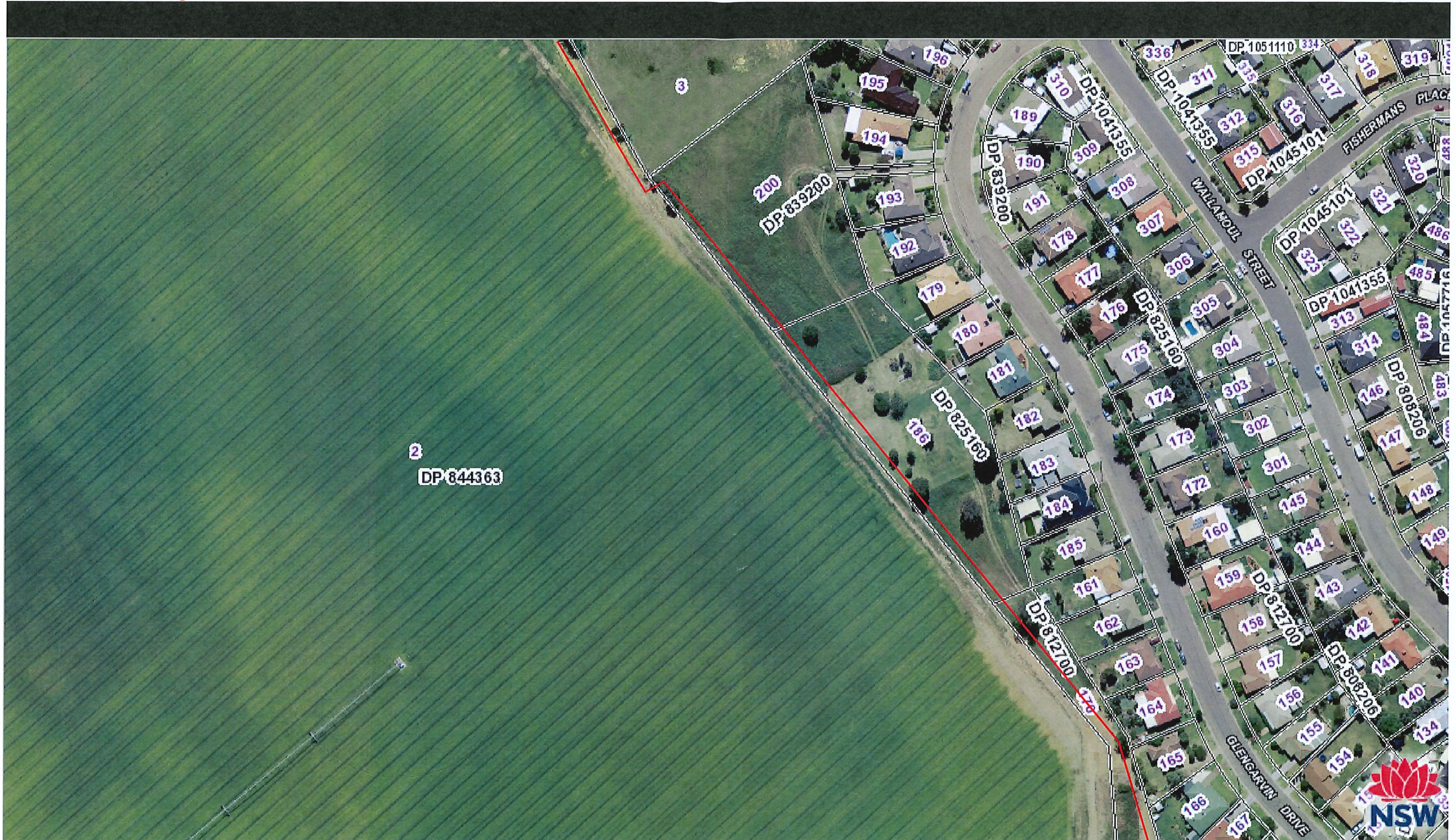
Indicative only to depict possible route & land parcels affected

Lot 92 DP 746943 | TRC Public Reserve

Lot 170 DP 812700 | TRC Public Reserve



## sewer main alignment



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**Proposed Sewer Main**

Indicative only to depict possible route & land parcels affected

**Lot 170 DP 812700 | TRC Public Reserve**

**Lot 186 DP 825160 | TRC Public Reserve**

**Lot 200 DP 839200 | TRC Public Reserve**

**Lot 2 DP 844363 | Peerstorm Pty Limited**



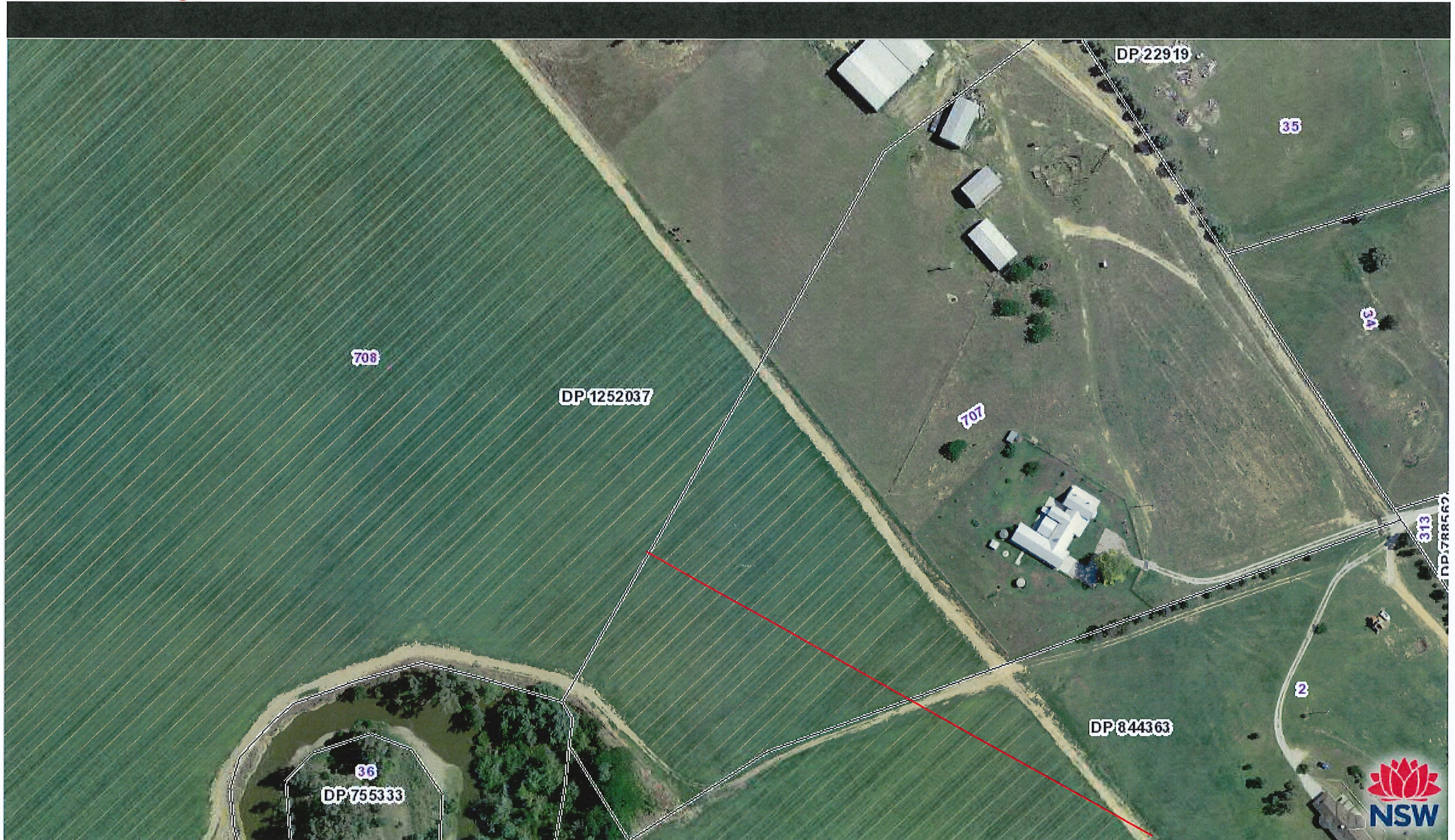
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Proposed Sewer Main  
Indicative only to depict possible route & land parcels affected

Lot 2 DP 844363 | Peerstorm Pty Limited



## sewer main alignment



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**Proposed Sewer Main**  
Indicative only to depict possible route & land parcels affected

Lot 2 DP 844363 | Peerstorm Pty Limited  
Lot 707 DP 1252037 | Ron Dowe  
Lot 708 DP 1252037 | Gerrard Maher Pty Limited