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Statement of Environmental Effects

Client: MET Tamworth Campus Pty Ltd

Site Address: 7-11 Monteray Street, North Tamworth

16 December 2022

Our Reference : 40263-PR01_B

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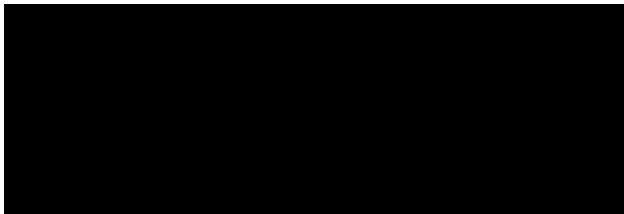
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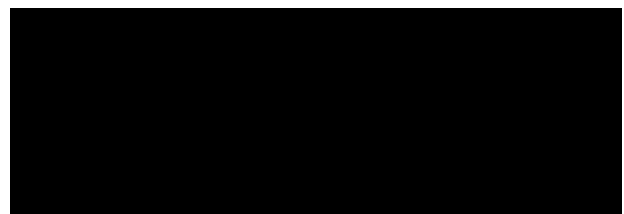
Project Name:	Continued Use of a Neighbourhood Shop at 7-11 Monteray Street, North Tamworth
Client:	MET Tamworth Campus Pty Ltd
Project Number:	40263
Report Reference:	40263-PR01_B
Date:	16 December 2022

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1. INTRODUCTION

1.1. Background

Barnson Pty Ltd has been engaged by MET Tamworth Campus Pty Ltd to prepare information in support of a Development Application (DA) for the continued use of a neighbourhood shop at 7-11 Monteray Street, North Tamworth.

The neighbourhood shop has been operating on the site without approval for a period of time. This application seeks to rectify the situation and obtain approval for the use of the neighbourhood shop.

The subject site is located 2km northwest of the Tamworth Oxley Lookout and has an area of approximately 1.49 hectares. The site contains an existing structure located behind the main building, with the main building consisting of the MET School space and associated Campus & Co shop. The school is currently not in operation.

The project will consist of the establishment of the use of a portion of the existing school facility for a neighbourhood shop premises. No development/construction works are proposed.

The site is zoned R1 General Residential pursuant to the provisions under the *Tamworth Regional Local Environmental Plan 2010*. The proposed development is defined as a 'neighbourhood shop', which is permissible with consent in the R1 zone.

This application consists of:

- A completed NSW Planning Portal development application form;
- This statement including supporting documents.

1.2. Proponent

The proponent for the DA is MET Tamworth Campus Pty Ltd.

1.3. Consultant

Barnson Pty Ltd

Jack Massey

Suite 8 / 11 White Street

Tamworth NSW 2340

2. EXISTING ENVIRONMENT

2.1. Location and Title

The subject site of this application is Lot 1 DP 1118938, known as 7-11 Monterey Street, North Tamworth. The site is located on the western side of Monterey Street approximately 2km northwest of the Oxley Lookout in Tamworth, as shown in Figure 1 below.



Source: (NSW Government Spatial Services, 2022)

Figure 1 – Site Location

The site has an overall area of approximately 1.49 hectares (refer to Deposited Plan in Appendix A). The site has frontage and access via Monterey Street, which connects to Forrest Road/Bligh Street. The site contains an existing sensory school building with an associated Met shop as well as an established Cola, as shown in Figure 2 and Plates 1-3 below.



Source: (NSW Government Spatial Services, 2022)

Figure 2 – Site Aerial



Plate 1 – View of the front entrance to the site



Plate 2 – View of the existing building



Plate 3 – View of existing building and carparking spaces

2.2. Land Use

The site is surrounded by R1 zoned land to the east, south and west, with RU4 zoned land to the north. The locality consists of a mix of uses such as the Tamworth Hospital to the west of the site, Bupa Tamworth to the east of the site, residential infill development in the direct surrounds and rural land uses to the north.

2.3. Topography and Soils

The site is relatively flat with a slight fall to the west. The front half of the site is improved with buildings and parking facilities, with the rear of the site containing managed grasslands.

2.4. Natural Hazards

The site is not mapped as being bushfire prone land or flood prone land pursuant to the *Tamworth Regional Local Environmental Plan 2010* or NSW Planning Portal.

2.5. Services

The subject site has all existing essential services connected to the site including reticulated water, sewer, stormwater management, electricity, and telecommunication infrastructure.

2.6. Access and Traffic

The subject site has direct frontage to, and is accessed via, Monteray Street (a sealed two way two laned cul de sac), which connects to Forest Road/Bligh Street (two way, two laned sealed road) at its east end.

2.7. Heritage

The site is not listed in *Schedule 5* of the LEP and is not listed in the State Heritage Register. An Aboriginal Heritage Information Management System (AHIMS) Search was conducted on the subject site and immediate surrounds (Attached in Appendix B of this report) and revealed there are no items or sites of Aboriginal significance on the site or in close proximity to the subject site.

3. PROPOSED DEVELOPMENT

The proposed development is for the continued use of a portion of the existing school as a “neighbourhood shop”. The site is Lot 1 DP 1118938, known as 7-11 Monterey Street, North Tamworth.

The business has been operating on the site without approval for a period of time. This application seeks to rectify the situation and obtain approval for the use of the site. There shall be no additional physical works/changes to the site.

The proponent will be actively looking for a suitable tenant that will continue the use of the school establishment in future. Once a suitable tenant has been secured, the neighbourhood shop operation shall cease on this site, and the school facility shall recommence operation. In the interim, the proponent is continuing to look at other sites in which this neighbourhood shop operation can move to. As such, the neighbourhood shop operating from this site is considered temporary.

The neighbourhood shop use is expected to support employment opportunities and contribute in meeting the day to day needs of the local residents.

The neighbourhood shop operates via swipe card access for community members with deliveries available to the wider community. The proposed hours of operation are 7:00am to 6:00pm, 7 days a week. The shop operates with a self-checkout, where community members will be given swipe access cards to access the shops. There is a website where community members can order items to be delivered.

There are staff on site for deliveries, preparation, packaging or unloading as required. The largest vehicle that accesses the site is limited to 19m in length, which the subject sites existing access/egress, parking, and loading/unloading facilities can accommodate for. Swept paths and loading bays have been nominated on the Development Plans in Appendix C of this report.

One (1) delivery occurs each week day from Monday to Friday, and is scheduled during operational hours, more than likely in the morning between 7:00am and 9:00am. Delivery vehicles range from small vans to 19m long trucks, depending on the stock being delivered. Loading areas have been nominated on the plans, along with swept paths for the largest vehicle. There is to be one (1) delivery of produce from the site to customers in the vicinity, and shall be delivered via a small van.

There is a maximum of twenty five (25) swipe card customers that attend the site per day, three (3) staff members, one (1) delivery vehicle for daily deliveries, and one (1) orders delivery vehicle for produce deliveries to the nearby community. That is, the maximum vehicle per day attending the site is thirty (30), 25 customers, 3 staff, 1 stock delivery and 1 product delivery van. This equates to a maximum of sixty (60) trips in and out of the subject site per day. However, it is anticipated that the actual number of customers is much less than the nominated figure above, and an average would be approximately fifteen (15). This is dependant on seasonal changes, time of the year, holidays etc.

The neighbourhood shop sells day to day items such as foodstuffs, personal care products and the like that will support the community who live and work in the local area.

The remainder of the school will not be utilised as a neighbourhood shop (with the exception of some rooms used for the storage of products) and shall remain vacant until a suitable tenant has been appointed.

No signage or additional development works are proposed as part of this application.

Development Plans are provided in Appendix C of this report, detailing the proposed floor plan to accommodate the proposed change of use.

4. LAND USE ZONING

The subject site is zoned R1 General Residential pursuant to *Tamworth Regional Local Environmental Plan 2010* (LEP). The development is defined as a “neighbourhood shop”, which is permissible with consent in the R1 Zone and is defined below.

neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, but does not include neighbourhood supermarkets or restricted premises.

Note—

See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.

Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

A neighbourhood shop provides the abovementioned mechanism to people who live and work in the community. The use is to be operated by providing swipe card access to certain persons and providing deliveries to those who do not have swipe card access.

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP and the objectives and permissible uses outlined in the R1 Zone, as outlined in Section 5 of this report.

5. PLANNING CONSIDERATIONS

5.1. Biodiversity Conservation Act 2016

5.1.1. Is the development likely to significantly affect threatened species?

Clause 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) identifies the following circumstances where a development is likely to significantly affect threatened species:

- (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *it is carried out in a declared area of outstanding biodiversity value.*

Each of these is addressed below.

Section 7.3 Test

To determine whether a development is likely to significantly affect threatened species or ecological communities, or their habitats, the following is to be taken into account in accordance with Section 7.3 of the BC Act:

- (a) *in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
 - (i) *is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
 - (ii) *is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (c) *in relation to the habitat of a threatened species or ecological community:*
 - (i) *the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
 - (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
 - (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,*
- (d) *whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*
- (e) *whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

Comment: The proposed development is limited to the change of use of part of the existing structure. No flora or fauna shall be impacted as a result. Therefore, the proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats.

Section 7.4 Test

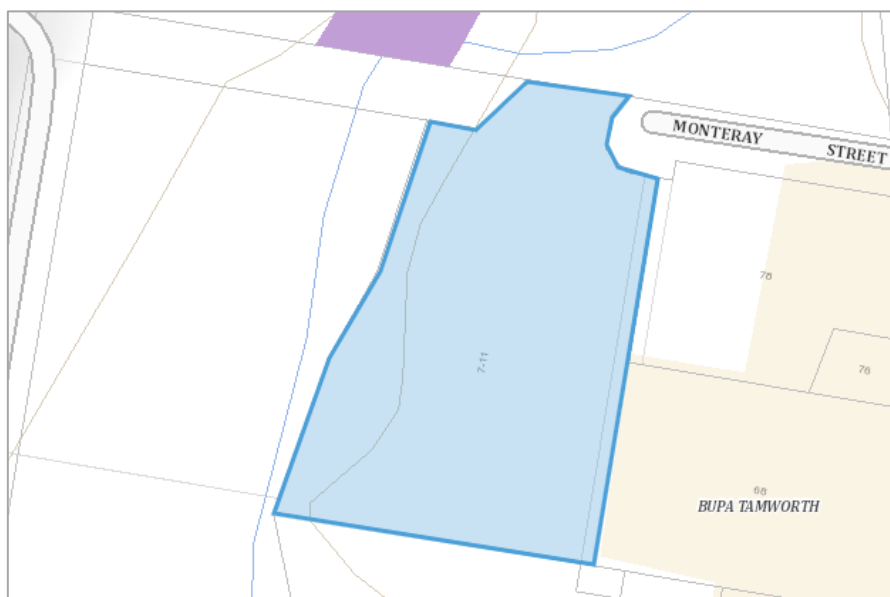
Section 7.4 of the BC Act states:

- (1) *Proposed development exceeds the biodiversity offsets scheme threshold for the purposes of this Part if it is development of an extent or kind that the regulations declare to be development that exceeds the threshold.*
- (2) *In determining whether proposed development exceeds the biodiversity offsets threshold for the purposes of this Part, any part of the proposed development that involves the clearing of native vegetation on category 1-exempt land (within the meaning of Part 5A of the Local Land Services Act 2013) is to be disregarded.*

Comment: The proposed development is limited to the change of use of part of the existing structure. The proposed development does not exceed the biodiversity offsets threshold for the purposes of this part

Declared Area of Outstanding Biodiversity Value

The site is not mapped on the Biodiversity Value Map as being land with a high biodiversity value as defined by the BC Act.



Source: (NSW Government, 2022)

Figure 3 – Biodiversity Value Map

5.1.2. Biodiversity Development Assessment Report

As outlined in Section 5.1.1, the proposed development is not likely to significantly affect threatened species as defined by Section 7.2 of the BC Act. Therefore, a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

5.2. Environmental Planning & Assessment Act 1979

5.2.1. Evaluation

Section 4.15 of the EP&A Act (as amended) requires the Council to consider various matters in regard to the determination of the Development Application.

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *The provisions of:*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iv) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (v) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (vi) *any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
- (b) *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *The suitability of the site for the development,*
- (d) *Any submissions made in accordance with this act or the regulations,*
- (e) *The public interest.*

The proposed development has been designed with consideration to the following matters, as outlined below.

5.3. Environmental Planning Instruments

5.3.1. State Environmental Planning Policy (Biodiversity and Conservation) 2021

Whilst the subject site is located within the Tamworth LGA, it is not considered to comprise potential koala habitat as defined by State Environmental Planning Policy (Biodiversity and Conservation) 2021.

An AHIMS search was conducted and found no aboriginal significant sites or items on the subject site and the site is not listed as containing a heritage listed item per Schedule 5 of the LEP or the State Heritage Register.

Therefore SEPP (Biodiversity and Conservation) 2021 does not require any further consideration.

5.3.2. State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.6 of *State Environmental Planning Policy (resilience and Hazards) 2021* requires Council to consider the following before granting consent to a DA:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Comment: The site has recently been subject to a DA for the existing buildings and structures, which included the earthworks and construction of the existing school facility. Given this it is reasonable to assume that the site has been considered suitable for the land use and any required contamination investigation would have been undertaken part of the previous DA and remediated as required. There has been no known contaminating activity on the subject site since the previous DA.

5.3.3. State Environmental Planning Policy's

While a number of additional SEPP's apply to the subject site and development thereon, it is considered that there will be no implications in terms of the requirements of the SEPP's for the proposed development.

5.3.4. Tamworth Regional Local Environmental Plan 2010

Land Use Table

The subject site is zoned R1 General Residential pursuant to the provisions under the *Tamworth Regional Local Environmental Plan 2010* (LEP). The objectives of the R1 zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Comment: The development is defined as a 'Neighbourhood Shop', which is considered to be consistent with the zone objectives as it provides for a facility to meet the day to day needs of residents. It is permissible with consent in the R1 zone.

Miscellaneous Provisions

Clause 5.4 'Controls relating to miscellaneous permissible uses relates to the proposed change of use. Clause 5.4(7) states:

Neighbourhood Shops: If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 150m².

Comment: The use is defined as a neighbourhood shop. The proposed floor area of the shop does not exceed 150m² and is compliant with this provision of the LEP. The Development Plans in Appendix C confirm that the retail area of the shop is 148.48m², thereby complying with the miscellaneous provision.

5.4. Draft Environmental Planning Instruments

No draft Environmental Planning Instruments are applicable to the subject site or development.

5.5. Development Control Plans

The *Tamworth Regional Development Control Plan 2010* (DCP) applies to the use of the site as a neighbourhood shop. The relevant provisions in the DCP are addressed in Table 1 below.

Table 1 – DCP Compliance Table	
Requirement	Comment
<i>Section D – Commercial Development</i>	
Building setbacks	The proposed development shall not impact on existing building setbacks, and comply with the BCA
Height	No Height Restrictions. FSR N/A to site
Outdoor Lighting	No outdoor lighting is proposed as part of this application.

Outdoor Signage	The premise does not contain more than one awning sign, top hammer sign and fascia sign. No new signage is proposed as part of this application.
Design	The design of the building is not changing, only the use of part of the internal space is proposed to change as part of this application.
Post Supported Balconies and Verandas	Not Applicable
Utilities and Services	The development does not include any changes to the existing essential services currently established on the subject site, which includes water, sewer, stormwater, electrical and telecommunications infrastructure as well as access and frontage to the local road network.
Traffic and Access	<p>There is an existing verge established for the frontage of the site.</p> <p>There are no changes to the access, including entry and egress, proposed as part of this development.</p> <p>There is a loading bay located to the left of the access to the site, strategically located for manoeuvrability of heavy vehicles (vehicles up to 19m in length) and locality in relation to the facility the goods are transported into. Refer to swept paths shown on the Development Plans in Appendix C of this report.</p>
Parking	<p>The use is for a neighbourhood shop, of which has a parking requirement of 1 space per 25m² of GLFA as per the Parking Requirement Table in the commercial/retail section of the DCP.</p> <p>This results in the following.</p> <p>GLFA = 150m². 150/25 = 6 Parking Spaces.</p> <p>It is anticipated that a maximum of twenty five (25) customers and three (3) staff members and two (2) delivery vehicles access the site per day. That is, a maximum number of vehicles accessing the site is thirty (30), which equates to sixty (60) vehicle trips per day. It is important to note that the average customers per day is much less than the nominated figure above (23 is the absolute maximum. On average, approximately fifteen (15) customers shall access the site.</p> <p>It has been assumed that the customers will be spread throughout the day, i.e. it is highly unlikely that fifteen customers will be onsite at the same time. Nevertheless, the Development Plans show that there are- approximately twenty six (26) spaces afforded to the site, which is adequate for the proposed use.</p>

	There are two (2) disabled spaces already afforded to the site and appropriate path of travel to and from the building.
Health Consulting Rooms & Medical Centres	Not Applicable
Brothels and Restricted Premises	Not Applicable
Landscaping	No additional landscaping proposed.
<i>Section E – Environmental Controls</i>	
Environmental Effects	<p>Potential environmental effects of the development and how they will be mitigated are included throughout this statement of environmental effects and include, but are not limited to:</p> <ul style="list-style-type: none"> - Traffic - Flood Liability - Slope - Construction Impacts - Solid and Liquid Waste - Air Quality - Noise Emissions - Water Quality and - Sustainability
Soil and Erosion Control	Not applicable (no physical works proposed on the site).
Vegetation	Not applicable (no trees shall be removed).
Waste Management	Existing waste collection and storage arrangements shall remain the same and are considered able to accommodate the proposed change of use.
Noise	<p>The likely noise generation as a result of the use would be from vehicle driving and idling during goods deliveries, loading/unloading, community accessing/leaving the site and staff access/exiting the site. Deliveries shall be limited to two (2) per day (one delivery of stock for the store and one delivery of produce to customers in the vicinity) and during operational hours, generally between 7am and 9am. Drivers shall be advised to travel at a low speed with low revs down Monterey Street in order to reduce noise impacts in the locality.</p> <p>The likely noise generation is considered to be much less intense than the noise generation of a typical educational establishment which an existing use of is permitted on the site.</p>

Geology	Not Applicable
Landscaping Poultry Farms	Not Applicable

5.6. Any Planning Agreement entered into

No Planning Agreements entered into are known to exist in relation to the development or site.

5.7. Any Matters Prescribed by the Regulations

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 61 of the *Environmental Planning and Assessment Regulations 2021* (EP&A Regulations) specifies the additional matters a consent authority must take into consideration when determining a DA. Clause 62 of the EP&A Regulations applies and is summarised below.

5.7.1. Fire Safety Considerations

Clause 62 of the EP&A Regulations reads as follows:

- (1) *This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.*
- (2) *The consent authority must—*
 - (a) *consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and*
 - (b) *not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.*
- (3) *Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.*

Comment: As previously indicated, the use does not include any rebuilding, alteration, enlargement or extension of the existing building. The application is limited to the use itself only. It is considered that the proposed use of the building will be less susceptible to fire events due to the following; the nature of the development does not pose any significant potential fire risks; there would be monitored use of appliances and electrical components; there would be a restriction on operational hours imposed by Council; and the implementation of improved (some of which are more than likely already in place) safety provisions as detailed below.

To satisfy the requirements of Clause 93 of the EP&A Regulations, it is proposed to install National Construction Code (NCC) fire safety provisions as follows:

- Smoke alarms;
- Portable Fire Extinguisher; and
- Exit signage to identify to occupants the location of exits for sufficient time and fluidity to safely evacuate the building during a fire event.

It is considered that the above fire safety mechanisms (some or all of which may already be in place) will allow occupants to undertake initial attack on a fire appropriate to the function and use of the building, and to avoid the spread of fire.

5.8. Any Likely Impacts of the Development

5.8.1. Context & Setting

The adjoining properties are made up of a mix of uses on R1 residential zoned land. The proposed neighbourhood shop is considered to have no significant adverse impact on the context or setting in the locality of the subject site. Due to the nature of the development, it is expected that it will fit in to the context and setting of the locality.

5.8.2. Access, Transport & Traffic

The use will not alter the access to and from the site. The use may impact on the number of visitors and the times of 'peak traffic' experienced to and from the site but is considered generally consistent with the existing approved land use and would not have a significant adverse impact on the local road network as a result of the change of use.

Figure 4 below (snapshot of the site plan) shows the swept path for a 19m long vehicle, demonstrating the existing site can accommodate vehicles up to 19m in length.

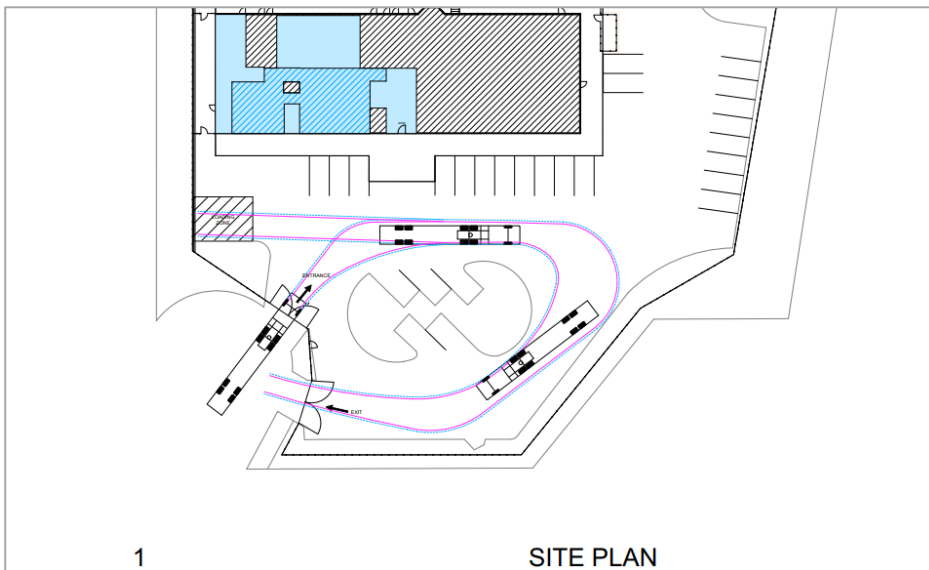


Figure 4 - Snapshot of Site Plan

19m Vehicles are very uncommon for the proposed use and usually only MR vehicles and Vans are used to deliver products, but some of the larger organisations that make deliveries utilise up to 19m long vehicles on the site on rare occasions where other transport options are not available for deliveries. However, as shown in Figure 4 above, the site provides adequate facilities for access, manoeuvrability, and unloading on and within the subject site.

Monterary Street predominately services the subject site. The following daily traffic is proposed per day:

- One (1) stock delivery vehicle (van – 19m long truck);
- One (1) delivery vehicle of products to the community (van);
- Twenty five (25) customers (passenger vehicles); and
- Three (3) staff members (passenger vehicles).

There shall therefore be a maximum of sixty (60) movements on the site within operational hours. This is considered considerably less than the school use that was previously approved on the site, therefore the impact is negligible.

5.8.3. Utilities

All services including reticulated water supply, sewerage, electricity, stormwater management and telecommunications infrastructure are available to the site. The existing connections afforded to the land are considered capable of supporting the proposed use of the site.

5.8.4. Social and Economic Impacts in the Locality

The use would result in the existing vacant premise to be utilised as a neighbourhood shop to meet the day to day needs of the locality. It would promote economic activity within the vicinity, increase

connectivity and increase accessibility to services for local residents. It is considered to have a positive social and economic impact as a result of the change of use.

5.8.5. Other Impacts

There are no other impacts such as natural hazards that are considered to result from the proposed change of use.

5.9. Suitability of the Site for the Proposed Development

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There does not appear to be any zoning, planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive for the development.

5.10. The Public Interest

The proposed development is considered to be in the public interest as it provides for a facility to meet the day to day needs of residents. As outlined throughout this report the development is consistent with the zones objectives and is not expected to have any adverse off-site impacts.

6. CONCLUSION

It is recommended that the proposed change of use to a neighbourhood shop on Lot 1 DP 1118938, known as 7-11 Monteray Street, North Tamworth be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Tamworth Regional Local Environmental Plan 2010*;
- The proposal complies with the relevant provisions of the *Tamworth Regional Council Development Control Plan 2010*;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and its surrounds.

7. REFERENCES

- NSW Government. (2022, November 25). *Biodiversity Value Map*. Retrieved from <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap>
- NSW Government Spatial Services. (2022, November 25). *Six Maps*. Retrieved from <http://maps.six.nsw.gov.au/>
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APPENDIX A

Deposited Plan

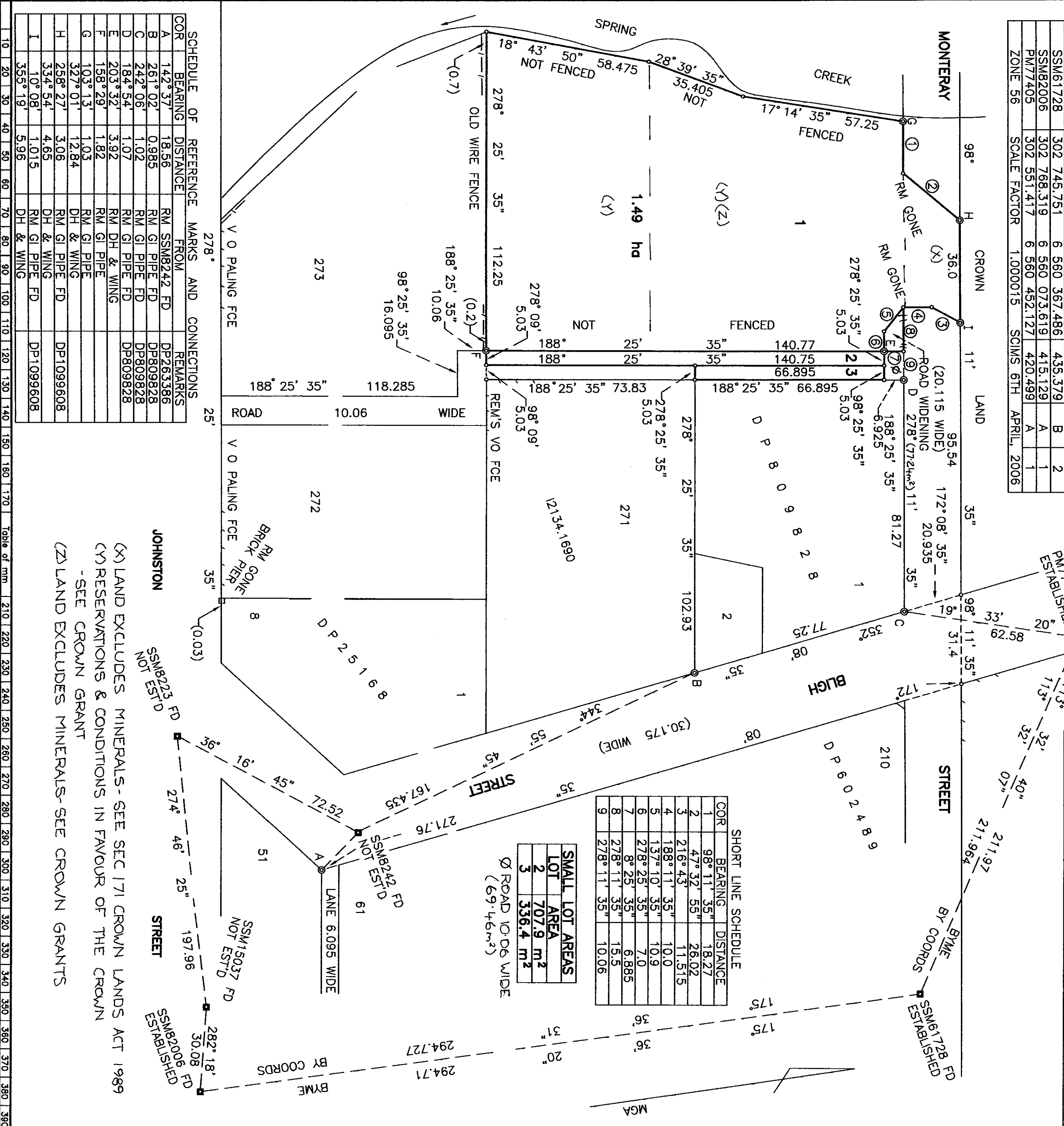
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PERSONS WHOSE SIGNATURES APPEAR
HEREIN PURSUANT TO S.127 OF THE
CORPORATIONS ACT 1993

PHILIP TAYLOR
DIRECTOR
MET-TAMWORTH CAMPUS PTY LIMITED

SURVEYING REGULATION, 2001 CLAUSE 32/2			
MARK	M.G.A. CO-ORDINATES		CLASS ORDER
	EASTING	NORTHING	
SSM61728	302 745.751	6 560 367.466	B 2
SSM82006	302 768.319	6 560 073.619	A 1
PM77405	302 551.417	6 560 452.127	A 1
ZONE 56	SCALE FACTOR 1.000015	SCIMS 6TH APRIL, 2006	

SURVEY CONTROL CONNECTION			
SSM82006 - PM77405	330° 11' 07"	436.25	BY ME
PM77405 - SSM8242	173° 38' 05"	299.01	BY COORDS



Department of Lands Approval

I, **[Signature]**, in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been obtained.

Date: **19th September 2007**

File Number: **TH 05 H 364 / 06 H 116**

Office: **TAMWORTH**

Subdivision Certificate

I certify that the provisions of s.109 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision.

Subdivision: **[Signature]**

Consent Authority: **TAMWORTH REGIONAL COUNCIL**

Date of Endorsement: **19 September 2007**

Accreditation No: **SUB016/2008**

Subdivision Certificate No: **SUB016/2008**

File No: **PA0506/2005-03**

SURVEYOR'S REFERENCE: 2006/095/A MMG

DP1118938

Registered: **9.11.2006**

Title System: **TORRENS & CROWN LAND CONSOLIDATION & ROADS ACT 1993**

Purpose: **T91 60 - 74**

Ref. Map: **T91 60 - 74**

Last Plan: **DP1099608**

PLAN RE CONSOLIDATION OF
LOT 1 DP 1099608
LOT 275 DP753848
LOT 270 DP753848
& FIRST TITLE CREATION
& ROAD CLOSING UNDER
THE ROADS ACT 1993

Lengths are in metres. Reduction Ratio 1:1000

LGA: **TAMWORTH REGIONAL**

Locality: **NORTH TAMWORTH**

Parish: **TAMWORTH**

County: **INGLS**

This is sheet 1 of my plan in **1** sheets.
(Delete if inapplicable)

MICHAEL M. GIBSON (02) 67622797
P.O. BOX 1591, TAMWORTH, 2340

I, **[Signature]**, a surveyor registered under the Surveying Act, 2002, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Surveying Regulation, 2001 and was completed on **13.09.2006**.
This survey relates to **Lot 275**

Deputy Line **PM77405 - SSM82006**

Time taken/used: **13.6-2006**

Plans used in preparation of Survey/Compilation
DP809828, DP831763
12147.1690, DP1099608
12134.1690

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE THE AREA MARKED ROAD WIDENING AND PART OF ROAD 10.06 WIDE TO THE PUBLIC AS PUBLIC ROAD

APPENDIX B

**Aboriginal Heritage Information
Management System (AHIMS)
Search Report**

Luke Bonnell

Date: 17 November 2022

539 Armidale Road

East Tamworth New South Wales 2340

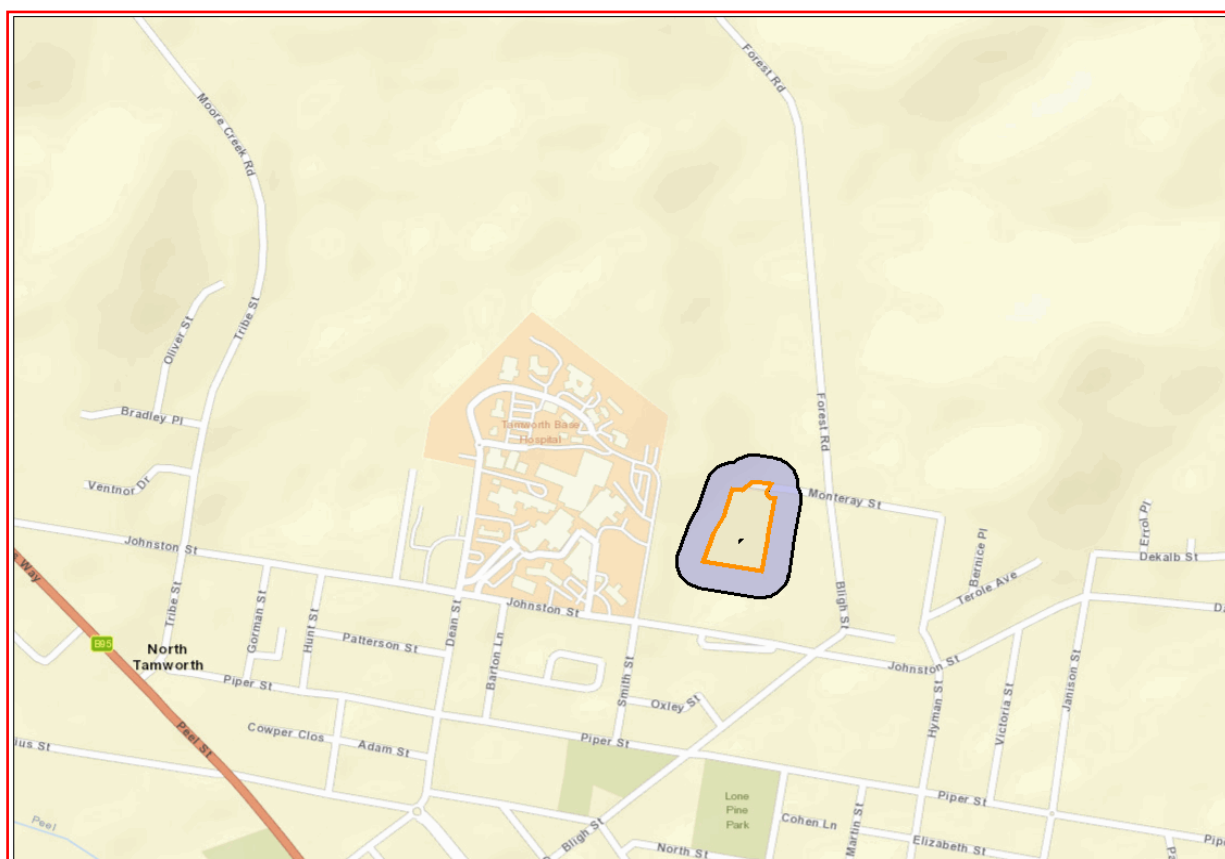
Attention: Luke Bonnell

Email: lbonnell@barnson.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP1118938, Section : - with a Buffer of 50 meters, conducted by Luke Bonnell on 17 November 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

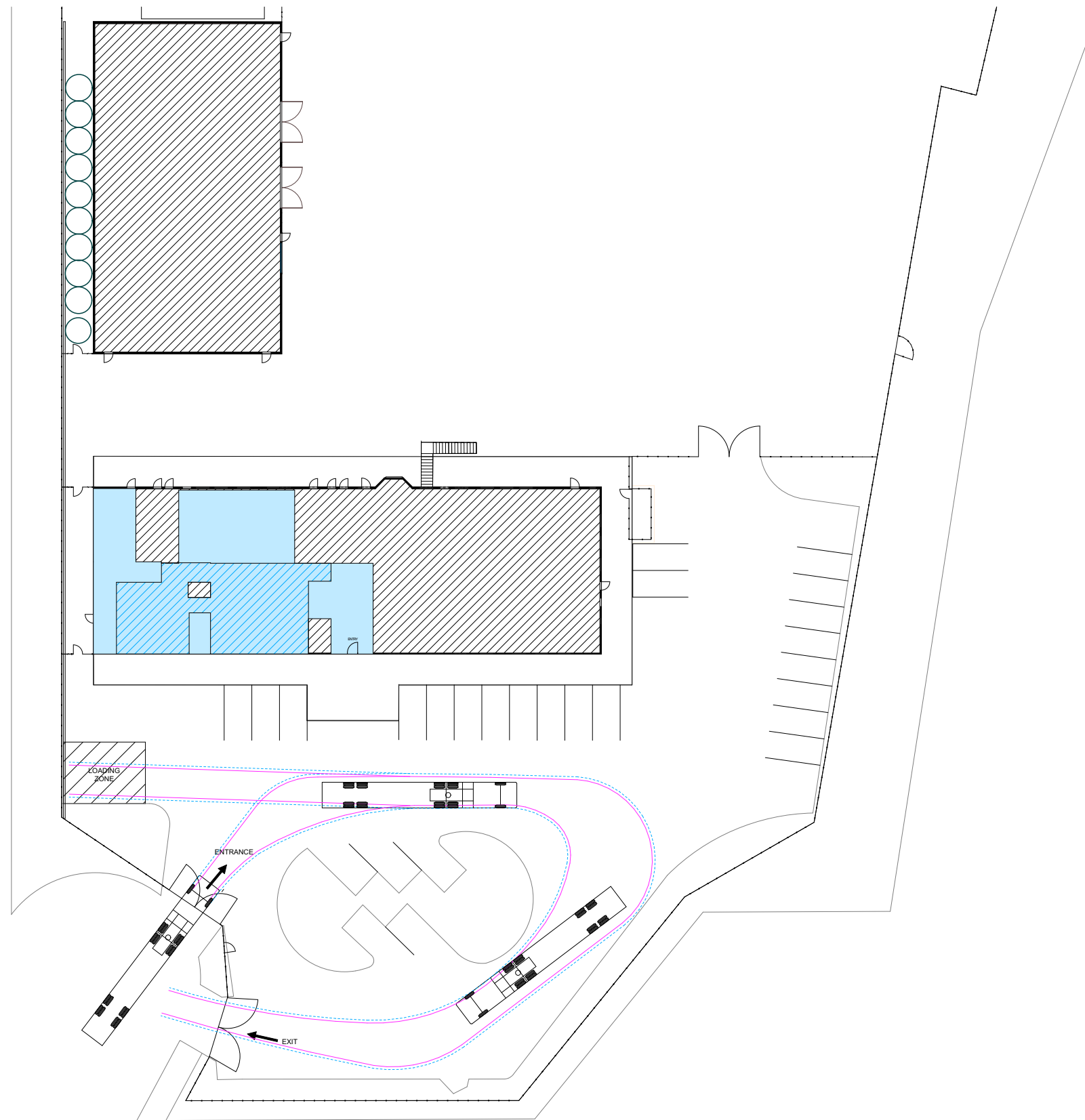
- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

APPENDIX C

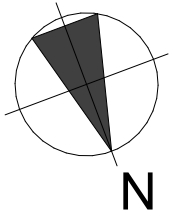
Development Plans





1

SITE PLAN

1:500



- LEGEND:**
-  RETAIL AREA
 -  PREP AREA AND STORAGE