

# STATEMENT OF ENVIRONMENTAL EFFECTS

Tamworth Regional Aquatic Centre and  
Northern Inland Centre of Sport and Health  
(Stage 1)

PROJ2022-0094

Date: 31 July 2024



| Document Control |             |            |                                   |
|------------------|-------------|------------|-----------------------------------|
| Version          | Date Update | Author     | Notes                             |
| 0.1              | 13/05/2024  | B. Brennan | For internal environmental review |
| 0.2              | 11/06/2024  | B. Brennan | Reviewed by C. Fletcher           |
| 1.0              | 31/07/2024  | B. Brennan | FINAL                             |

| Statement of Environmental Effects Sign Off |                                                                                    |
|---------------------------------------------|------------------------------------------------------------------------------------|
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| Signature                                   |  |
| Date                                        | 31/07/2024                                                                         |

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## 1 Introduction

A preliminary environmental assessment conducted for this project identified that a Statement of Environmental Effects (SEE) was required to accompany the Development Application (DA) submitted to the Northern Regional Planning Panel for consent. This consent will be under Part 4 of the Environmental Planning and Assessment Act 1979.

A SEE is a document required for all development applications (except Designated Development and State Significant Development) under the Environmental Planning and Assessment Regulation 2021. It explains the likely impacts of a development proposal on the natural and built environment and must demonstrate how these impacts will be minimised. It also addresses how a development proposal complies with applicable legislative requirements. The following attachments are provided to support the SEE:

| Description                           | Author                    | Attachment No. |
|---------------------------------------|---------------------------|----------------|
| Architectural Design Drawings         | CO.OP Studio              | 1              |
| Section J Report                      | Introba                   | 2              |
| Services Design Drawings              | Introba                   | 3              |
| Services Design Report                | Introba                   | 4              |
| External Lighting Strategy Report     | Introba                   | 5              |
| Landscaping Design Drawings           | Urban Spark studio        | 6              |
| Landscaping Design Report             | Urban Spark Studio        | 7              |
| Structural Design Drawings            | Creo                      | 8              |
| Civil Concept Design Drawings         | Creo                      | 9              |
| Bulk Earthworks Plan                  | Creo                      | 10             |
| Detailed Cost Plan                    | Currie & Brown            | 11             |
| Geotechnical Investigative Report     | Douglas Partners          | 12             |
| Preliminary Site Investigation Report | Douglas Partners          | 13             |
| Traffic Impact Assessment             | Tamworth Regional Council | 14             |
| Access Report                         | Design Confidence         | 15             |
| BCA Design Assessment Report          | Design Confidence         | 16             |
| Acoustic Report                       | Octave Acoustic           | 17             |
| ESD Report                            | Introba                   | 18             |
| Embodied Carbon Analysis              | Introba                   | 19             |
| Social Impact Assessment              | Ethos Urban               | 20             |
| Operational Waste Management Plan     | Elephants Foot            | 21             |

## 2 Site Description

### 2.1 Locality and Site Description

Tamworth Regional Council is proposing to develop the Tamworth Regional Aquatic Centre and Northern Inland Centre of Sport and Health (the Facility) to be located between Longyard Drive and Jack Smyth Drive, Tamworth. The site is immediately to the west of the existing hockey fields, and north of the netball courts. It is anticipated that the facility would offer unique and inclusive water, sporting, and health opportunities for the Tamworth community.

The site is within the Tamworth Sport & Entertainment Precinct on a portion of Lot 102 DP 1262475. The area is zoned SP3 'tourist'. The site is relatively flat from previous fill and features a stormwater channel extending from Jack Smyth Drive to Longyard Drive.

The site is approximately 220m (Longyard Drive to Jack Smyth Drive) by 160m (west of existing hockey fields), with further land to the west utilised as temporary stockpile/material laydown and site compound areas.

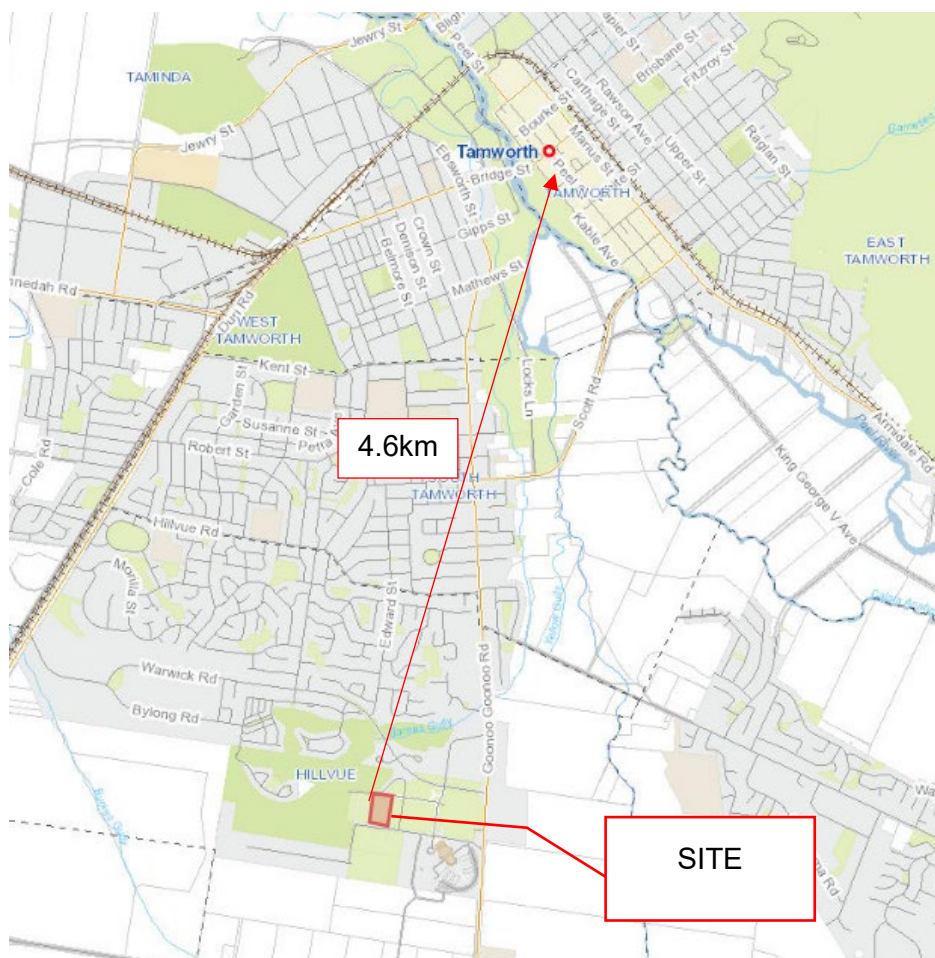


Figure 1: Location of the proposed Facility in red, with indicators of distance to Tamworth.



Figure 2: Location of the proposed Facility in relation to the Tamworth Sports & Entertainment Precinct.



Figure 3: Site conditions within the site as viewed from Jack Smyth Drive, showing the stormwater drain on the left-hand side.

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## 2.2 Site Suitability

The site's accessibility, ownership, and existing usage all support this site. The following considerations were made in identification of the site:

- The site is within the Sports and Entertainment Precinct and the Facility will support the high-quality sporting infrastructure already in use within the precinct.
- The site is largely a green field site with minimal impact on existing services and infrastructure.
- The site is approximately flat and will minimise required earthworks to attain a level building platform.
- Gravity sewer servicing is possible without excavation through rock adjacent to Jack Smyth Drive.
- Future expansion is possible to the West.
- The site zoning aligns with the intended use of the facility.



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The internal layout will require minor alterations to increase the functionality of the facility or to ensure compliance. This may include the removal of the creche and the reduction in floor area of the sports offices. The extent is shown in red outline in Figure 4, with the extent of the building reduced from the northern side. This will be confirmed as part of the Construction Certificate phase.

The elements of the Facility generally include:

- Main aquatics halls:
  - 50m indoor pool in main aquatics hall with associated equipment;
  - spectator seating within the main aquatics hall;
  - group facility entry and group change village for use during school carnivals;
  - pool office; and
  - first aid room.
- Separate aquatics hall:
  - indoor warm water pool in separate aquatics hall with spa and ramped entry;
  - sauna; and
  - accessible change facilities and amenities.
- Front of house:
  - reception and merchandise area;
  - café (leased);
  - gym (leased);
  - fitness and program rooms (leased); and
  - allied health consulting rooms (leased).
- Northern Inland Centre of Sport and Health:
  - sports administration offices with meeting room and kitchenette (leased);
  - sports science lab (leased); and
  - sports science teaching and study space (leased).
- General:
  - change villages and amenities;
  - facility management offices with meeting room and kitchenette;
  - facility operational infrastructure including plant rooms, store rooms, and service areas;
  - external carparking and pedestrian infrastructure; and
  - landscaping and green spaces.
- Optional additional pending available budget:
  - Creche; and
  - Additional offices within NICSH.

Additional stages of the facility are not part of this DA and include an additional outdoor 50m, and additional recreational indoor water bodies.

### 3.2.2 Colours and Finishes

The finishes associated with the facility are provided within the architectural drawings DA202 and DA401 (refer **Attachment 1**). The colours associated are generally in accordance with the supplied photo montages within the architectural drawings DA971 and DA972.

A summary of materials selections are provided below:

- RMT01 – Roof material to dry areas – Profile metal roof sheeting;
- RMT02 – Roof material to aquatics halls – Profile metal insulated composite roof panels;
- WMT01 – Wall material to aquatics halls and northern dry lounge facades – Vertical profile metal wall cladding;
- WMS01 – Wall material for southern main façade – Patterned back lit perforated metal screen with artwork pattern;
- WMS02 – Screens above plant rooms on northern façade – Acoustic screens to roof mounted plant;
- GFX01 – Glazing throughout – Aluminium framed glazing system with double glazing;
- PCP01 – Plant room on northern façade – Precast concrete panel with paint finish; and
- PNT01 – Eastern façade above glazing – External paint finish.

### 3.3 Services

Building services (refer **Attachment 2**) plans have been provided to show the indicative servicing intent for the facility. Internal services have been provided to note likely reticulation within the building. **Attachment 4** includes a building services design report which identifies the servicing strategy for the facility, noting that water will be supplied from the 150 DICL main on Jack Smyth Drive.

Estimated potable water and sewer demands for the facility are provided in the following tables as calculated by the engineer (Introba) based on noted population, hours of operation, and the site size:

| Application                     | Demand     |
|---------------------------------|------------|
| <b>Potable Water</b>            |            |
| Daily Usage                     | 9,430 L    |
| Peak Supply Demand (PSD)        | 1.98 L/s   |
| <b>Sewer</b>                    |            |
| Visitor Population              | 830 people |
| Staff Population                | 26 people  |
| Equivalent People (EP)          | 47 people  |
| Average Dry Weather Flow (ADWF) | 0.23 L/s   |
| Peak Dry Weather Flow (PDWF)    | 1.78 L/s   |

A civil plan (refer **Attachment 9**) has been provided showing the intended carparking and stormwater strategy. This includes utilisation of the Greg Norman Drive basin as the ultimate stormwater management location for the site. The project team are working with Council's Stormwater Engineer to identify the additional height required for this basin to account for the additional flows from the Facility.

### 3.4 Landscaping

Detailed landscaping plans (refer **Attachment 6**) and a design report (refer **Attachment 7**) are provided as an indicative high embellishment intent for the external areas of the facility. The location, overall number, and density of plants are indicative and are subject to change. These plans provide the general look and feel of the revegetation and amenity proposal, noting that this will be refined

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prior to the Construction Certificate phase, with the minimum requirement relating to the provision of shade trees within the carpark areas.

### **3.5 Construction Methodology**

The proposed construction methodology of the Facility is summarised below:

- Site establishment including exclusion controls, site survey control, site compound (offices, temporary carpark, and material laydown areas).
- Relocation of existing sewer main around site.
- Temporary diversion of existing stormwater channel around site.
- General site earthworks, including excavation of pool areas.
- Construction of inground services.
- Construction of foundations, pool shells, and ground level slabs.
- Installation of building structural shell including structural steel, pre-cast tilt-up concrete panels.
- Installation of roof framing, roof sheets, and roof drainage.
- Installation of wall framing, wall sheets, and cladding.
- Construction of internal building frames.
- Rough-in of building services.
- Finishing trades and fit-off of service FF&E.
- Installation of loose FF&E.
- Testing and commissioning of all elements.

The following plant will be utilised for construction:

- Earthworks – 30T excavators, DD6/D8 dozer, bogey trucks, rollers, piling rig (for piers).
- Concrete – Concrete agitators, concrete pump.
- Structural steel and tilt-up panels – Mobile crane, scissor lifts, boom lifts.
- Roof – Scissor lifts and boom lifts.
- Rough-in of services – Scissor lifts.
- Internal and external claddings – Boom lifts, scissor lifts.
- Fit-off of services – Scissor lifts.
- Finishing trades and FF&E – Scissor lifts.

Horizontal movement of materials is generally through the use of manitou type 4WD forklifts. Vertical movement of materials is generally through mobile cranes as and when required.

### **3.6 Operational Considerations**

#### **3.6.1 Operational Elements**

The following elements will be operational:

- Aquatic infrastructure.
- Café.
- Reception and merchandising
- Creche.
- Gym and program rooms.

- 
- NICSH offices, teaching spaces, and laboratory.

#### 3.6.2 Hours of Operation

The Facility will operate all days except Christmas Day and Good Friday. The hours of operation will be 5:30am to 9:00pm daily.

The gym, program rooms, and the NICSH office and administration rooms will have 24/7 access that will be unstaffed outside the hours of operation.

#### 3.6.3 Staffing

The facility is proposed to be staffed by 16 FTE employees with this increasing to 27 FTE positions during events.

#### 3.6.4 Leased Operations

The following elements of the facility are expected to be leased to external operators:

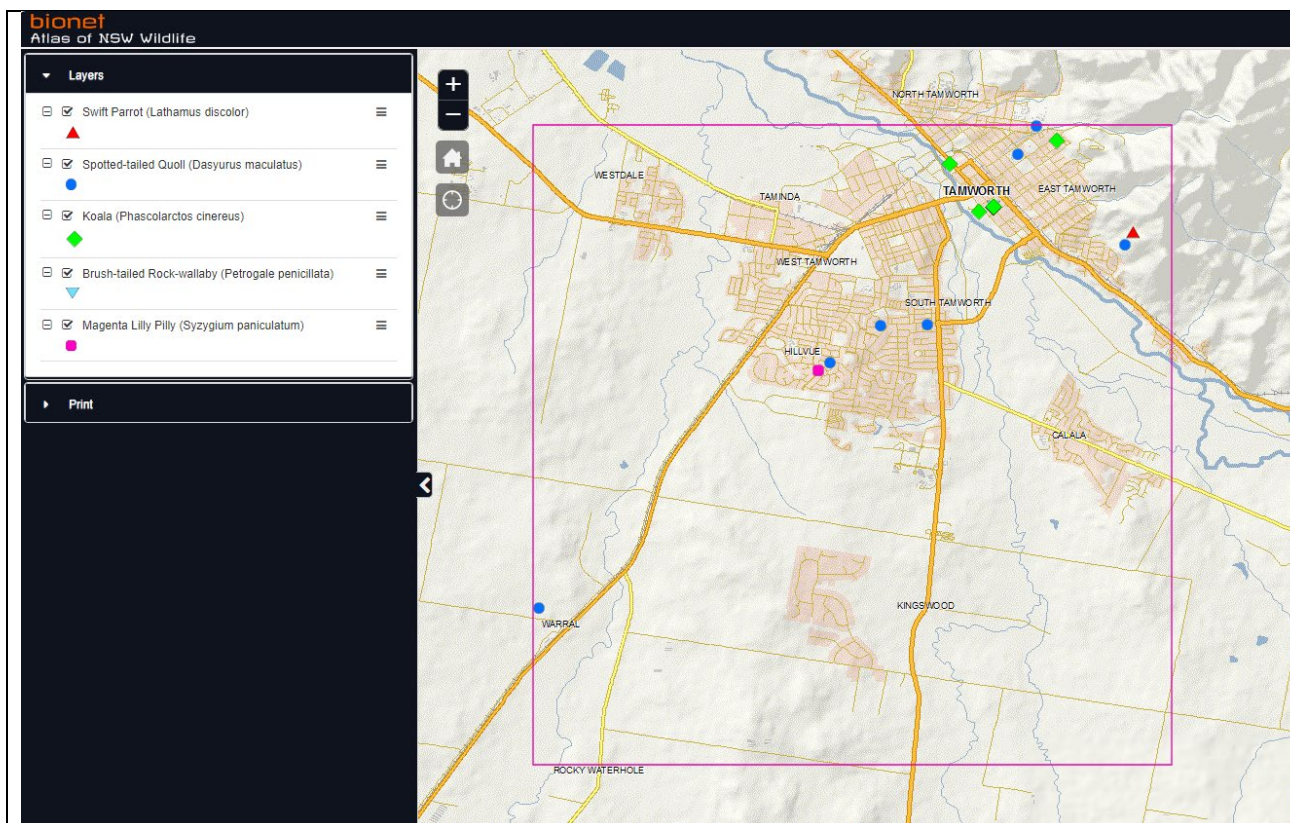
- Café.
- Gym.
- Fitness and program rooms.
- Allied health consulting rooms.
- Sports administration offices with meeting room and kitchenette.
- Sports science lab.
- Sports science teaching and study space.

The building operator will manage the ongoing functioning of the facility, including the leased area, on behalf of the owner and leasees.

## 4 Project Impacts

| Likely impacts of the option, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Noise and vibration                                                                                                                                       | <p>No significant risks.</p> <p>Octave Acoustics was engaged to carry out an assessment of noise impacts from the Facility, refer to attached <b>Acoustic Report (Attachment 17)</b>. To calculate noise impacts to the nearest sensitive receivers, a 3D noise model of the Subject Site and surrounds was developed in CadnaA.</p> <p>Trigger levels for assessment of noise from plant and equipment were set in accordance with the Noise Policy for Industry, using conservative estimates of background noise levels from Appendix A of AS 1055.3. Assessment of preliminary mechanical plant found that compliance with the Noise Policy for Industry can be achieved during all periods by incorporating acoustic treatments such as acoustic screening, lined duct bends fitted to PAC unit intake and exhaust, and acoustic louvres at the plant room facade. A detailed acoustic design is to be undertaken when mechanical equipment selections and layouts are finalised.</p> <p>An assessment of additional noise levels generated by traffic visiting the Facility found that the relative increase in noise levels will be less than 2 dB, and will therefore comply with the requirements of the NSW Road Noise Policy.</p> <p>In summary, assessment indicates that overall noise emissions from the Tamworth Regional Aquatic Centre will comply with the relevant requirements of the Noise Policy for Industry and Road Noise Policy.</p> | L |
| Lighting                                                                                                                                                  | <p>Refer to the attached <b>External Lighting Strategy Report (Attachment 5)</b> for detailed information.</p> <p>The Facility will include lighting within the following elements:</p> <ul style="list-style-type: none"> <li>• Carpark and external path illumination.</li> <li>• Front awning downlighting.</li> <li>• Front façade lighting behind the architectural perforated cladding.</li> <li>• Façade signage backlighting.</li> </ul> <p>The lighting will be designed to ensure there is no nuisance light spill to adjacent sensitive receptors.</p> <p>No large or high lux lighting will be utilised within the development that is observable externally.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | L |
| Parking                                                                                                                                                   | <p>Refer to attached <b>Traffic Impact Assessment (Attachment 14)</b>.</p> <p>The main carpark will cater for 141 spaces, 3 additional drop-off spaces, and 6 additional accessible spaces for the use of patrons.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | L |

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|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                        | <p>This carpark is designed for an 8.8m vehicle to accommodate community transport elements.</p> <p>The rear carpark will cater for 28 spaces and 2 additional accessible spaces for the use of staff. This carpark is designed for the B99 vehicle.</p> <p>The rear access to the Facility is intended to be utilised for group drop offs and all deliveries. This entry and exit driveway is designed for a 14.5m bus.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |
| Traffic and Pedestrian | <p>The Jack Smyth Drive entry into the main carpark will be furnished with a channelised right turning bay for traffic turning into the facility from the east.</p> <p>Longyard Drive will be upgraded to kerb and gutter from the existing extents to the western most driveway of the facility.</p> <p>No other upgrades are required for traffic or pedestrians in accordance with the attached <b>Traffic Impact Assessment (Attachment 14)</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | M |
| Biodiversity           | <p>The site is highly disturbed and although there are threatened species and ecological communities in the wider area, they have not been identified at this site.</p> <p>There are four endangered fauna species with a low likelihood of occurrence in the immediate vicinity of the proposed project. While it is unlikely that they will be found, construction crews should be familiar with their appearance and immediately stop work if one is sighted. Impacts are unlikely as habitat for the below species is not represented.</p> <p>It is recommended to place species ID posters in site offices and common buildings to ensure that all workers are familiar with their appearance and habits. While unlikely, sightings will be most likely around mature eucalypt species.</p> <p>Goonoo Goonoo Creek is mapped as habitat for the Eel Tailed Catfish. This species is listed as threatened, and susceptible to drops in water quality.</p> <p>As such, erosion and sediment control are of utmost importance, as is the protection and maintenance of flow regimes. However, impacts are expected to be nil due to distance to the creek (1.7kms).</p> <p>The site falls in to the Peel Slopes and Plains and Peel Channels and Floodplain (NAN Peel) Mitchell Landscapes. For an undisturbed site, the presence of endangered plant community types including box gum woodland would be expected. However, the project site is already cleared. Woodland is not present on the site.</p> | M |

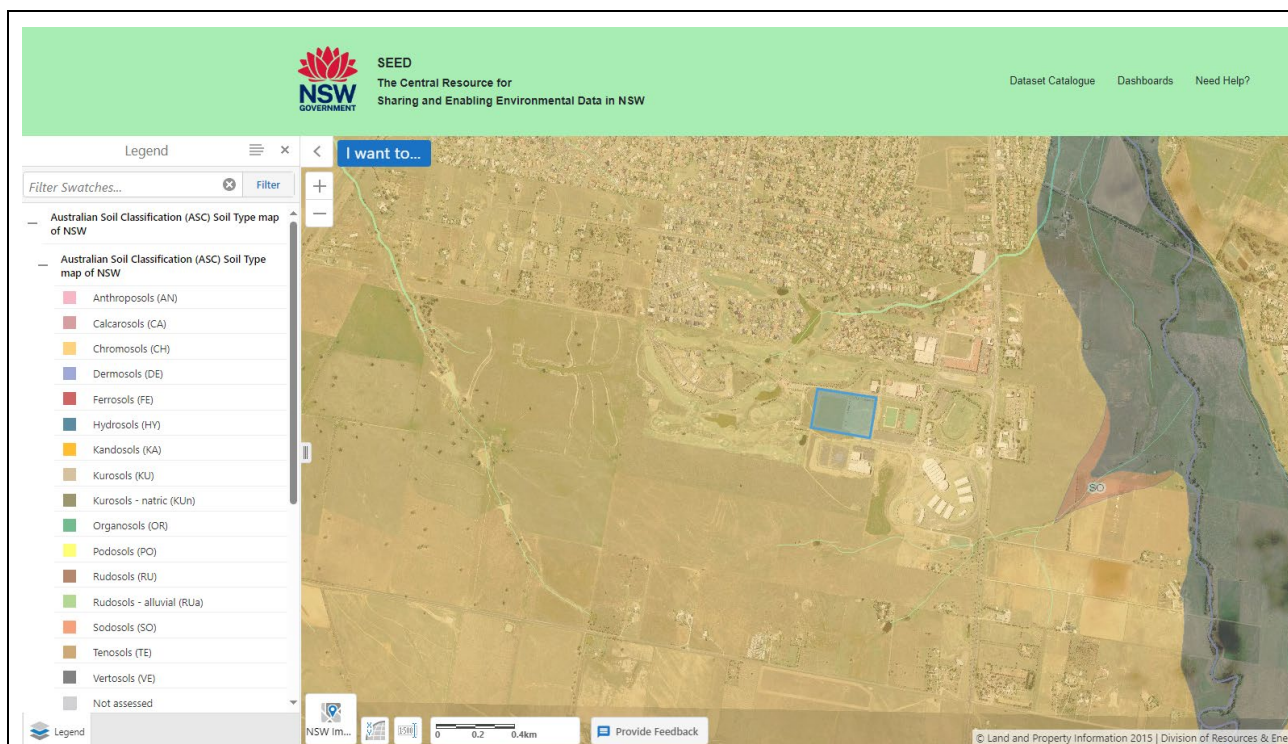


Map showing recorded sightings of endangered species. The Koala sightings are from 2006 and 2012, while the Quoll sighting is from 2019. However, both have been seen locally in the last twelve months (as at April 2024).



Map showing the Goonoo Goonoo Creek listed as Eel Tailed Catfish habitat. The blue dots indicate the project site.

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Biosecurity                                           | No significant risks, provided controls are in place to prevent material, plant and equipment introducing weeds or pathogens to the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | L |
| Economic                                              | The project is anticipated to give significant economic benefits through jobs and consumer spending. The facility is anticipated to attract people to the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | M |
| Air quality, including dust emissions                 | No significant known impacts, opportunities or risks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | L |
| Heritage                                              | <p>The site has been previously disturbed through clearing, agriculture, and existing recreation facilities. There are no listed heritage items nearby. No European heritage items are expected to be impacted by the proposal.</p> <p>A basic AHIMS search (<b>Appendix B</b>) indicated that there are no Aboriginal sites recorded within the vicinity.</p> <p>It should be noted that AHIMS records can be wrong, and crews should remain vigilant to the possibility of encountering indigenous items. Liaison with the Tamworth Local Aboriginal Lands Council (LALC) will be ongoing as the project progresses.</p>                                 | L |
| Water quality, including sediment and erosion control | <p>The natural soils throughout the project site are largely Chromosols. These soils are well structured with few limitations, they are not acidic or sodic.</p> <p>These soils do not pose a particular concern for construction, although erosion and sediment controls remain important. The site is highly disturbed and already cleared.</p> <p>All earthworks will require standard erosion and sediment controls. It is expected that the site has previously been filled, and earthworks are not expected to hit the natural soil profile. Refer to the included <b>Geotechnical Interpretive Report (Attachment 12)</b> for more information.</p> | M |



Map showing the Australian Soil Classification throughout the project site.

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>Contamination</p> | <p>Please refer to the <b>Preliminary Site Investigation Report (Attachment 13)</b> included with this DA submission for information on the risks, impacts and opportunities associated with this site.</p> <p>The site history review indicated that the potential for gross contamination from the historic and current land uses is generally considered to be low.</p> <p>The limited subsurface investigation indicated the general absence of gross contaminant observations (i.e., staining or odours) at the test locations and depths assessed based on field observations.</p> <p>The subsurface investigation did however confirm the presence of variable fill materials within all bores and pits across the site to depth of 0.75 m to 3.0 m, with some building materials including bricks, concrete and timber which are indicators of potential hazardous building materials (HBM) including asbestos. Additional testing will be undertaken on the site prior to CC application, to confirm the onsite treatment should asbestos be found.</p> <p>Contamination concentrations in the limited soil samples analysed were within the adopted human health and ecological based site assessment criteria for recreational land use.</p> | <p>L</p> |
| <p>Social</p>        | <p>Refer to the attached <b>Social Impact Assessment (Attachment 20)</b> for detailed information regarding the social impact of the proposal.</p> <p>An assessment of the social impact categories, as defined within the Social Impact Assessment Guideline (NSW DPE, 2023) has been undertaken with consideration to the issues identified through</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>L</p> |

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                              | <p>the baseline analysis (refer to Social Impact Assessment). Each material impact has been appraised in terms of the significance of the impact, based on the likelihood and magnitude of the change experienced by the community.</p> <p>Overall, it is considered that the proposal will have a net benefit on the Social Localities, through the provision of high-quality social infrastructure. The Facility will generate a wide array of benefits, ranging from economic stimulation of Tamworth's local economy, and the facilitation of new social networks through sport activities.</p>                                                                                                                                                                                                                                                                                                                                     |   |
| Waste generation             | <p>Spoil generation is expected to be low during construction, as the existing site is level. Excavation for footings and services will be required so some spoil generation is inevitable.</p> <p>It is possible that soil could be contaminated, chemical analysis will be required to identify suitable removal and disposal options. It is recommended that operators be educated on identifying higher risk materials.</p> <p>Operational waste generation shall be sorted, collected and disposed of in accordance with the attached <b>Operational Waste Management Plan (Attachment 21)</b>.</p>                                                                                                                                                                                                                                                                                                                                | L |
| Sustainability               | <p>Refer to the attached <b>Embodied Carbon Analysis (Attachment 19)</b> for detailed information on the sustainability initiatives of the facility.</p> <p>No significant known impacts or risks. An opportunity to incorporate recycled materials in design, such as in landscaping soil mixes and concrete paths.</p> <p>Consider sustainability in design development, including with consideration to design life of new infrastructure.</p> <p>Refer to the attached <b>ESD Report (Attachment 18)</b> identifying the sustainability goals intended for the project.</p>                                                                                                                                                                                                                                                                                                                                                         | L |
| Public submissions / opinion | <p>Refer to the attached <b>Social Impact Assessment (Attachment 20)</b> for detailed information regarding the social impact of the proposal.</p> <p>There will be short term traffic impacts, as per the attached Traffic Impact Assessment. In the short term, plant movements may create intermittent traffic hazards. It is possible that regular users of the precinct and local residential traffic will be impacted.</p> <p>In the long term, the general public are likely to be broadly supportive of increased community facilities that appeal to a wider section of the region. The local residents, particularly on Rodeo Drive may be negatively impacted by the increase in local traffic.</p> <p>Significant public consultation has been undertaken for the facility in order to refine the needs and wants of the facility elements. This consultation has resulted in the previous design of the facility being</p> | L |

|                 |                                                                                                                                                                                                                                                                                                                                                        |   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                 | amended into the current design, and the relocation from the initially planned site.                                                                                                                                                                                                                                                                   |   |
| Public interest | <p>No significant known impacts, opportunities or risks.</p> <p>The proposal is likely to be in the public interest, as it will deliver a modern facility that will better serve the community.</p> <p>Refer to the attached <b>Social Impact Assessment (Attachment 20)</b> for detailed information regarding the social impact of the proposal.</p> | L |

## 5 Safeguards

| Impact                      | Mitigation measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Soil                        | <ol style="list-style-type: none"> <li>The Construction Environmental Management Plan (CEMP) prepared for the works will include an erosion and sediment control plan. Erosion and sediment control measures are to be implemented and maintained to: <ol style="list-style-type: none"> <li>Prevent sediment moving off-site and sediment laden water entering any water course, drainage lines, or drain inlets</li> <li>Reduce water velocity and capture sediment on site</li> <li>Minimise the amount of material transported from site to surrounding pavement surfaces</li> <li>Divert clean water around the site</li> </ol> (In accordance with the Landcom/Department of Housing <i>Managing Urban Stormwater, Soils and Construction Guidelines - The Blue Book</i>).</li> <li>All erosion and sediment control measures will be established before excavation begins, due to the type of soil structure present on the proposed site. Additionally, before the demolition or vegetation clearance begins and is to remain in place until all surfaces have been fully restored and stabilised.</li> <li>Erosion and sediment control measures will be consistent with those specified in the relevant guideline under the DECC <i>Managing Urban Stormwater. Soils and Construction Volume 2</i> (DECC 2008) and where relevant <i>Managing Urban Stormwater Soils and Construction</i> (Landcom 2004).</li> <li>Work areas are to be stabilised progressively during the works.</li> <li>Erosion and sedimentation controls are to be checked and maintained on a regular basis (including clearing of sediment from behind barriers) and records kept and provided on request.</li> <li>Sediment control devices (e.g., silt fences, straw bales wrapped in geotextile etc.) will be installed parallel with the contours of the site and immediately downslope of any areas where the natural ground surface has been disturbed.</li> <li>All temporary erosion and sediment control devices such as silt fencing will be removed from the site at the completion of the works or when the site is fully stabilised.</li> <li>Any spoil storage areas or stockpiles will have appropriate erosion control devices installed to control runoff and prevent sedimentation.</li> <li>Sediment and erosion control devices will be inspected regularly, maintained to ensure effectiveness over the entire duration of the project, and cleaned out before 30% capacity is reached.</li> <li>Upslope surface runoff will be redirected around work areas by using diversion drains or other methods.</li> <li>Where excavated soil is to be used in site restoration, it will be excavated and stockpiled in sequential layers corresponding to the existing soil profile. Topsoil and leaf litter is to be removed first and windrowed in separate stockpiles of less than 1m in height on the upslope side of excavations. Soil layers will be replaced sequentially so that the soil profile is restored as closely as possible to its pre-work status.</li> </ol> |
| Waterways and water quality | <ol style="list-style-type: none"> <li>The storage and handling of fuels and chemicals shall comply with Australian Standard AS1940.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | <p>13. No chemicals, fuels, and/or waste will be stored or collected for disposal within or adjacent to drainage lines or unsealed surfaces.</p> <p>14. A 'spill kit' will be kept on site at all times for potential chemical or fuel spills.</p> <p>15. An Incident Management Plan (IMP) will be prepared as part of the Contractors EMP and will include a contingency plan and emergency procedures for dealing with the potential spillage of fuel or other environmental incidents that may occur on the work site. The IMP should also contain procedures dealing with the unexpected onset of rainfall during the work period.</p> <p>16. Refuelling, fuel decanting and vehicle maintenance work will take place in a designated sealed and bunded area.</p> <p>17. No dirty water will be released into drainage lines or waterways.</p> <p>18. Water quality control measures are to be used to prevent any materials (e.g., concrete, grout, sediment <i>etc.</i>) entering drain inlets or waterways.</p> <p>19. Drilling water and lubricating fluids will be reused wherever possible prior to disposal at a lawful waste facility.</p> <p>20. All fuels, chemicals and liquids are to be stored in an impervious bunded area a minimum of 50 metres away from:</p> <ol style="list-style-type: none"> <li>Rivers, creeks, or any areas of concentrated water flow</li> <li>Flooded or poorly drained areas</li> <li>Slopes above 10%.</li> </ol> <p>21. Vehicles, vessels, and plant must be properly maintained and regularly inspected for fluid leaks.</p> <p>22. If occurring on-site, vehicle wash down and/or cement truck washout is to occur in a designated bunded area.</p> <p>23. Emergency contacts will be kept in an easily accessible location on vehicles, plant, and site office. All workers will be advised of these contact details and procedures.</p> |
| Noise and vibration | <p>24. Work and deliveries will only occur during the following times: Monday to Friday 7am to 6pm, Saturday 8am to 1pm. No construction work or deliveries will occur on Sundays or public holidays.</p> <p>25. Surrounding residences and other sensitive receivers directly affected by the works will be notified at least 14 days in advance of the proposed commencement of works, work methods and the duration of the construction period.</p> <p>26. All contractors and machine operators will be inducted on the environmental sensitivities of the work site(s) and relevant safeguards.</p> <p>27. Measures, including allowing adequate distance from vibration producing equipment to adjacent buildings, will be considered to minimise or prevent vibration impacts.</p> <p>28. NSW EPA Interim Construction Noise Guidelines includes examples of mitigation measures that can be considered for application for construction works.</p> <p>29. All stationary and mobile equipment will be fitted with residential type silencers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Air quality         | <p>30. All loads of excavated material, soil, fill and other erodible matter that are transported to or from the work site will be kept covered at all times during transportation and will remain covered until they are unloaded either for use at the work site, reuse or disposal at a lawful waste facility.</p> <p>31. Odour or air pollutant emission complaints will be dealt with promptly and the source will be eliminated wherever practicable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <p>32. Vegetation or other materials are not to be burnt on site.</p> <p>33. Machinery and vehicles will not be left running or idling when not in use.</p> <p>34. All work sites, general work areas and stockpiles will be closely monitored for dust generation and watered down (with clean water) or covered (via seeding or tarpaulins) in the event of dry and/or windy conditions.</p> <p>35. Works (including the spraying of paint and other materials) are not to be carried out during strong winds or in weather conditions where high levels of dust or air borne particulates are likely.</p> <p>36. Odour or air pollutant emission complaints will be dealt with promptly and the source will be eliminated wherever practicable.</p> <p>37. Vehicles transporting waste or other materials that may produce odours or dust are to be covered during transportation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Non-Aboriginal Heritage | <p>38. If Non-Aboriginal heritage items are discovered during the project, the TRC heritage officer and/or NSW Heritage Office will be notified. Contact Heritage NSW on 02 9873 8500 and <a href="mailto:heritagemailbox@environment.nsw.gov.au">heritagemailbox@environment.nsw.gov.au</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Aboriginal Heritage     | <p>39. If Aboriginal objects are discovered during operations, all work will cease in the area and the Contractor will inform the Tamworth Regional Council Contract Manager as soon as possible. TRC will advise the preferred course of action &amp; liaise with Heritage NSW and the relevant local Aboriginal stakeholders if required.</p> <p>40. If any human remains are discovered during construction, all work must cease, and the Contractor must notify NSW Police and the TRC Contract Manager as soon as possible.</p> <p>41. All due care will be taken to ensure that heritage items listed in this report are not adversely affected by any works.</p> <p>42. Protective barriers will be installed to prevent damage to heritage items either located within the site or adjacent to it.</p> <p>43. In the case of unexpected finds, the standard unexpected finds protocol should be adhered to.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity            | <p>44. Construction activities shall be in accordance with the recommendations contained in this report.</p> <p>45. The full extent of any vegetation clearance will be clearly documented and mapped in site EMP(s).</p> <p>46. Materials/equipment lay-down areas will be shown in the EMP(s) and located in cleared or degraded areas to prevent any damage to the surrounding plants or habitat.</p> <p>47. Materials, plant, and equipment will not be stored within the driplines of any trees at the site or near the site.</p> <p>48. To prevent damage to vegetation outside the boundaries of access tracks/roads, vehicles and machinery will be restricted to designated access roads and tracks.</p> <p>49. Barrier Tape is to be used to designate non disturbance areas. These areas are to be clearly defined on the CEMP</p> <p>50. Works are not to harm threatened fauna (including where they inhabit bridges or other structures e.g., timber fence posts).</p> <p>51. Weed removal will be undertaken in accordance with contemporary bush regeneration principles and practices.</p> <p>52. All weeds removed from the site will be transported in a sealed container or bag and disposed at a lawful waste facility.</p> <p>53. Where works are being undertaken in a weed-infested area(s), all construction vehicles will be cleaned before they leave the site to prevent the spread of weed species.</p> |

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trees                                  | <p>54. Pruning of mature trees is to be in accordance with Part 5 of the <i>Australian Standard 4373-2007 Pruning of amenity trees</i>.</p> <p>55. The removal of large, isolated canopy trees will be avoided - particularly those with tree-hollows.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Traffic and transport                  | <p>56. Where possible, current traffic movements and property accesses are to be maintained during the works. Any disturbance is to be minimised to prevent unnecessary traffic delays.</p> <p>57. The contractor will prepare a Traffic Management Plan in consultation with the relevant traffic authority(s).</p> <p>58. Appropriate exclusion barriers, signage and site supervision will be employed at all times to ensure that the work site is controlled, and that unauthorised vehicles and pedestrians are excluded from the works area.</p> <p>59. All traffic control devices will be in accordance with AS 1742.3-2019 "<i>Traffic control devices for works on roads</i>".</p> <p>60. Pedestrian and vehicle access will be maintained to buildings by alternate means, such as ramps, if the proposed works obstruct access to the buildings for an extended period of time. Residents/occupiers to be notified in advance if obstruction to access is likely to occur.</p> <p>61. In case traffic movements need to be altered, alternative ways are to be provided.</p>                                                                                                                                                                                                                                                                                                                    |
| Socio-economic                         | <p>62. Notification is to be given to affected community members prior to the works taking place. The notification is to include:</p> <ol style="list-style-type: none"> <li>Details of the proposal</li> <li>The duration of works and working hours</li> <li>Any changed traffic or access arrangements</li> <li>How to lodge a complaint or obtain more information</li> <li>Contact name and details.</li> </ol> <p>63. Where entry to private properties is required, a notice of entry letter will be provided at least 24 hours in advance.</p> <p>64. Existing access for nearby and adjoining properties is to be maintained at all times during the works unless otherwise agreed to by the affected property owner.</p> <p>65. The community must be notified of all work outside standard hours which have the potential to impact noise sensitive receivers.</p> <p>66. All complaints are to be recorded on complaints register and attended to promptly.</p> <p>67. Accurate public information signs will be displayed while work is in progress and maintained in presentable manner.</p> <p>68. TRC or the contractor will personally contact the occupant when they enter a private property to notify of their presence and what works are intended.</p> <p>69. The Contractor will maintain a complaint register. Any complaints received will be responded to as soon as possible.</p> |
| Landscape character and visual amenity | <p>70. The site will be maintained in an orderly manner</p> <p>71. The natural landform of the site will be restored as closely as possible to the pre-works condition.</p> <p>72. Where practical, retain timber debris from clearing and demolition to provide ground habitat. All existing debris is to be retained.</p> <p>73. On completion of the works, all vehicles, construction equipment, materials, and refuse relating to the works will be removed from the work site and any adjacent affected areas.</p> <p>74. Any accidental damage to property incurred by the works must be repaired in consultation with the owner.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <p>75. All services in the vicinity of the works will be located in the field and 'pegged-out' and noted in the Environmental Management Plan and/or work plans prior to excavation works - "dial 1100 before you dig".</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Waste | <p>76. A Waste Management Plan must be prepared for management of construction and maintenance waste.</p> <p>77. Resource management hierarchy principles are to be followed:</p> <ol style="list-style-type: none"> <li>Avoid unnecessary resource consumption as a priority.</li> <li>Avoidance is followed by resource recovery (including reuse of materials, reprocessing, recycling, and energy recovery)</li> <li>Disposal is undertaken as a last resort (in accordance with the <i>Waste Avoidance &amp; Resource Recovery Act 2001</i>).</li> </ol> <p>78. All waste generated during the course of the works will be reused or removed from the work areas as soon as practicable and disposed of at a licenced waste disposal facility.</p> <p>79. If vegetation is to be mulched and transported off site for beneficial reuse, it is to be assessed for the presence of weeds, pest, and other disease and a Mulch Management Plan.</p> <p>80. All vessels used for contaminated or hazardous waste should be sealed, labelled according to their contents, and stored within bunded areas until their removal from the work site.</p> <p>81. Any fuel, lubricant or hydraulic fluid spillages will be collected using absorbent material and the contaminated material disposed of at a lawful waste facility.</p> <p>82. All hazardous wastes on site will be removed and disposed of in accordance with the state and national regulations and guidelines and best practice for the removal of these materials.</p> <p>83. The Contractor's recycling and reuse proposal will be detailed in the EMP.</p> <p>84. Excess spoil material that cannot be reused or recycled will be removed from the site and disposed of at a lawful facility</p> <p>85. The work site(s) will be left clean and free of weeds, debris and other rubbish at the end of works. Waste material, other than vegetation and tree mulch, is not to be left on site once the works have been completed.</p> <p>86. Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.</p> <p>87. If asbestos is encountered on site, removal must be by a competent person or a licensed asbestos remover who holds a licence administered by SafeWork Australia.</p> <p>88. An emergency spill kit is to be kept on site at all times and maintained throughout the construction work. The spill kit must be appropriately sized for the volume of substances at the work site.</p> |

## 6 Relevant Planning Instruments and Policies

| Consideration                                                                   | Description of Likely Impacts, Opportunities and Risks                                                                                                                                                                                                                                                                                                                                                                                                                    | Significance (L/M/H) |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Environmental Planning Instruments</b>                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>  | <p>This SEPP contains planning provisions for infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery, and for child-care centres, schools, TAFEs and Universities.</p> <p>Upgrades to the access into the Facility from Longyard Drive and Jack Smyth Drive are proposed.</p>                                                                                                                               | L                    |
| <i>State Environmental Planning Policy (Planning Systems) 2021</i>              | <p>This SEPP identifies state or regionally significant development, state significant Infrastructure, and critical state significant infrastructure.</p> <p>Under Clause 3 of Schedule 6 “council related development over \$5 million”, the proposal is considered regionally significant development. As such, development needs to be notified and assessed by council and then determined by the relevant Planning Panel - the Northern Regional Planning Panel.</p> | H                    |
| <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> | <p>This SEPP covers preserving, conserving and managing NSW’s natural environment and heritage.</p> <p>As the site is already highly cleared and filled, considerations under this SEPP are not required.</p>                                                                                                                                                                                                                                                             | L                    |
| <i>Tamworth Regional Local Environmental Plan 2010</i>                          | <p>The project site is zoned SP3 in the LEP. The proposal will not impede the objectives of this zone which are:</p> <p>SP3 –Tourist;</p> <ul style="list-style-type: none"> <li>To provide for a variety of tourist-oriented development and related uses.</li> </ul> <p>Under the LEP “...Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor)...” are permitted with consent.</p>                          | L                    |
| <b>Development Control Plans</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| <i>Tamworth Regional Development Control Plan 2010</i>                          | <p>Proposal generally complies with the requirements of the Tamworth DCP.</p> <p><b>Step 2: Type of Development – Commercial and Retail</b></p>                                                                                                                                                                                                                                                                                                                           | L                    |

| Consideration                                                                   | Description of Likely Impacts, Opportunities and Risks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Significance (L/M/H) |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                 | <p><i>Traffic and Access</i></p> <ul style="list-style-type: none"> <li>Verge will be retained as grass in keeping with the precinct precedent.</li> <li>Footpath construction in accordance with the supplied plans. These align with the masterplan intention for active transport in the precinct as advised by Council's Senior Strategy Engineer.</li> </ul> <p><b>Step 3: General Development Specifications – Other Types of Development Controls</b></p> <p><i>Bushfire Prone Land</i></p> <ul style="list-style-type: none"> <li>The proposal is not mapped as bushfire or flood prone land.</li> </ul> |                      |
| <b>Planning or Conservation Agreements (current and draft)</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| <i>Tamworth Regional Flying-fox Camp Management Plan – Peel River Camp 2017</i> | <p>No significant risks.</p> <p>The proposed site is a significant distance from the Peel River and contains no vegetation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | L                    |

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## 7 Justification (if non complying)

Not Applicable for this development – development complies with all relevant policies and legislation.

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## 8 Appendices

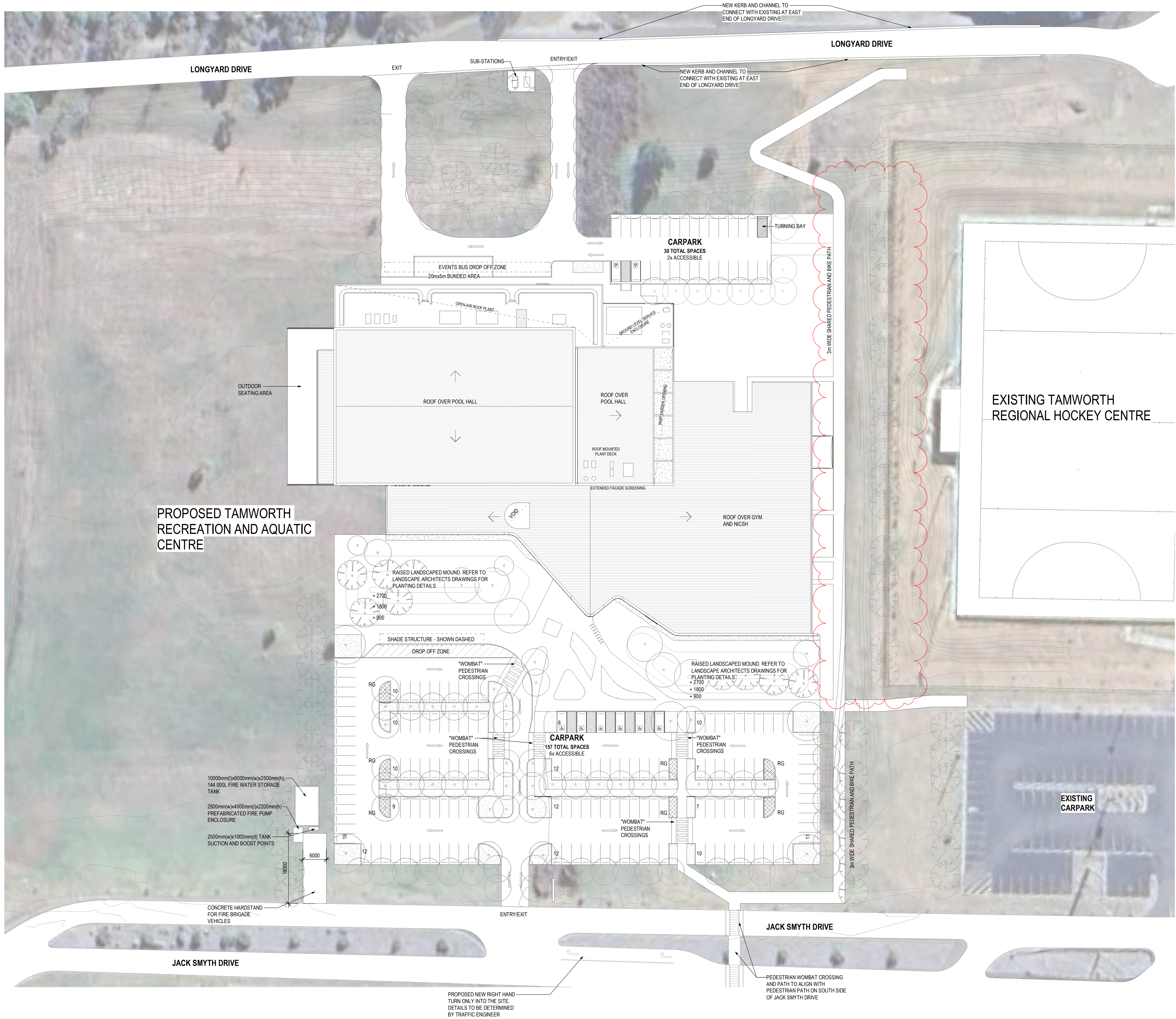
**Appendix A** shows the proposed works.

**Appendix B** AHIMS search reports

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# 8.1 Appendix A: Proposed Site Layout

- PROPOSED TREE. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
- PROPOSED TREE. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
- PROPOSED LANDSCAPING AND LAWN. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
- PROPOSED RAIN GARDEN
- CARPARK DIRECTION ARROW - PAINTED
- SITE BOUNDARY



|        |                           |            |     |
|--------|---------------------------|------------|-----|
| C      | ISSUED FOR DA APPLICATION | 22.07.2024 | SC  |
| B      | ISSUED FOR DA APPLICATION | 26.06.2024 | AT  |
| A      | ISSUED FOR DA APPLICATION | 14.06.2024 | SC  |
| REV    | DESCRIPTION               | DATE       | APP |
| CLIENT | Tamworth Regional Council |            |     |



**CO.OP**  
CO-OP STUDIO  
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Office +61 452 201 614  
admin@co-opstudio.com.au

PROJECT  
Tamworth Regional Aquatic Centre and Northern Inland Centre of Sport and Health

PROJECT NUMBER  
100358

DRAWING

SITE PLAN

SCALE 1 : 500 @ A0



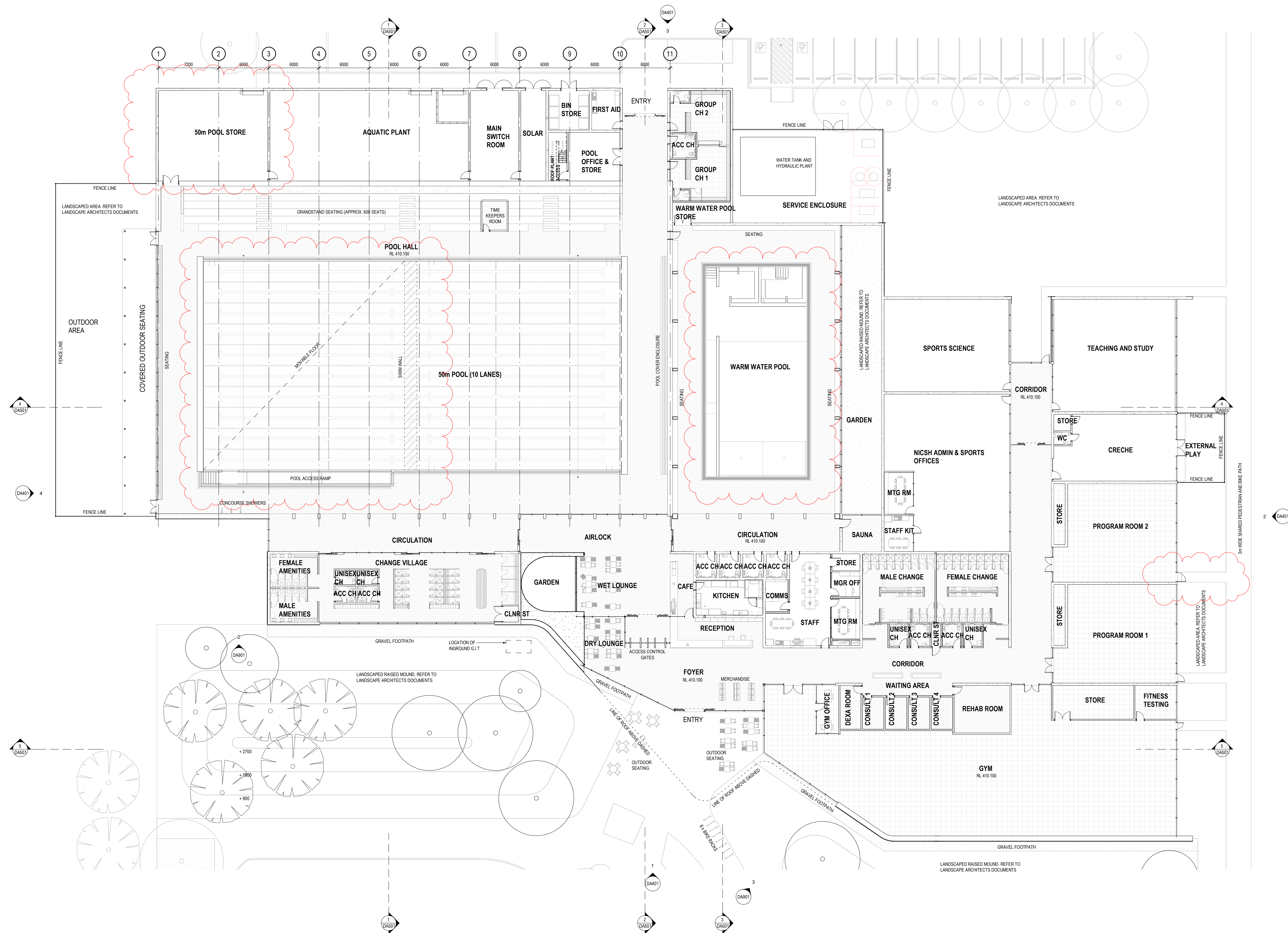
DRAWN BY Author

PLANNING PERMIT  
NOT TO BE USED DURING CONSTRUCTION

DRAWING NO. REVISION

DA101 C

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|        |                           |            |     |
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| C      | ISSUED FOR DA APPLICATION | 22.07.2024 | SC  |
| B      | ISSUED FOR DA APPLICATION | 26.06.2024 | AT  |
| A      | ISSUED FOR DA APPLICATION | 14.06.2024 | SC  |
| REV    | DESCRIPTION               | DATE       | APP |
| CLIENT | Tamworth Regional Council |            |     |

**Tamworth Regional Council**

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PROJECT  
Tamworth Regional  
Aquatic Centre and  
Northern Inland Centre  
of Sport and Health

PROJECT NUMBER  
100358

DRAWING  
GROUND FLOOR  
PLAN

SCALE 1:200 @ A0

DRAWN BY Author

**PLANNING PERMIT**  
NOT TO BE USED DURING CONSTRUCTION

DRAWING NO. REVISION

DA201 C

DATE PRINTED 22/07/2024 3:15:58 PM



## 8.2 Appendix B: AHIMS results

Tamworth Regional Council  
437 Peel Street  
Tamworth New South Wales 2340  
Attention: Bronwyn Brennan

Email: b.brennan@tamworth.nsw.gov.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lat, Long From : -31.1341, 150.912 - Lat, Long To : -31.1295, 150.9197, conducted by Bronwyn Brennan on 13 June 2024.**

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.