



Statement of Environmental Effects

Subdivision of Lot 73 DP 1107041

Property Details

Applicant Name:	Tamworth Regional Council	
Lot: 73	Section:	DP: 1107041
House No:	Street:	
Description:	Old velodrome site. Land bounded by Murray Street, Peel Street, Roderick Street and Peel River.	
Suburb:	Tamworth	

Description of the Proposal

This Development Application is in relation to the subdivision of Lot 73 DP 1107041 to separate the Old Velodrome Site (approx. 11,770m² in size) from the parent Lot. The site proposed to be subdivided is identified in the site plan in Appendix A. The Plan of Subdivision (Appendix B) describes the proposed boundaries of the new lot. This site has been identified as the location for the proposed University of New England (UNE) Facility in Tamworth.

A separate Development Application has been submitted by UNE for their proposed development of the site. A separate Development Application was also submitted by Tamworth Regional Council for the removal and demolition of infrastructure associated with the existing Velodrome.

Present and Previous Uses

The velodrome on the site was constructed in mid-1990's but has not operated as a velodrome since the construction of the new velodrome at the Regional Sporting Complex in approximately 2019. Prior to the construction of the old velodrome, the land was used for a variety of sports including Junior Cricket. The velodrome itself no longer exists on the site due to demolition works recently undertaken by Council in 2024.

Description of the Site and Surrounding Locality

The site is bounded by the Peel River Levee, Murray Street, Peel Street and Roderick Street. The velodrome site is approximately 11,770 square metres in size and is located within the larger existing Lot that forms part of Tamworth Regional Council's Operational Land including Bicentennial Park, No 1 Oval and the Tamworth Olympic Swimming Pool.

The site has a concrete track surface for the existing velodrome that has been constructed on shaped earth embankments. The remainder of the velodrome site is essentially grassed.

The velodrome is adjacent to the existing levee that prevents floodwater from the Peel River from discharging into the CBD. There is no proposed long-term impact on the existing levee structure and integrity.

The site is located adjacent to a commercial area that includes a range of general commercial businesses including supermarkets, fast food, car yards and personal services (hairdressers and fitness centres).

Proposed Operation Details

There are no works proposed to be carried out on the site as part of this Development Application for the subdivision of Lot 73 DP 1107041. No buildings or structures will be demolished or constructed as part of this Development Application.

A separate Development Application has been submitted by UNE in relation to their development of the site for the construction of the UNE Facility in Tamworth. A further Development Application was also submitted by Tamworth Regional Council in relation to initial earthworks and the demolition of the existing infrastructure. The various works affecting the site are outlined in these separate Development Applications.

Essential Services

All services have been disconnected from the site as part of the Development Application for the demolition of the existing velodrome infrastructure. The future UNE development will look to reinstate the services as necessary and connection of these services will be addressed in detail in UNE's Development Application.



Figure 1: Existing Services - Water = Blue, Sewer = Red, Stormwater = Green

Electrical Infrastructure:

There was an existing electrical connection to the site that provided power for lighting of the original velodrome. This has been disconnected and removed as part of the clean-up of the velodrome. The site also has an existing Essential Energy pad mount substation located adjacent to the intersection of Roderick and Peel Streets (see Figure 1). UNE has proposed works to upgrade the electrical capacity of the existing substations and connect to the upgraded substation as part of their development. The details of these works are outlined in their separate Development Application.

An easement for multi-purpose electrical installation is proposed to be registered on the title of the new Lot to be created. This easement is denoted as "A" on the draft plan of subdivision. The easement is for the benefit of Essential Energy in relation to the existing pad mount substation and proposed upgrades.

Water Infrastructure:

There is an existing 100mm water connection to the site.

The water main runs adjacent to the site on Peel Street and Roderick Street. As part of UNE's development a further 150mm water connection is proposed with details to be provided in UNE's separate Development Application.

Sewer Infrastructure:

There is an existing sewer main that runs within the site. A connection to the existing sewer main is proposed and works are to be undertaken as part of UNE's proposed development.

Telecommunications:

No connection of the NBN network is currently provided to the site. The works required to provide a suitable NBN connection to the site are to be undertaken by UNE as part of their development. It is UNE's intention to connect the site to Australia's Academic and Research network (AARNet). UNE has identified three telecommunications pits located adjacent to the site that provide the potential for a telecommunications connection to the site. Further details of the proposed connection are to be provided in UNE's separate Development Application.

The site currently has full access to the 4G and 3G network coverage.

Tamworth Regional Development Control Plan 2010

Subject	Requirement	Comment
Plan of Subdivision	A registered surveyor must prepare a suitable plan showing the proposed subdivision for submission with a Development Application.	A plan of subdivision has been prepared by a registered surveyor. See Appendix B.
Battle-axe Shaped Lots	Not Applicable.	
Road Network Design	A Traffic Impact Assessment is to include an assessment of the proposed subdivision and its impacts on the adjacent existing road network.	Proposed subdivision should have no impact on existing adjacent road network. No additional road network is proposed to be constructed as part of subdivision. Access to site addressed below.
Staged Subdivision	Where subdivision is proposed to be carried out in a number of stages, these shall be identified and information supplied as to the manner in which staging of all infrastructure will occur (roads, water, sewer and stormwater drainage).	Not Applicable.
Future Development	The submitted plans must nominate lots within a proposed subdivision that are intended for future dual occupancy, multi dwelling housing developments and/or further subdivision.	No future development proposed in relation to dual occupancy, multi dwelling housing developments or further subdivision.
Cul-de-sac	Not Applicable.	
Site Levels and Retaining Walls	Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD).	Elevation plans to be considered as part of UNE's further development and Development Application. No ground works are proposed as part of this Development Application.
Geology	The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low	Not applicable.

	wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.	
Landscaping Plan	Not applicable.	
Environmental Values Locality Map	Where the subject land is greater than 2 hectares. The development application shall describe and map the exiting environmental values of the site (e.g. vegetation, fauna, water) then outline how the subdivision addresses the hierarchy of environmental impact mitigation.	Not applicable. Subject land is less than 2 hectares.
Biodiversity Protection	A development application must be supported by an appropriate level of analysis consistent with Council policy and other legislative requirements.	<p>The site was previously used a velodrome constructed in the mid-1990's. Recent works have included the demolition and removal of the concrete track surface and earthworks to regrade the site for UNE' future intended development.</p> <p>No works are proposed as part of this Development Application. There should be no impact from the proposed subdivision on the native vegetations or threatened species habitats.</p>
Site Access	Public road access is required to all lots.	<p>The site is bounded by Murray, Peel and Roderick Streets and the existing Peel River levee. As Murray Street forms part of the New England Highway, access to the site from Murray Street has not been considered.</p> <p>Vehicular access is available to the site from Peel and Roderick Streets. The plans for the UNE development reflect this.</p> <p>Pedestrian access to the site will be possible from Murray, Peel and Roderick Streets and the existing Peel River levee.</p>
Lot Orientation	Orientation shall minimise potential overshadowing impacts of existing and future buildings.	Proposed Lot size should be sufficient to minimise potential overshadowing impacts from future development. To be

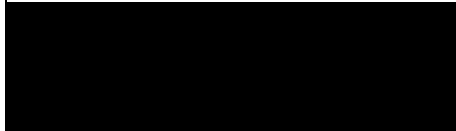
		further addressed in UNE's Development Application in relation to their proposed building construction.
Open Space	Not applicable.	
Construction Waste Management	Not applicable.	
Garbage Collection	Allotments are to allow for placement and servicing of garbage receptacles for collection within the alignment of that lot.	Garbage collection will be accessible from the existing road network via Peel Street.
Community Title Subdivision	Not applicable.	
Contamination	All subdivision development applications are to include consideration of potential land contamination.	<p>Geotechnical investigation has been undertaken by the UNE as part of their planning for the future development. No contamination of soil was noted based on the testing undertaken to date. The earthworks undertaken in the 1990's for the velodrome consisted of clean imported fill. Minor building rubble (bricks, glass and metals) were identified in the soil during the recent demolition of the existing velodrome and bulk earthworks. No significant contamination was noted.</p> <p>In the event, that such contamination is identified, removal or treatment of this soil will be undertaken in accordance with current recommended practice.</p>
Road Widths	Road widths are specified in the Tamworth Regional Council's current version of the Engineering Design Minimum Standards.	No construction of roads is proposed as part of this subdivision Development Application.
Environmental Effects	The application documentation shall identify any potential environmental impact of the development and demonstrate how they will be mitigated.	<ul style="list-style-type: none"> • Traffic: No impact on traffic is anticipated as part of this subdivision Development Application. • Flooding: Tamworth Regional Council does not consider the site, which is the subject of the proposed subdivision,

		to be within the Flood Planning Area as defined in the Tamworth Regional Local Environmental Plan 2010 (LEP). The flood related development controls in the LEP do not apply. The site has been identified in Council's Flood Risk Management Plan as being affected by overland flow. Consideration as to further development of the site and flood risk management is to be addressed in UNE's Development Application.
Soil and Erosion Control	Not applicable – no works proposed as part of this subdivisions Development Application.	
Noise	Not applicable.	
Aboriginal Cultural Heritage	Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for theses).	No areas of Aboriginal heritage value identified.

Applicants Details

Completed By:

**Nicholas Hawkins
Commercial Property Officer
Office of the General Manager
Tamworth Regional Council**



Date: 3/09/2024

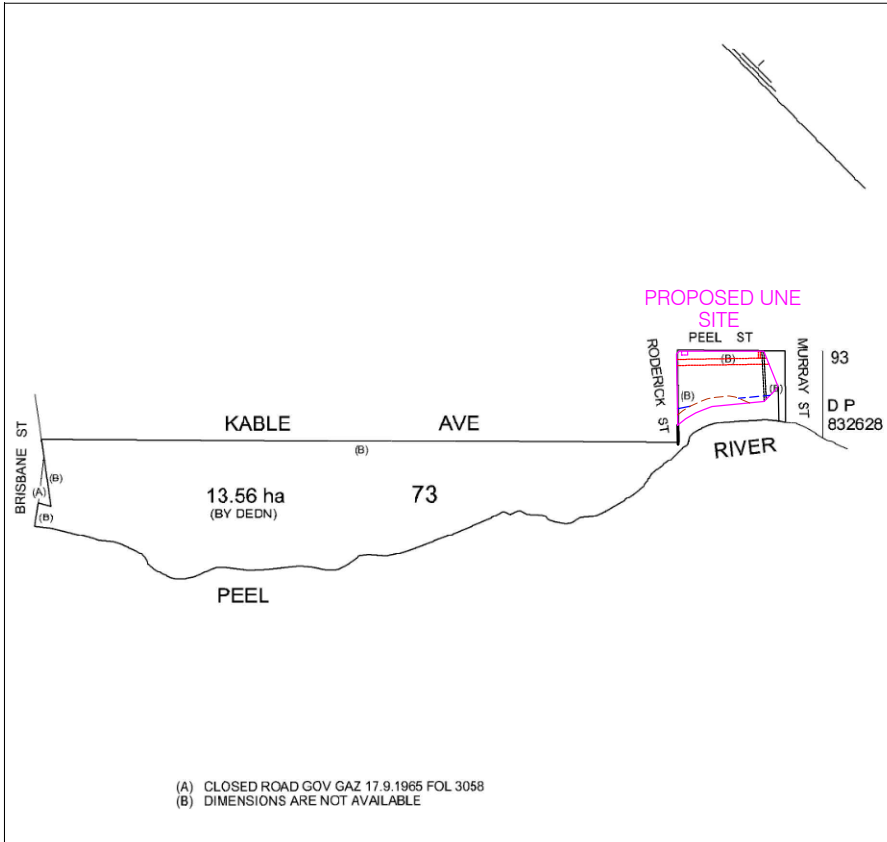
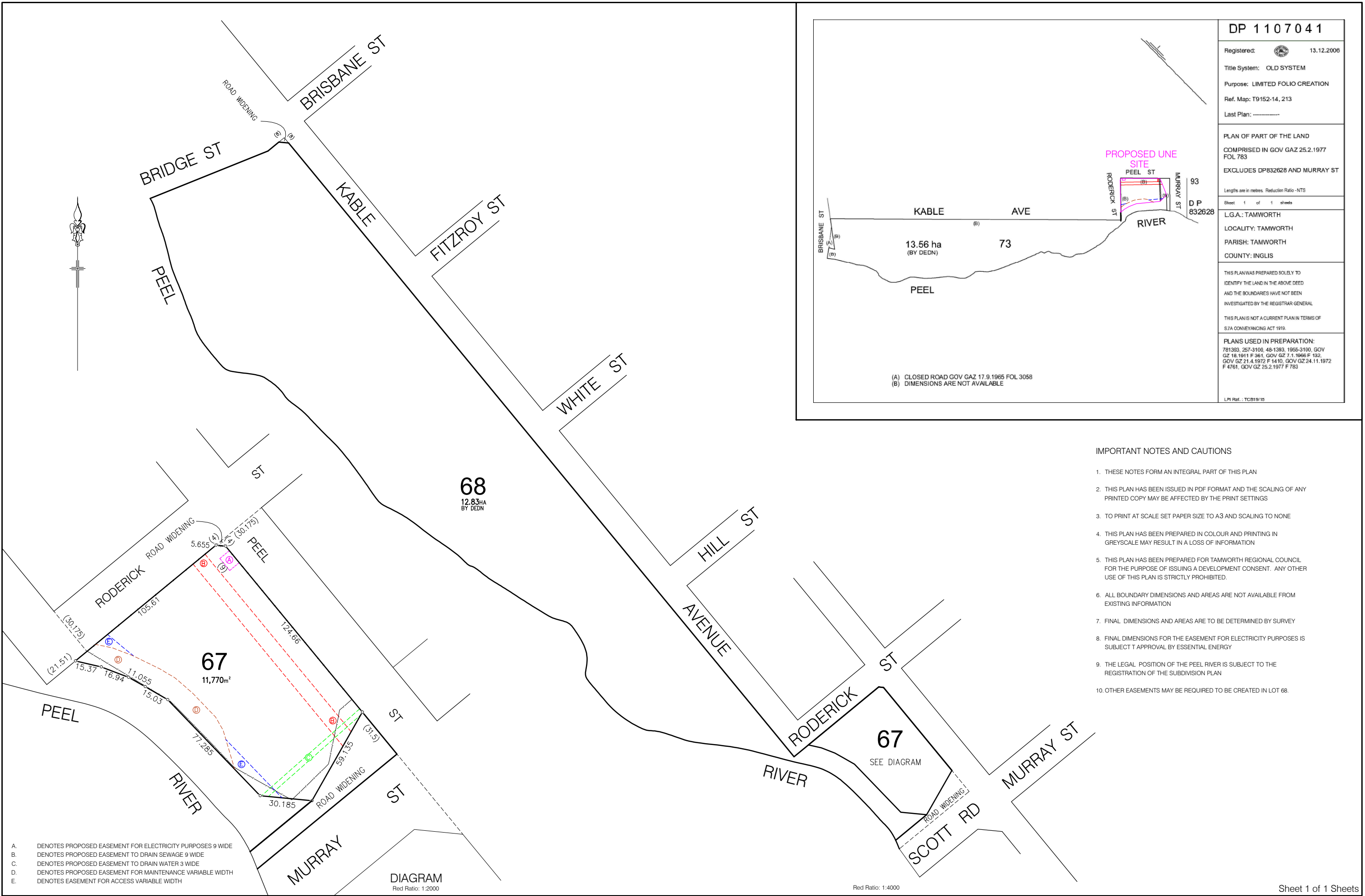
APPENDIX A – Site Plan




DISCLAIMER:

This map should be used as a guide only and should not be relied upon for any purposes. Information provided in this map should be verified if required before being relied upon. Any reliance on this map is done solely at the risk of the user, and the user fully indemnifies TRC in this regard from any loss and damage arising from such use.

APPENDIX B – Plan of Subdivision



DP 1107041		
Registered:		13.12.2006
Title System:	OLD SYSTEM	
Purpose:	LIMITED FOLIO CREATION	
Ref. Map:	T9152-14, 213	
Last Plan:	-----	
PLAN OF PART OF THE LAND COMPRISED IN GOV GAZ 25.2.1977 FOL 783 EXCLUDES DP832628 AND MURRAY ST		
Lengths are in metres. Reduction Ratio - NTS		
Sheet	1	of 1 sheets
L.G.A.: TAMWORTH		
LOCALITY: TAMWORTH		
PARISH: TAMWORTH		
COUNTY: INGLIS		
THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL THIS PLAN IS NOT A CURRENT PLAN IN TERMS OF S7A CONVEYANCING ACT 1919.		
PLANS USED IN PREPARATION: 781383, 257-3100, 48-1393, 1955-3100, GOV GZ 18.1911 F 361, GOV GZ 7.1.1966 F 132, GOV GZ 21.4.1972 F 1410, GOV GZ 24.11.1972 F 4761, GOV GZ 25.2.1977 F 783		
LPI Ref.: TC819/15		

IMPORTANT NOTES AND CAUTIONS

1. THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN
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3. TO PRINT AT SCALE SET PAPER SIZE TO A3 AND SCALING TO NONE
4. THIS PLAN HAS BEEN PREPARED IN COLOUR AND PRINTING IN GREYSKALE MAY RESULT IN A LOSS OF INFORMATION
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6. ALL BOUNDARY DIMENSIONS AND AREAS ARE NOT AVAILABLE FROM EXISTING INFORMATION
7. FINAL DIMENSIONS AND AREAS ARE TO BE DETERMINED BY SURVEY
8. FINAL DIMENSIONS FOR THE EASEMENT FOR ELECTRICITY PURPOSES IS SUBJECT T APPROVAL BY ESSENTIAL ENERGY
9. THE LEGAL POSITION OF THE PEEL RIVER IS SUBJECT TO THE REGISTRATION OF THE SUBDIVISION PLAN
10. OTHER EASEMENTS MAY BE REQUIRED TO BE CREATED IN LOT 68.

B	03-06-2024	ISSUE FOR TRC DA PURPOSES			
A	25-03-2024	INITIAL ISSUE			
Rv	DATE	REVISIONS	REC.	APPR	

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DESIGN: PJB
DRAWN: PJB
CHECKED: PJB
SURVEY: PJB

DATUM: MGA 56-2020
Red Ratio: 1: AS SHOWN
Plot size issued: A3

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Telephone: 02-6766 6499 Facsimile: 02-6766 6599
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SURVEYING - DEVELOPMENT PLANNING & CO-ORDINATION

CLIENT: TAMWORTH REGIONAL COUNCIL		DATE: 3rd June 2024	Rv
PROPOSED SUBDIVISION LOT 73 DP1107041 AND CLOSED ROAD KABLE AVE, RODERICK & PEEL STREETS & SCOTT RD TAMWORTH NSW 2340		DRAWING No.: 0895-240530	B