



STATEMENT OF ENVIRONMENTAL EFFECTS

Application to Modify DA 2019-0260/MOD 2023-0035

Lots 13,14&15 DP233288

7-11 Warwick Road TAMWORTH NSW 2340

Revision: A

Project: C25980 Warwick Road Subdivision

Report No: 197rpt



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2.0 INTRODUCTION

This Statement of Environmental Effects (SoEE) has been prepared by CSO Engineers on behalf of S&W Kootingal Pty Ltd to accompany an application to Modify **DA 0238-2015/ MOD2023-0035**.

To assist Council in the assessment of this Modification, this SoEE describes the proposed changes and provides an assessment of the proposal under the Environmental Planning and Assessment Act 1979 (EP&A 1979) and Tamworth Regional Council's local planning instruments.

The dimensions and areas shown on the plans are approximate only and are subject to development approval and detailed survey & design.

Within this report, references to "the site" mean the land to which this DA relates, and "Council" refers to Tamworth Regional Council.

Site Description

- Property Identification: Lots 13,14 & 15 in DP 233288
- Registered Owner: S & W Kootingal Pty Ltd (Mr Charles Sfeir)
- Property Address: 7-11 Warwick Road Tamworth 2340
- Applicant: CSO Engineers Pty Ltd
- Local Authority: Tamworth Regional Council
- Zoning: R1- General Residential

3.0 PROPOSED MODIFICATION

3.1 Development History

The subject property is located at 7-11 Warwick Road Hillvue and is identified as Lot 13 to 15 in Deposited Plan (DP) 233288.

Development Approval (DA DA019/0260) for a residential subdivision to create 54 lots in three stages was granted on 25th February 2019 and Modification (MOD2020-0102) to reduce the number of lots to 49 was approved on 9th September 2020. A further Modification (MOD2023-0035) to reflect an amended Lot yield in Stage 2 & 3 was approved on 20/2/2023. The currently approved Subdivision Layout Plan for MOD 2023-0035 has been included as Appendix A.

Since determination, the Construction Certificate (CCS 2019-0024) was approved for Stage 1 civil works on 6th September 2019 and the Subdivision Works Certificate for Stage 2 (CCS 2021-0008) was issued on 27th November 2020. The SWC for Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008) were reissued on 05/06/2023. No work has yet commenced onsite.

3.2 Proposed Modification

In accordance with *Section 4.55(1A) of the Environmental Planning and Assessment Act 1979*, it is requested that the development consent MOD2023-0035 be amended to match that shown in the Proposed Plan of Subdivision included as Appendix B (*CSO Engineers C25980 Subdivision Layout Plan Sheet MOD01 Rev A 24/03/2025*).

The proposed modifications include the following:

1. Lot numbers and layout changes.
 - The total number of lots is to be increased from 49 to 56 as per the following Stages:
 - Stage 1 - 18 Lots (Same as current approval)
 - Stage 2 - 23 Lots (Same as current approval)
 - Stage 3 - 15 Lots (Previously 8 Lots)

The number of allotments to be constructed in Stages 1 & 2 (41 lots) are the same that have previously been determined that can be adequately serviced by gravity flow to council's sewer system (i.e. Sewer manhole SMH0091192 located 90 Morilla Street Tamworth). The remaining lots in Stage 3 will be directed to the new sewer main to be constructed on Bylong Road as part of the Arcadia precinct.

There have been no changes to road widths or horizontal and vertical alignments. Similarly, there are no changes to the currently approved drainage strategy.

- Lot sizes have generally decreased to meet current market demands. The excess lots created have been included in Future Stage 3 when gravity sewer is available in Warwick Road.
2. It is requested that the conditions of consent relating to temporary stormwater detention (Conditions 31 to 36) be reviewed in view of the payment required by the Warwick Road/Bylong Road Stormwater Developer Servicing Plan. It is our understanding the Council has acquired the land necessary to construct the associated stormwater infrastructure (Refer Condition 31).
 3. It is requested that the conditions of consent relating to road widening along Warwick Road (Conditions 43 to 46) are reviewed based on changes that have been made by Council's design team. It is our understanding that the currently preferred road formation is different than previously requested.
 4. It is requested that Consent Condition 56 i) concerning the size of the watermain extension in Warwick Road and Garden Street be confirmed.

3.3 Proposed Service Strategy

Servicing arrangements to facilitate the proposed changes have been shown in the Service Strategy Plan included as Appendix C (*Ref: CSO Engineers C25980 Service Strategy Plan Sheet MOD02 Rev A 24/03/2025*).

The alignment of the sewer system is to be relocated as shown in the Proposed Service Strategy Plan included as Appendix C. The proposed changes are consistent with the original DA approval (DA 0238/2015) and subsequent modifications.

All intended works are to be designed and constructed in accordance with Council's *Engineering Standards for Subdivisions & Developments*.

4.0 ASSESSMENT OF ENVIRONMENTAL & PLANNING INSTRUMENTS

This section contains our assessment of the potential environmental impacts of the proposed development in consideration of relevant legislation and local planning instruments:

- *Environmental Planning & Assessment Act (EP&A Act 1979)*
- *Other Acts*
- *State Environmental Planning Policy (SEPPS)*
- *Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)*
- *Tamworth Regional Development Control Plan 2010 (TRDCP 2010)*
 - *Step 2 Subdivision Controls*
 - *Step 3 General Development Specifications*

4.1 Other Acts

It is our interpretation that the proposed modification will not result in any changes to the existing approvals and no further consideration is required to other legislation.

4.2 State Environmental Planning Policies

No State Environmental Planning Policies are considered to be applicable to the proposed modification.

4.3 Tamworth Regional Local Environmental Plan 2010 (TRELPEP 2010)

4.3.1 Zoning

The subject land is zoned *R1 General Residential*

The objectives of this zone under the *Tamworth Regional Local Environment Plan (TRLEP) 2010* are:

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

The proposed modification is considered to meet the objectives of the R1 Zone and is permissible under the provisions stated in TRELPEP 2010.

4.4 Tamworth Regional Development Control Plans 2010

The *Tamworth Development Control Plan 2010* provides the key criteria for specific types of development that occurs in the Tamworth Regional Local Government area. Development controls relevant to the proposal include:

- Step 2: Subdivision Controls
- Step 4: Site Specific Warwick Road Precinct Controls

The relevant subdivision and site-specific environmental controls are addressed in the following sections.

4.4.1 Step 2 Subdivision Development Controls

'Deemed to Satisfy' Controls	Design Requirement	Development Compliance
Plans of Subdivision Strategy	<i>A registered surveyor must prepare a suitable plan showing the proposed subdivision for submission with a Development Application for Strata and Community Title subdivisions.</i>	NA: Development not strata or Community Title.
Service Strategy	<i>All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity) and preliminary engineering designs where an extension to infrastructure is required to demonstrate that it is feasible for the subdivision to be serviced in accordance with the requirements of Council's current version of the Engineering Design Minimum Standards</i>	Control compliant: Refer Service Strategy Plan included as Appendix C. The strategy as shown is consistent with previous approvals and connections.
Water	<i>The Servicing Strategy including preliminary engineering designs shall identify the method of providing water to the proposed lots in accordance with the Council's current version of the Engineering Design Minimum Standards</i>	Control compliant: Refer Service Strategy Plan included as Appendix C. The proposed strategy is consistent with previously approved layout.
Sewer	<i>The servicing strategy including preliminary engineering designs shall identify the method of providing sewer to the proposed lots in accordance with the Council's current version of the Engineering Design Minimum Standards.</i>	Control compliant: Refer Service Strategy Plan included as Appendix C. The proposed strategy is consistent with previously approved layout. There is no increase in the number of lots in Stages 1 & 2 allocated to Councils existing sewer system. Stage 3 will be directed to the new sewer extension in Warwick Road when available.
Stormwater Drainage	<i>The servicing strategy, including preliminary engineering designs shall include consideration of flows up to the 1 in 100-year ARI for existing natural flow, existing developed flow and post developed flow.</i>	Control compliant: Refer Service Strategy Plan included as Appendix C. The proposed strategy is consistent with previously approved layout.
	<i>Locations of major flows are to be defined to a designated overland flow path up to 100-year ARI. Where the path traverses, private property, it shall be dedicated as a drainage reserve UNLESS a natural drainage line (as indicated by a blue line on the topographic map).</i>	Control compliant: There are no proposed changes to major flows as approved in previous approvals.
	<i>Measures to control stormwater flow and water quality are required.</i>	Control compliant: There are no changes proposed to DA approved stormwater strategy.
	<i>Detention basins are not a preferred solution.</i>	Not applicable. Contributions are to be paid to Council detention systems downstream of the development. Refer Section 2.2 Point 2 for requested changes to consent.
	<i>Where drainage is required to the rear of the lot, inter-allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement.</i>	Control compliant: Refer Service Strategy Plan included as Appendix C.

	<i>Lot layout and easements are to be established so that no future development will rely upon pump-out, infiltration systems or any other method other than connection to the gravity piped system.</i>	Control compliant: Refer Service Strategy Plan included as Appendix C.
Telecommunications	<i>Provision of underground telecommunications.</i>	Local services will be extended to provide communication access.
Electricity	<i>The subdivision is to be serviced by underground electricity where the lot size is a minimum of up to and including 2 hectares.</i>	Local services will be extended to provide underground electrical supply.
Lot Size	<i>"Lot Size Map" and Clause 4.1 of Tamworth Regional LEP 2010 prescribe the minimum lot sizes for all new allotments.</i>	Conforming: 600m ² minimum achieved.
	<i>Lots to accommodate building envelope of 10 x 15m.</i>	Design requirement achieved. - All proposed lots can accommodate the minimum building envelope as specified.
	<i>Easements do not encumber more than 10% of the lot.</i>	Design compliant. Refer Subdivision Plan Appendix B.
Battle-Axe Shaped Lots	<i>Minimum area 800 m²</i>	No battle axe lots proposed. Refer Subdivision Plan Appendix B.
	<i>Access handles minimum width 4.5 m</i>	No battle axe lots proposed. Refer Subdivision Plan Appendix B.
	<i>Battle-axe lots to share a common boundary with a public reserve of at least 15metres in length.</i>	No battle axe lots proposed. Refer Subdivision Plan Appendix B.
	<i>No more than two Torrens Title lots to share a battle-axe handle access.</i>	No battle axe lots proposed. Refer Subdivision Plan Appendix B.
Road Network Design	<i>A Traffic Impact Assessment is to include an assessment of the proposed subdivision and its impacts on the adjacent existing road network.</i>	Not applicable. No changes proposed to previously approved road network.
	<i>Road hierarchy shall be defined.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>Road network design should include consideration of vehicular, pedestrian and cyclist safety. This should include the restricted/controlled use of 4-way intersections, the standards for staggered T-intersections, the speed environment created by the road network and the risk to safety created by the design.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>Provision must be made for footpaths to connect to existing footpaths.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with Council's current version of the Engineering Design Minimum Standards.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>Kerb & Gutter is required where minimum lot size of up to and including 2000m².</i>	Not applicable. No changes proposed to previously approved road network.

	<i>The road pavement requirement will be determined on vehicle movements and with consideration to the existing development and character of the locality.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>Where a proposed allotment adjoins both an existing road and a new road within a subdivision, the existing road must be upgraded to the standard nominated by Refer to Council's current version of the Engineering Design Minimum Standards.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>A road within a residential subdivision servicing 15 lots or more must include a constructed pedestrian footpath.</i>	Design compliant. No changes proposed to previously approved road network.
Road Network Design	<i>Subdivision layouts shall make provision for road connection to adjoining undeveloped land.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>Subdivision design shall ensure that individual allotments are within 400 metres walking distance of a collector road.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>Roads to be designed having regard to both the topography of the site and the requirements of stormwater overland flow path.</i>	Design compliant. No changes proposed to previously approved road network.
Staged Subdivision	<i>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).</i>	Design compliant. Staging is compatible with proposed service strategy. Refer Appendix C.
Cul-De-Sac	<i>Design must accommodate stormwater drainage flow paths.</i>	Control compliant: Refer Subdivision Layout Plan Appendix B. No changes proposed to previously approved road network.
	<i>Radius of a cul-de-sac bowl in a residential subdivision shall not be less than 10 metres.</i>	Design compliant. No changes proposed to previously approved road network.
Site levels & retaining walls	<i>Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD).</i>	N/A - No Walls proposed with development.
	<i>Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections.</i>	N/A - No walls proposed with development.
Geology	<i>The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.</i>	Design Compliant: Potential saline soils address with original DA and road design appropriate for reactive local soils. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).
Landscaping	<i>Subdivision involving new road construction must provide a landscape plan and include street tree planting of suitable species and the design shall accommodate the retention of any mature trees and vegetation.</i>	Design compliant: No changes are proposed to approved Landscaping plans. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).

	<i>Dual use drainage reserves must be designed to enhance recreational opportunities and visual amenity without compromising drainage function.</i>	Not applicable.
	<i>Landscaping should aim to contribute to and maintain biodiversity corridors, to increase species diversity, and to reduce the impacts of pollution and climate change.</i>	Design compliant: No changes are proposed to approved SWC Landscaping plans. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).
	<ul style="list-style-type: none"> • <i>Landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas' list.</i> 	Design compliant: No changes are proposed to approved SWC Landscaping plans. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).
	<i>Street tree species shall be in accordance with Council's 'Urban Street Tree Management Plan'.</i>	Design compliant: No changes are proposed to approved SWC Landscaping plans. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).
Environmental Values Locality map	<p><i>Where the subject land is greater than 2 hectares. The development application shall describe and map the existing environmental values of the site (e.g. vegetation, fauna, water) then outline how the subdivision addresses the hierarchy of environmental impact mitigation:</i></p> <ul style="list-style-type: none"> <i>o avoidance;</i> <i>o minimisation/mitigation;</i> <i>o restore; then o offset.</i> 	Not applicable. No changes are proposed to original DA approval.
Biodiversity Protection	<p><i>A development application must be supported by an appropriate level of analysis consistent with Council policy and other legislative requirements (such as the Biodiversity Conservation Act 2016 and Biodiversity Regulation 2017). By avoiding either directly or indirectly impacting threatened species, populations and threatened ecological communities. Considerations must be given to the following:</i></p> <ul style="list-style-type: none"> <i>o Native vegetation and threatened species habitats are to be retained in perpetuity on sites identified with high ecological value that ensures their ongoing viability and sustainability;</i> <i>o Development should contribute to the maintenance of local habitats and connectivity between bushland remnants. To achieve this, corridors should be of a scale commensurate with the habitats they connect;</i> <i>o Bushfire asset protection zones must not be in identified areas of key habitat and corridors and designed in accordance with the Planning for Bushfire Protection 2019;</i> <i>o Development should ensure that off-site impacts into adjoining bushland are minimised, such as weed invasion, increased runoff and stormwater pollutants; o continuous canopy and understorey planting along one boundary; or o retention and revegetation of remnant bushland elements.</i> 	<p>Not applicable. No changes proposed to original DA approval.</p> <p>Flora and Fauna assessments were undertaken for the full site and was assessed under DA 2019/0260. No changes are proposed to the development area as previously assessed and approved. The proposed modification will have no effect on threatened species, populations or ecological communities or their habitats.</p>

Site Access	<i>Public road access is required to all lots.</i>	Design compliant. No changes proposed to previously approved road network.
	<i>A right of carriageway, Crown Road, Forestry Road or Travelling Stock Route (TSR) are not acceptable as the primary access to an allotment and will only be allowed in extenuating circumstances.</i>	NA
	<i>An entry gate must be installed at the time of subdivision to facilitate access to an allotment in Zones RU1, RU4, RU6 and E3.</i>	NA
	<i>No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.</i>	NA
Lot Orientation	<i>Where residential subdivision involves a road running north-south, allotments are to be designed to provide solar access for future development.</i>	Not applicable. The proposed changes are consistent with the previous DA approval.
	<i>Orientation shall minimise potential overshadowing impacts of existing and future buildings</i>	Not applicable. The proposed changes are consistent with the previous DA approval.
Open Space	<i>Open space provision within residential subdivision will be determined compliance with the provisions of the Section 94 Plan or Site-Specific Design Criteria.</i>	Not applicable. Section 94 Contributions to be payable with development.
	<i>Where required, subdivision design must provide open space achieving the following criteria:</i> <ul style="list-style-type: none"> <i>a) Minimum area of 0.5 Ha</i> <i>b) Buffered from Main roads and identified hazards</i> <i>c) Safely accessible by pedestrian and cycleway links</i> <i>d) To maximise connectivity between open space</i> <i>e) Walkable access to highest number of the population</i> <i>f) High passive surveillance opportunities</i> <i>g) Minimum slope, and</i> <i>h) Provide complimentary uses of open space (drainage, conservation, cycle ways etc.) that ensures ongoing usability.</i> 	Not applicable
Construction Waste Management	<i>All DAs for construction of a subdivision development must be accompanied by a Resource and Waste Management Plan (RWMP).</i>	Not applicable. The proposed changes are consistent with the previous DA approval.
	<i>The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.</i>	Not applicable. The proposed changes are consistent with the previous DA approval.
Garbage Collection	<i>Road design must accommodate the legal movement of garbage collection vehicles.</i>	Design requirement achieved – Refer proposed Plan of Subdivision Appendix B. No changes proposed to previously approved road network.
	<i>Allotments are to allow for placement and servicing of garbage receptacles for collection within the alignment of that lot.</i>	Design requirement achieved – Refer proposed Plan of Subdivision Appendix B. No changes proposed to previously approved road network.

	<i>Temporary turning facilities shall be provided to facilitate garbage collection services.</i>	Control Noted No changes proposed to previously approved road network.
Community Title Subdivision	<i>NA to Modification.</i>	NA
Contamination	<i>All subdivision development applications are to include consideration of potential land contamination.</i>	A Preliminary Site Contamination Assessment including Soil salinity was undertaken for the full site and was assessed under DA 2019/0260. No changes are proposed in the modification which will trigger further assessment and there have been no activities since the previous approval that may be construed as having the potential to cause land contamination.
Road Widths	<i>Road widths are specified in the Tamworth Regional Council's current version of the Engineering Design Minimum Standards.</i>	Design Compliant. No changes proposed to previously approved road network.
Bylong Road	<i>Subdivision plans are to provide adequate space for future road upgrade works including:</i> <i>o Approximately 5-8 metre widening of sections of Warwick Road and Bylong Road.</i> <i>o Intersection upgrades along Warwick Road.</i> <i>o Intersection upgrades along Bylong Road.</i>	NA Proposed development is outside of the widening & intersection areas shown in Figure 7 of Councils DCP.
	<i>All lots within the Arcadia and Bylong Road Precinct are to be serviced by reticulated water in accordance with the Development Servicing Plan.</i>	Development Compliant: Refer Service Strategy Plan included as Appendix C
	<i>All lots within the Arcadia and Bylong Road Precinct are to be serviced by connection to reticulated sewer in accordance with the Development Servicing Plan.</i>	Development Compliant: Refer Service Strategy Plan included as Appendix C
	<i>Subdivision plans need to provide infrastructure that makes provision for future downstream development in accordance with the adopted Stormwater Management Strategy.</i>	Development Compliant: Refer Service Strategy Plan included as Appendix C
Environmental Effects	<i>The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to:</i> <i>a) Traffic</i> <i>b) Flood liability</i> <i>c) Slope</i> <i>d) Construction impacts</i> <i>e) Solid and Liquid Waste</i> <i>f) Air quality (odour and pollution)</i> <i>g) Noise emissions</i> <i>h) Water quality</i> <i>i) Sustainability</i>	a) Traffic – Not applicable to proposed Modification. b) Flood Liability – The site of the modification is not flood prone. c) Slope – The site grades gently to the north. The site is not considered to be subject to slip or subsidence. d) Construction Impacts – The construction of the proposed subdivision development will be undertaken by a qualified civil construction company with a demonstrated commitment to quality, safety and environmental work practices. e) Solid and Liquid Waste – As required any solid waste from construction activities will be disposed to Council Waste Management Facilities by site civil contractor.

Environmental Effects		<p>f) Air Quality (odour and pollution) – If required, earthworks during initial construction will generate dust which will be monitored on site and suppressed using water carts as necessary. It is not anticipated that pollution will be issue once initial earthworks are completed.</p> <p>g) Noise Emissions - The standard construction hours proposed and the surrounding locality are such that the proposed development does not pose any significant impacts in terms of acoustic amenity upon neighbouring properties. All construction activities will be in accordance with the working hours prescribed by Council.</p> <p>h) Water Quality – To be managed in accordance with the sediment and erosion control measures detail below.</p> <p>i) Sustainability – It is intended that the proposed subdivision design will implement measures such as (but not limited to):</p> <ul style="list-style-type: none"> ○ Provide a lot layout to maximise solar access to dwellings. ○ Cater for the safe and efficient passage of stormwater through the site, ○ Provide for efficient vehicle access to residential allotments.
Soil & Erosion Control	<i>Runoff shall be managed to prevent any land degradation including offsite sedimentation.</i>	Development Compliant: No changes are proposed to current DA and SWC approvals for Stage 1 & 2. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).
	<i>Reference shall be made to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 (available from Landcom), commonly referred to as "The Blue Book"</i>	Development Compliant: No changes are proposed to current DA and SWC approvals for Stage 1 & 2. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).
	<i>Cut and fill will be minimised, and the site stabilised during and after construction.</i>	Development Compliant: No changes are proposed to current DA and SWC approvals for Stage 1 & 2. Refer approved SWC - Stage 1 (CCS2019-0024) and Stage 2 (CCS2021-0008).
Noise	<i>Where relevant, applications are to contain information about likely noise generation and the method of mitigation.</i>	Development Compliant: No changes are proposed to current DA and SWC approvals for Stage 1 & 2.
Aboriginal & Cultural Heritage	<i>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 these).</i>	Not applicable. No changes are proposed to original DA approval.

4.4.2 Step 4 Site Specific Warwick Road Precinct

'Deemed to Satisfy' Controls	Design Requirement	Development Compliance
Open Space	<i>Any subdivision development will require Open Space arrangements in accordance with the applicable Section 94 Contributions Plan.</i>	Not applicable. Section 94 Contributions to be payable with development. Proposed changes are consistent with previous DA approvals.
Drainage	<i>Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.</i>	Not applicable. Contributions to be payable with development for the upgrade of downstream stormwater infrastructure in accord with the Warwick Road Bylong Road Stormwater Developer Servicing Plan.
Road Design Network	<i>Access to the area is to be provided in accordance with the Warwick Road Precinct DCP map</i>	Development compliant. No changes proposed to previously approved road network. Refer Proposed Subdivision layout Plan Appendix B.
	<i>Road connections, pedestrian footpaths and bicycle paths are to be generally provided in accordance with the Warwick Road Precinct DCP map and the applicable Section 94 Contributions Plan.</i>	Development compliant. No changes proposed to previously approved road network. Refer Proposed Subdivision layout Plan Appendix B.
	<i>All future road reserves are to be a minimum of 20 metres.</i>	Development compliant. No changes proposed to previously approved road network. Refer Proposed Subdivision layout Plan Appendix B.
	<i>Subdivision plans are to provide adequate space for future road upgrade works including:</i> <i>o approximately 7 metre widening of sections of Warwick Road.</i> <i>o intersection upgrades along Warwick Road.</i> <i>o intersection upgrades along Bylong Road.</i>	NA Proposed development is outside of the widening & intersection areas shown in Figure 7 of Council's DCP.
Salinity	<i>Saline soils can decrease the life span of some bricks and concrete structures and requires salinity management strategies. Salinity issues are known to the area and relevant details are to be provided with any development proposal, addressing the issue.</i>	A Preliminary Site Contamination Assessment including Soil salinity was undertaken for the full site and was assessed under DA 2019/0260. No changes are proposed in the modification which will trigger further assessment and there have been no activities since the previous approval that may be construed as having the potential to cause land contamination.
Landscaping	<i>Given that that there is known to be saline soils in the area, it is recommended that appropriate species is selected.</i>	Noted.

5.0 RECOMMENDATION

Development consent is sought to modify **DA 2019/0263/MOD 2023-0035** at 7-11 Warwick Road South Tamworth. The proposed changes are in response to current market demand and are generally consistent with previous approvals.

The proposed modification is consistent with land zoning and surrounding development in the Warrick Road precinct.

Based on determination of DA (2019/0263) and previous modifications (MOD 2023-0035) on the same, and the assessment of potential environmental impacts in the above report, we do not believe there are any issues in terms of site suitability, and that the proposal continues to satisfy the statutory planning controls which apply to the site.

If any additional information is required to assist with the assessment of this Development Application, please do not hesitate to contact our Tamworth office at your earliest convenience.

Appendix A – Currently Approved Plan of Subdivision

*(Mod 2023 -0035 CSO Engineers C18262 Subdivision Layout Plan Sheet A001 Rev A
30/09/2022)*

Appendix B – Proposed Plan of Subdivision

(CSO Engineers C25980 Subdivision Layout Plan Sheet MOD01 Rev A 24/03/2025)

Appendix C – Proposed Service Strategy Plan

(CSO Engineers C25980 Service Strategy Plan Sheet MOD02 Rev A 24/03/2025)