



Bath Stewart Associates

Surveying | Engineering | Planning

MARCH 12, 2026

STATEMENT OF ENVIRONMENTAL EFFECTS

SUBDIVISION

Lot 8 in DP717904

81 Onslow Thompson Road

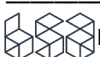
Calala, NSW, 2340



Plan Prepared by



Bath Stewart Associates Pty Ltd



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STATEMENT OF ENVIRONMENTAL EFFECTS (SoEE)

SoEE Prepared by:

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in respect of Development Application (DA):

Proprietors Name:



Proprietors Address: c/- PO Box 403
Tamworth NSW 2340

Land in respect of which

The DA is made Lot 8 in DP717904
81 Onslow Thompson Road, Calala,
NSW, 2340
LGA: Tamworth Regional Council

Development Description: **Subdivision**

We hereby certify that we have prepared the contents of this statement and to the best of our knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Name: John Herdegen

Date: 12th March 2026



1.0 GENERAL OVERVIEW

1.1 Background

This Statement of Environmental Effects (SoEE) accompanies a development application to Tamworth Regional Council for the subdivision of the subject lands to create four additional lots under the provisions of Clause 4.1 of the Tamworth Regional Local Environmental Plan 2010.

This statement describes the existing site and specific characteristics of the proposed development. The statement also addresses the potential impacts of the proposal and where deleterious impacts are identified, measures to mitigate their impact are presented.

The following documents have been relied upon in preparing this SoEE:

- Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010).
- Tamworth Regional Development Control Plan 2010 (TRDCP 2010); and
- Development Concept Plans prepared by Bath Stewart Associates (DA Rev 02)

It is our opinion that the subdivision of the subject lands represents a suitable and appropriate land use in the locality.

1.2 Site Details

The subject land is identified as Lot 8 in DP717904, known as 81 Onslow Thompson Road, Warral, NSW, 2340 in the Parish of Calala, County of Parry. The land parcel is legally held under limited title, and the relevant title diagram indicates that subject lands comprise an area of approximately 67 hectares.

The site is located approximately 12 kilometres to the South of City of Tamworth, with the commute being via The New England Highway, Whitehouse Lane & Onslow Thompson Road, with current accessways providing links to Onslow Thompson Road.

The allotment has been well improved for farming practices and comprises of a homestead together with appurtenant shedding commonly associated with small scale agricultural production pursuits. A rise running north south through the centre of the property provides that the land generally falls west and east from the central rise.

Mapping of *Flood Affected Land* issued by Tamworth Regional Council indicates that the lot is partially flood affected.



The *Bush Fire Prone Land Map* issued by Tamworth Regional Council indicates that the lands are bush fire prone, notwithstanding that they are almost void of significant mature vegetation. Please refer to Appendix F for the Bushfire Self-Assessment for the existing dwelling.

Referral to the TRLEP 2010, indicates that the land is currently zoned RU4-Primary Production Small Lots with a “minimum lot size” designated as 9.9 hectares.

The image below provides an aerial satellite image as a background to assist in the current development of the surrounding area.



Figure 1 – Aerial Imagery

1.3 The Proponent

Bath Stewart Associates has been engaged by the future registered proprietor of the subject land, Barry Parton, to prepare this SoEE in support of a development application seeking approval for the subdivision of the subject land to create 4 additional allotments utilising the provisions of *Clause 4.1* of the TRLEP 2010.

As requested in the ‘Consent of Owner Form’, and endorsed by the current landowner, all correspondence is to be sent c/- PO Box 403, Tamworth NSW 2340.



2.0 THE PROPOSAL

2.1 Proposed Development

The key objectives of this development are outlined below:

- To subdivide residential zoned lands for the purpose of creating rural residential lots capable and suitable for residential dwellings;
- To increase the supply of dwelling houses in an area considered suitable for this purpose; and
- To realise the development potential of the subject land for purposes suited to its size and locality.

Our client proposes to subdivide the subject land to create a rural small-lot development comprising five (5) allotments, resulting in an average lot size of approximately 10 hectares, as illustrated in the subdivision concept plan(s) provided in Appendix B.

The characteristics of the proposed allotments are as follows:

Proposed Lot	Area	Access	Comments
Lot 1	9.9 ha	Onslow Thompson Road	• Benefitted by existing dwelling and shedding. • Existing access, electrical and telecommunication infrastructure.
Lot 21	9.9 ha	Onslow Thompson Road	• Existing access and electrical infrastructure • Provisions for telecommunications infrastructure required.
Lot 31	11.52 ha	Onslow Thompson Road	• Benefitted by existing farm shedding and two dams. • Existing access and electrical infrastructure • Provisions for and telecommunications required.
Lot 32	15.26 ha	Roche Close	• Provisions for access, electricity and telecommunications required.
Lot 33	19.81 ha	Roche Close	• Provisions for access, electricity and telecommunications required.

Table 1 - Proposed Lots



2.2 Existing Development

The subject lands are currently utilised for small scale commercial farming and grazing purposes with the property being currently managed with improved pasture and cultivation practices. The existing allotments are described below.

Lot 8 in DP717904 characteristics:

- Benefited by a dwelling located in the central north area of the site.
- Existing accesses off Onslow Thompson Road, to the existing dwelling.
- Access to Goonoo Goonoo Creek on the Western Boundary.

2.3 Context and Setting

The subject land is located within an area experiencing a long history of farming, grazing and cultivation practices. The surrounding area is characterised by small to medium sized operations with lot sizes ranging from 5-10 hectares and upwards to that of the parent allotment. The predominant use in the area is farming for hobby with some undertaking commercial benefit; however, the smaller hobby farming allotments are most common.

The lands surrounding the lot currently enjoys a Minimum Lot Size of 9.9 hectares, as designated in the Tamworth Regional Council Local Environmental Plan.

2.4 Development Staging

The development is proposed to be completed in three stages, as outlined below:

Proposed Stage	Lots	Required Works
Stage 1	1, 2	No works required – Access, Electricity and Telecommunication currently servicing the existing dwelling
Stage 2	21, 22	Telecommunications provisions required for Lot 21.
Stage 3	31,32,33	Allotments require Access, Electricity and Telecommunications provisions.

Whilst the intention is to complete the development as described above, we would like to retain the right to complete the development as conditions allow, providing that the continuity of services is not adversely affected.



2.5 Infrastructure & Servicing

All proposed servicing works are outlined in the Servicing Strategy located in Appendix B.

2.5.1 Electricity

The electrical network is located within the subject lands, as well as within the Onslow Thompson road reserve. The extension of the electricity network does not appear to be a problem and will be facilitated by further electrical design and approvals through the construction phase.

Services searches may be viewed in Appendix C.

2.5.2 Telecommunications

The telecommunication network is located within the subject lands, as well as within the Onslow Thompson road reserve. The extension of the telecommunication network does not appear to be a problem and will be facilitated by further electrical design and approvals through the construction phase.

Services searches may be viewed in Appendix C.

2.5.3 Access

The subject land enjoys significant frontage to both Onslow Thompson Road and Roche Close. These roads, along with the proposed allotments, are well connected to both the local and regional road networks via Whitehouse Lane and the New England Highway. The proposed subdivision offers multiple route options for access to nearby population centres.

Onslow Thomson Road and Roche Close are both unsealed two-lane gravel roads in good condition. It is anticipated that the additional traffic generated by the four new allotments will remain within the carrying capacity of these roads and will not result in any significant or adverse impacts on the surrounding area. Whitehouse Lane is currently a sealed bitumen two-lane formation that will provide connection to the New England Highway. The proposed additional access points to Onslow Thomson Road and Roche Close are not expected to result in negative impacts that would warrant upgrades to the existing infrastructure. Potential dust concerns are minimal, as future landowners will be aware of the development and its associated conditions at the time of purchase.



Figure 2 - Lot 2 - Access North



Figure 3 - Lot 2 - Access East



Figure 4 - Lot 1 - Access South



Figure 5 - Lot 2 - Access North



Figure 6 - Lot 2 - Access West



Figure 7 - Lot 2 – Access South

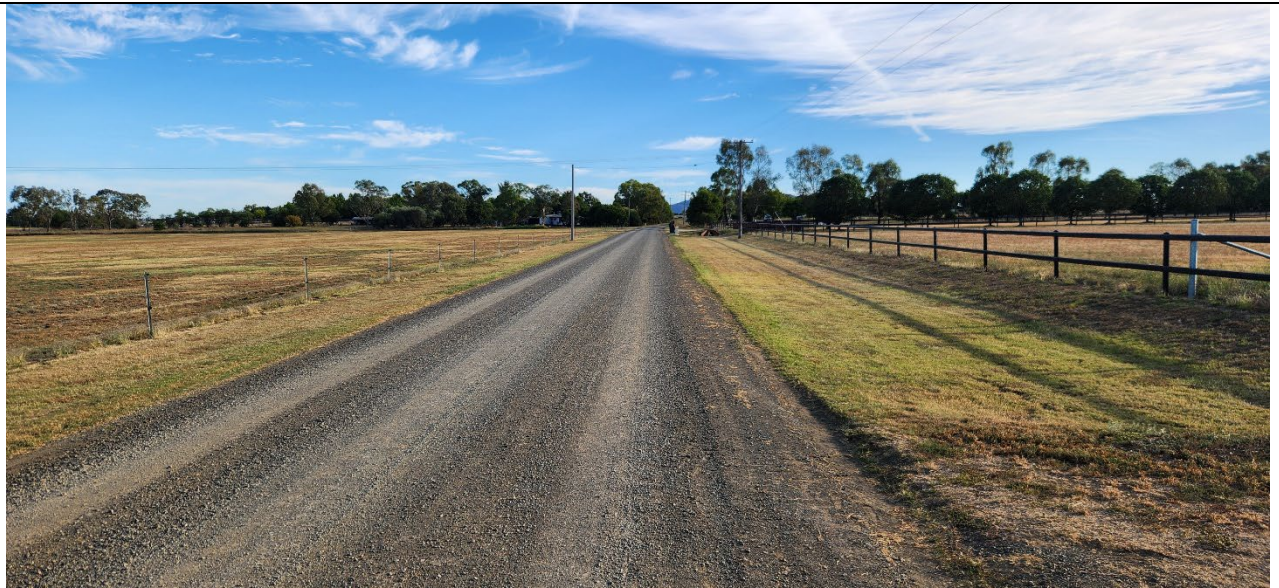


Figure 8 - Lot 3 - Access North



Figure 9 - Lot 3 - Access East



Figure 10 - Lot 3 - Access South



Figure 11 - Lot 4 - Access West



Figure 12 - Lot 4 - Access North



Figure 13 - Lot 4 - Access East



Figure 14 - Lot 5 - Access West



Figure 15 - Lot 5 - Access North



Figure 16 - Lot 5 - Access East

2.5.4 Sewerage

The subject land is located outside Tamworth Regional Council's reticulated sewerage network and will therefore rely on site-specific sewerage arrangements designed to meet the needs of future development on each proposed allotment.

The existing sewerage systems servicing the dwelling on proposed Lot 1 has no known or documented complaints and as such may be deemed to be adequate for their current effluent requirements. Consequently, no upgrades or additional works are proposed for this existing infrastructure.

Sewerage arrangements for any future dwellings will be assessed and approved at the time of their construction and are considered outside the scope of this proposal.

2.5.5 Water

The subject land is located outside Tamworth Regional Council's reticulated water network and will therefore rely on site-specific water arrangements designed to meet the needs of future development on each proposed allotment.

The existing water provisions servicing the dwelling on proposed Lot 1 has no known or documented complaints and as such may be deemed to be adequate for their current water requirements. Consequently, no upgrades or additional works are proposed for this existing infrastructure.



Water arrangements for any future dwellings will be assessed and approved at the time of their construction and are considered outside the scope of this proposal.

2.5.6 Stormwater

The existing stormwater provisions servicing the dwelling on proposed Lot 1 has no known or documented issues and are therefore considered adequate for current requirements. As such, no upgrades or additional works are proposed for this existing infrastructure.

Stormwater management for any future dwellings will be assessed and approved at the time of construction and is considered outside the scope of this proposal. Given the substantial size of the proposed allotments, it is anticipated that onsite stormwater solutions will be sufficient to accommodate future development.

The site is situated between Goonoo Goonoo Creek which will receive runoff to the West and Goonang Creek which will receive runoff to the East. Stormwater collected by these natural drainage features will dispel excess stormwater from the subject lands with no modifications proposed in these areas.

Ultimately, overland flows from the development site will discharge into Goonoo Goonoo Creek and Goonang Creek, which forms part of the natural stormwater system in the locality. Given the proximity of the site to the creek and the absence of downstream stormwater infrastructure, it is considered that detention of these overland flows would represent an unnecessary and unreasonable impost on the development.



3.0 PLANNING CONSIDERATIONS

3.1 Commonwealth Legislation

3.1.1 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), administered by the Commonwealth Department of the Environment, provides a legislative framework to protect and manage flora, fauna, ecological communities, and heritage places of national environmental significance. Under Part 9 of the EPBC Act, any action that “has, will have, or is likely to have a significant impact on a matter of national environmental significance” must not proceed without prior approval from the Commonwealth Minister.

A Protected Matters Report under the EPBC Act was not performed in relation to the subject site due to the site being heavily cleared and devoid of any significant native flora or fauna. Moreover, the proposed development is considered to have no impact on migratory fauna.

There are no known heritage-listed features or items of cultural significance associated with the subject site.

3.2 NSW State Legislation

3.2.1 Environmental Planning and Assessment Act 1979 (EPAA)

The EPAA is the principal piece of legislation overseeing the assessment and determination of development proposals in NSW. It aims to encourage the proper management, development and conservation of resources, the protection of the environment, and ecologically sustainable development.

3.2.2 The Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act* 2016 (BC Act) is administered by the NSW State Government Office of Environment and Heritage. The BC Act provides a legal framework to protect and manage biodiversity at a regional and State scale. Part 7 of the BC Act allows for the identification of development that “may be likely to significantly affect threatened species” through the instigation of a three-part test outlined below:

- It is likely to significantly affect threatened species or ecological communities, or their habitats:
 - in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,
 - in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity—
 - is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or



- is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,
- whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly)
- whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

The majority of the proposed boundaries are to be landed on existing fencelines, with the remainder falling upon highly disturbed, often cultivated land, apart from a short section of fenceline proposed to cross Goonang Creek. It is unlikely that the proposed development will have any adverse affects on any local flora and fauna.

- the development exceeds the biodiversity offsets scheme threshold

Review of the SEED Mapping indicates that the whole of the land, other than the western boundary with Goonoo Goonoo Creek is identified as PCT:0, indicating that the land is predominantly made up of non-native or degraded land. In this case the land has been consistently farmed for lucerne and improved pastures for the grazing of livestock.

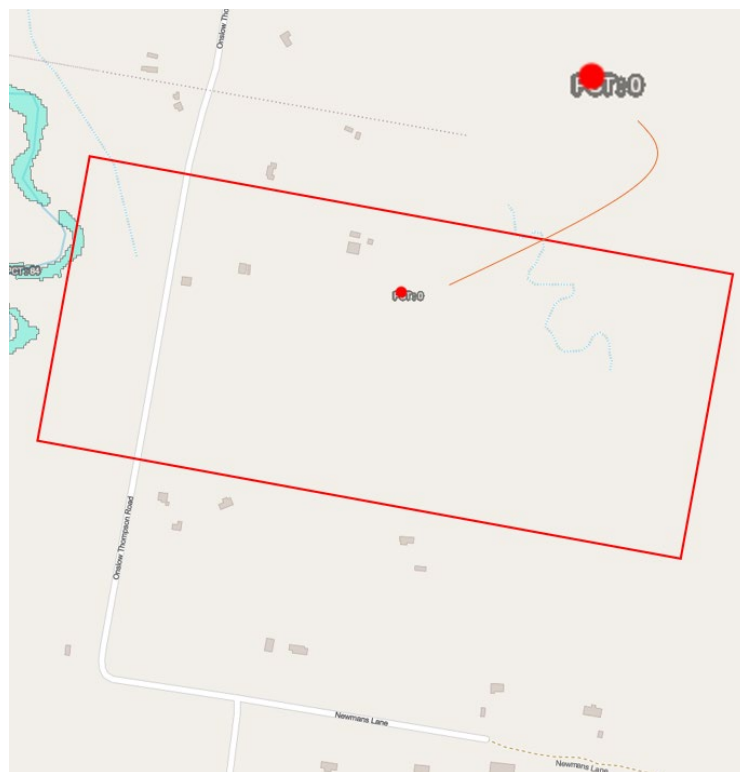


Figure 17 - SEED Portal Plant Community Type Mapping

As the proposal does not necessitate clearing of natural habitat the development does not exceed the clearing threshold and therefore does not trigger the Biodiversity Conservation Act.

- it is carried out in a declared area of outstanding biodiversity value.

The development is not proposed to be undertaken within an area of outstanding biodiversity value.



As outlined above, the proposed development is not believed to place any additional pressure upon the local flora and fauna and does not fall into the category of developments that “may be likely to significantly affect threatened species”

3.2.3 State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) are legal *Environmental Planning Instruments* (EPIs) prepared by the Minister to address issues significant to the State and people of NSW. The proposed development is considered to be consistent with the aims or objectives of any SEPP. We refer to the following *State Environmental Planning Policies* that may be applicable to the subject lands.

NUMBER	PLANNING POLICY	RELEVANCE
	Biodiversity and Conservation 2021	See Commentary
	Exempt & Complying Development Codes 2008	Not relevant
	Housing 2021	Not relevant
	Industry and Employment 2021	Not Relevant
	Planning Systems 2021	Not relevant
	Primary Production 2021	See Commentary
	Resilience and Hazards 2021	See Commentary
	Resources and Energy 2021	Not relevant
	Sustainable Buildings 2022	Not relevant
	Transport and Infrastructure 2021	Not relevant
No. 65	Design & Quality Residential Flat Development	Not relevant

Table 2 - SEPP Table



3.2.4 SEPP Commentary

3.2.5 SEPP – Biodiversity and Conservation 2021

The SEPP *Biodiversity and Hazards 2021* contains thirteen arms, however only those listed below are deemed relevant to this application:

3.2.6 SEPP – Chapter 3 – Koala Habitat Protection 2020

The SEPP Biodiversity Conservation 2021 contains 13 chapters. Below we have addressed the chapters and how the SEPP applies to the development.

- Chapter 2- Vegetation in non-rural area – There is no tree removal proposed as part of this development.
- Chapter 3 – Koala Habitat Protection 2020- only applies to RU1, RU2 and RU3 zoning.
- Chapter 4 – Koala Habitat Protection 2021

The subject site is zoned RU4 and therefore falls under the requirements of State Environmental Planning Policy (Biodiversity Conservation) 2021 – Chapter 4.

There is no approved Koala Plan of Management on this site and therefore clause 4.9 of the SEPP applies to this development.

The SEPP defines core Koala habitat as:

care koala habitat means-

- (a) *An area of land which has been assessed by a suitably qualified and experience person as being highly suitable koala habitat and where koalas are recorded as being present at the time of assessment of the land as highly suitable koala habitat, or*
- (b) *An area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas have been recorded as being present in the previous 18 years.*

Tamworth Regional falls into the Northern Tablelands Koala Management Area under the SEPP. Schedule three of the SEPP outlines Koala use tree species for this management area.

This site is utilised as a conventional farming enterprise and is generally devoid of mature native trees.

A desktop review of the NSW Bionet database for public listings of Koala sightings in the area. The Bionet Data indicates that any sightings of Koala or Koala sign is well removed from the site of the subject development, as illustrated in the image below.

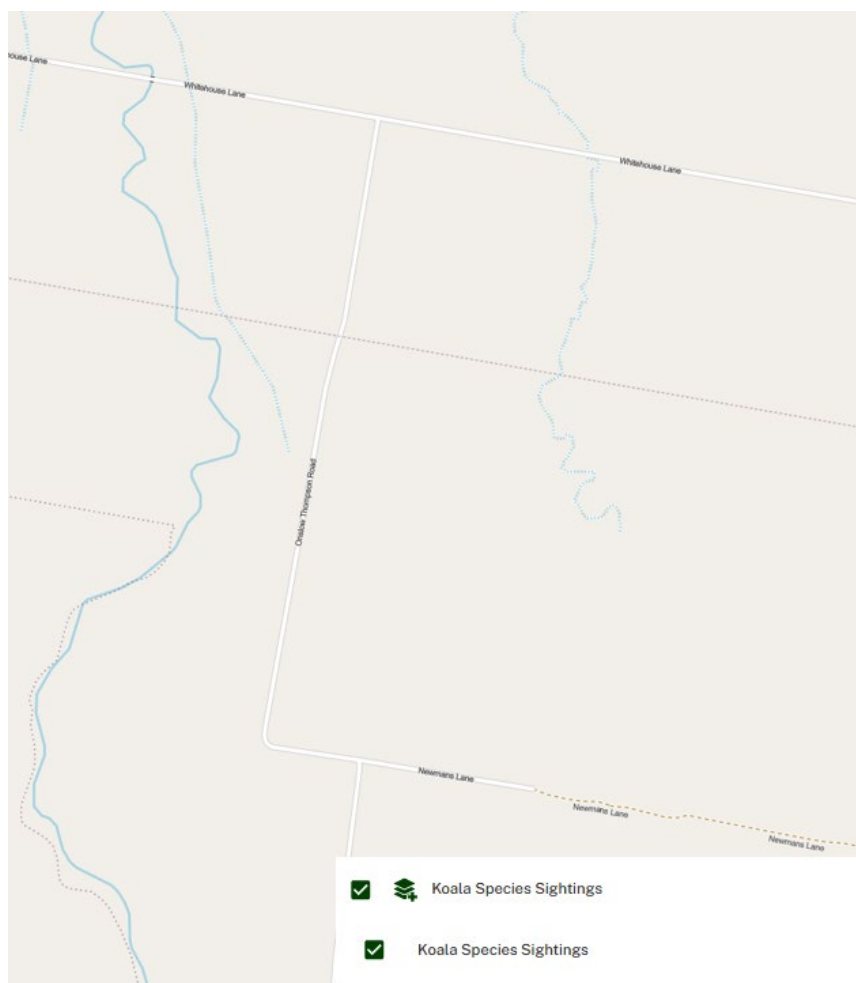


Figure 15: SEED Mapping - Bionet Results

Based on the findings outlined above we do not believe the subject site is classified as core koala habitat. The proposed development does not involve the removal of any trees and therefore, will have a negligible impact on habitat values at the site.

Clause 4.9 (3) of the policy states that if Council are satisfied that the development is likely to have a low or no impact on koalas or koala habitat, the council may grant consent to development application.



3.2.7 SEPP – Primary Production 2021

The SEPP *Primary Production 2021* contains two arms, however only those deemed relevant are discussed below:

3.2.8 SEPP – Chapter 2 - Primary Production and Rural Development

The aims of this Chapter are, inter alia, to facilitate the orderly economic use and development of lands for primary production, to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources, and to encourage sustainable agriculture.

On the bases that the subject site is not identified as state significant land, and the development is in line with the current zoning of the subject lands no further review is necessary.

3.2.9 SEPP – Resilience and Hazards 2021

The SEPP *Resilience and Hazards 2021* contains three arms, however only those deemed relevant are discussed below:

3.2.10 SEPP – Chapter 4 – Remediation of Land

The object of this Chapter is to provide for a State-wide planning approach to the remediation of contaminated land, with particular aims to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment and applied to the whole state of New South Wales.

It is noted that subject land has experienced long term agricultural use for broad acre cropping with some associated grazing of livestock. It is further noted that all surrounding land use is, & has been for many years, utilised for the same purpose. An inspection of the site was completed and there were no apparent or obvious sources of contamination present in its current form.

A Preliminary Site Inspection, located in Appendix D, identified no areas of concern on the site. Based on the report provided the proposed development is considered to be suitable for the subject site.



3.3 Land Use Zoning – Local Environmental Plan(s)

The subject lot is zoned RU4-Primary Production in accordance with the provisions of the Tamworth Regional Local Environmental Plan 2010.

The objectives of the RU4-Primary Production zone are as follows:

OBJECTIVES OF THE ZONE	COMMENTS
To enable sustainable primary industry and other compatible land uses.	The proposal includes the subdivision of primary production lands down towards the minimum lot size of 9.9 hectares. Whilst this is not considered to be adequate for most farming pursuits, it would be sufficient to support a variety of activities within the equine industry, as well as general small scale hobby type farms. This control is deemed to be met by the proposal.
To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.	The proposal allows for an increase in the small allotments that will be made available to the sale pool for small hobby farm sized parcels within a reasonable vicinity of Tamworth's Equine Centre. This control is deemed to be met by this proposal.
To minimise conflict between land uses within this zone and land uses within adjoining zones.	The surrounding lands are made up of a mixture of small to medium farming enterprises. The proposed allotment configuration and sizing is in keeping with the current fabric of the area and will not create any obvious conflict with the surrounding development. This control is deemed to be met by this proposal.

Table 3 - Zoning Objectives

3.4 Permissibility

The subject lands are zoned RU4-Primary Production.

Clause 4.1 of the TRLEP 2010 describes the development standard applicable to subdivision particularly with regard to the minimum lot size (MLS) for subdivision. The MLS applicable to the site is 9.9 hectares.



Perusal of the accompanying subdivision concept plan, located in Appendix B, will confirm that the proposed allotments readily comply with the MLS imposed by the said *Clause 4.1*.

We consider that the proposed development satisfies the provisions of the TRLEP 2010 and stands compatible with the stated objectives of the RU4-Primary Production zoning of the locality.

3.5 Tamworth Regional Council Miscellaneous Provisions – Clause 5.16

Clause 5.16 of the Tamworth Regional Local Environmental Plan requires the consent authority to consider potential land use conflicts with the surrounding locality.

The majority of land within the subject proposal's locality is currently used for small to medium scale farming enterprises. While some larger agricultural operations remain in the area, they are interspersed with numerous small rural residential holdings. The land located along Whitehouse Lane has long been subdivided for rural small-holding subdivisions, with a minimum lot size of 9.9 hectares. These smaller allotments have progressively expanded eastward from the New England Highway and have since surrounded the subject lands with 9.9 hectare developments. As such, the proposed development is consistent with the existing and emerging character of the locality.



3.6 Tamworth Regional Council Development Control Plan

The Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) is applicable to the subject land.

An assessment against the relevant subdivision controls found in the said DCP is provided below. Importantly it is considered that the proposed development **readily complies with the relevant parts of the DCP guideline**, as per the following comparison: -

Subdivision Controls	Comments
Plans of Subdivision	Not Relevant
Servicing Strategy	Whilst not particularly relevant to this application, the location of the proposed accessways may be viewed in the DA Sketch located in Appendix B.
Sewer	Connection to Reticulated sewer is not able to be made, nor is it required by any planning instrument.
Water	Connection to Reticulated sewer is not able to be made, nor is it required by any planning instrument.
Stormwater	A Stormwater solution is not required as the allotments are of adequate size for appropriate measures to be made for the future infrastructure as required.
Telecommunications	Connections are available to each proposed allotment. Please Refer to Section 2
Electricity	Connections are available to each proposed allotment. Please Refer to Section 2
Lot Size	The proposed lots satisfy the provisions of the TRLEP.
Battle-axe shaped lots	Not Relevant
Road Network Design	Not Relevant
Staged Subdivision	The proposed staging is outlined in Section 2.4.



Future Development	Not Relevant
Cul-de-sac	Not Relevant
Site Levels and Retaining Walls	Not Relevant
Geology	Please refer to Section 4.2.4 for further commentary.
Landscaping Plan	Not Relevant
Environmental Values Locality Map	The subject land is denoted as PCT:0 by the relevant Seed Portal Mapping. Further discussion may be found in Section 3.2.6.
Biodiversity Protection	The subject land is denoted as PCT:0 by the relevant Seed Portal Mapping. Further discussion may be found in Section 3.2.6.
Site Access	Refer to Section 2.
Lot Orientation	Not Relevant
Open Space	Not Relevant
Lot Orientation	Not Relevant
Open Space	Not Relevant
Construction Waste Management	Construction Waste Management is considered negligible as there is no demolition proposed development. The waste management of the construction phase will be adequately dealt with by the contractor completing the works. Given the nature of the construction it is unlikely to generate any significant amounts of waste
Garbage Collection	Not Relevant



Community Subdivision	Title	Not Relevant
Contamination		A Preliminary Site Inspection is located in Appendix D for perusal. The report indicates that the subject lands are considered suitable for the proposed development.
Road Widths		Not Relevant
Bylong Road		Not Relevant
Environmental Effects		The environmental effects have been suitable discussed throughout this report.
Soil and Erosion Control		The only works proposed are small scale accessways. The relevant Soil and Erosion Control will be approved by TRC and completed by the contractors at that point in time.
Noise		Not relevant.
Aboriginal Cultural Heritage		A preliminary investigation has been undertaken and has not identified any known items of cultural or historical significance within the vicinity of the proposed development. Should any items of potential interest be discovered during the construction phase, all works will cease in the affected area and appropriate protocols, including notification of the relevant authorities, will be strictly followed in accordance with legislative requirements. An AHIMS report may be viewed in Appendix A.

Table 4 - TRDCP 2010 - Subdivision Controls



4.0 ENVIRONMENTAL CONSIDERATIONS

Appropriate consideration has been given to the potential impact of this proposal on the existing environment, its locality and the surrounding populace. It is considered that this development will have negligible environmental impact and will not generate any significant conflicts with the surrounding neighbourhood.

Items considered include those matters set out under *Section 4.15 of the Environmental Planning & Assessment Act 1979*. A summary of the major points of that consideration follows:

4.1 The Provisions of:

4.1.1 Any Environmental Planning Instrument

The proposed development is considered compatible with the objectives pertaining to the RU4-Primary Production zone which is applicable to the site.

4.1.2 Subject of Public Consultation – Proposed instrument

Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority

- Not relevant to this development application.

4.1.3 The Provisions of any Development Control Plan

Please refer to Section 3.6 of this statement.

4.1.4 Planning agreement or draft planning agreements

Any planning agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under section 7.4.

- There are no planning agreements or draft planning agreements offered by the developed in relation to this proposed development.

4.1.5 The regulations

(to the extent that they prescribe matters for the purposes of this paragraph).

- The provisions of the *Environmental Planning and Assessment Regulation 2000* are not applicable to this development.



4.2 Likely impacts of the development

Likely impacts of the development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

4.2.1 Land use conflicts

The proposed development is considered unlikely to result in any land use conflicts. The development is considered suitable and appropriate for the location. Please refer to section 3.5 for further commentary.

4.2.2 Land contamination

There appear to be no issues with regard to land contamination, the site is not known to be contaminated. Please refer to the Preliminary Site Inspection in Appendix D.

4.2.3 Water resources

There is no evidence to suggest the proposed development will have any impact on the conservation of water resources including the flow and quality of surface water, groundwater, flooding and drainage.

4.2.4 Soil & Geology

The soil landscape of the site is mapped in the Soil Landscapes of Tamworth 1:100,000 sheet (Robert Banks 2001) as the Duri (du) Soil Landscape and Warral Station (ws), an extract of this map from the ESade portal is illustrated in Figure 23.

Both soil types are found widely across our landscape with minimal impacts upon the level of development proposed in this application.

Given the minor nature of works associated with this development, we believe any impacts on the soils or underlying geology at the site will be negligible.

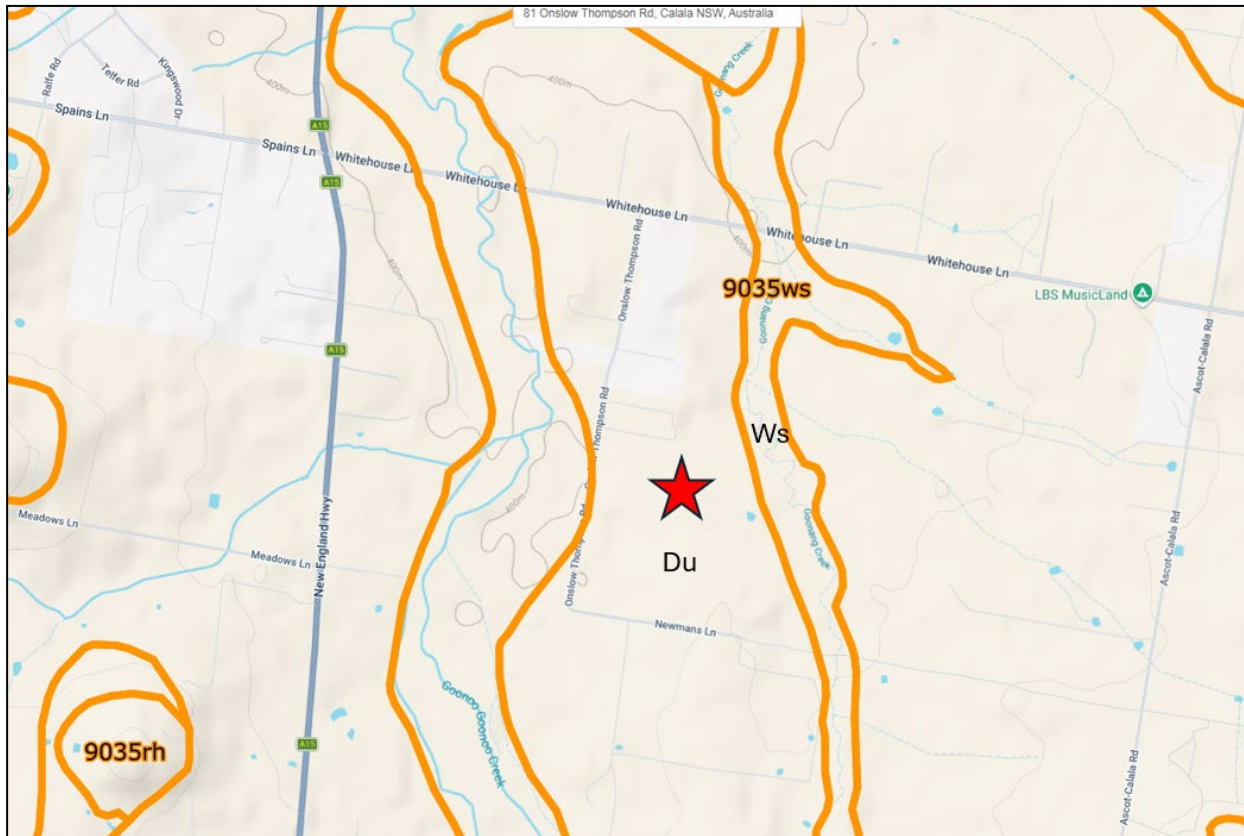


Figure 18: Soil Landscape (Source: Espade)

4.2.5 Flora & Fauna

No specific study has been undertaken as it is held that the circumstances of this matter do not require such. The subject development proposes the creation of three small primary production allotments. There is no evidence to suggest that the subject land includes or comprises critical habitat or is within a conservation area. Furthermore, the proposed development will not require the clearing of any trees or other significant native vegetation.

4.2.6 Natural hazards

According to Council's records *'the land is not affected by a policy adopted by **Council and any other public authority** that has been notified to Council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, or acid sulphate soils.*

It is considered that the proposal will not contribute to any heightened risk of the site being impacted upon by natural hazards.

4.2.7 Heritage significance

There are no known items of environmental or cultural heritage situated on the subject land. By the nature of the primary production carried out there on the subject site experiences



cultivation disturbance on an annual basis. We are of the opinion that if any items of cultural significance did exist, within the boundaries of the subject land, these items would have incurred significant disturbance since the original land grant.

4.2.8 Visual and Noise Impact

We do not believe that the proposed development will generate any negative impacts in terms of visual & acoustic privacy, overshadowing or views.

4.2.9 Access

See **Section 2** for further details with regard to access.

4.2.10 Traffic

Whilst the proposal will generate an increase in daily traffic numbers it is believed that these additional numbers will not breach the capacity of the quality surrounding road network.

4.2.11 Servicing

In accordance with **Section 2** issues with regard to servicing have been addressed accordingly.

4.2.12 Social & economic impacts

Neither the social nor economic fabric of the locality will be adversely impacted by the proposed development.

There is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding neighbourhood.

4.3 The Suitability of the site for the development

The site is considered suitable for the development due to the following factors:

- The proposal meets the aims and objectives of the relevant zonings and clauses contained in the TRLEP 2010;
- The proposed allotments have adequate access to and from the existing local road network;
- The proposal will not lead to any increased demands on existing road infrastructure, recreational or public lands, available utility services, air quality or noise levels, other than those expected in relation to land zoned for village development;



- The proposal will not generate any significant environmental or socio-economic impacts; and
- To our knowledge there are no hazardous land uses or activities nearby.

4.4 Submissions made in accordance with The Act or Regulations

We are not aware of any such submissions.

4.5 The Public Interest

The proposed development satisfies the public interest by ensuring that land zoned for primary production small lots can be utilised to its potential. Furthermore, the proposed development complies with the objectives of the current zoning requirements and associated development standards.

5.0 RECOMMENDATION

On behalf of the proponents, we recommend that Council grant approval to the subdivision of the subject property.

There does not appear to be any significant issues in terms of suitability or permissibility which would prevent approval of this additional primary production lot.

We ask that Council forward advice on their determination regarding this application at the earliest opportunity. Should you require any further information in relation to this Statement of Environmental Effects please contact the applicant in the first instance.

Yours Faithfully,



Registered Surveyor

Bath Stewart Associates

Registered Surveyor

PO Box 403 Tamworth NSW 2340 | 239 Marius Street

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Appendix A – Searches



Title Search

Information
Provided
Through
AusSearch
Ph. 02 9129
6777

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/717904

SEARCH DATE	TIME	EDITION NO	DATE
9/2/2026	1:35 PM	10	8/10/2021

LAND

LOT 8 IN DEPOSITED PLAN 717904
AT SOUTH CALALA
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP717904

FIRST SCHEDULE

(ND AR501060)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Bath Stewart Associates

Surveying | Engineering | Planning

ABN 19 659 162 062

239 Marius Street
PO Box 403
TAMWORTH NSW 2340
02 6766 5966

office@bathstewart.com.au

Our Ref: 26052

Consent of Owner

Property Location: 81 Onslow Thompson Road, Calala, NSW, 2340

Subject Land: Lot 8 in DP 717904

Registered Proprietor: [REDACTED]

Description of Development: Subdivision

[REDACTED], the Registered Proprietor of the subject land, hereby consent to any employee of Bath Stewart Associates Pty Limited;

- executing any document which directly relates to applications lodged with any Government Department or Statutory body including but not limited to Tamworth Regional Council, NBN Co, Telstra, Rail Corp, APA and Essential Energy that is required to obtain development consent for the proposed development of the subject lands, pursuant to the provisions of the Environmental Planning & Assessment Act, 1979.
- lodging on their behalf documents required to obtain the endorsement from and release by Tamworth Regional Council for:
 - A Construction Certificate that may be required as a condition to develop the subject lands;
 - A Subdivision Certificate necessary to obtain the release of a plan of subdivision creating additional lots or a boundary adjustment comprising the subject lands; and
 - Application(s) for the Modification of Consent under S.4.55 of the EP&A Act 1979.

I, the Registered Proprietor, acknowledge the obligation to disclose any reportable political donations or gifts to the consent authority within the preceding 2 years. I, the Registered Proprietor, further confirm that no such reportable political donations or gifts have been made.

I, the Registered Proprietor, further confirm that all correspondence, including originals of Bank Guarantees and bonds from Tamworth Regional Council is to be directed to and care of Bath Stewart Associates Pty Limited for either action or dissemination.

Proprietor's Signature:

[REDACTED]

10/3/2026
Date

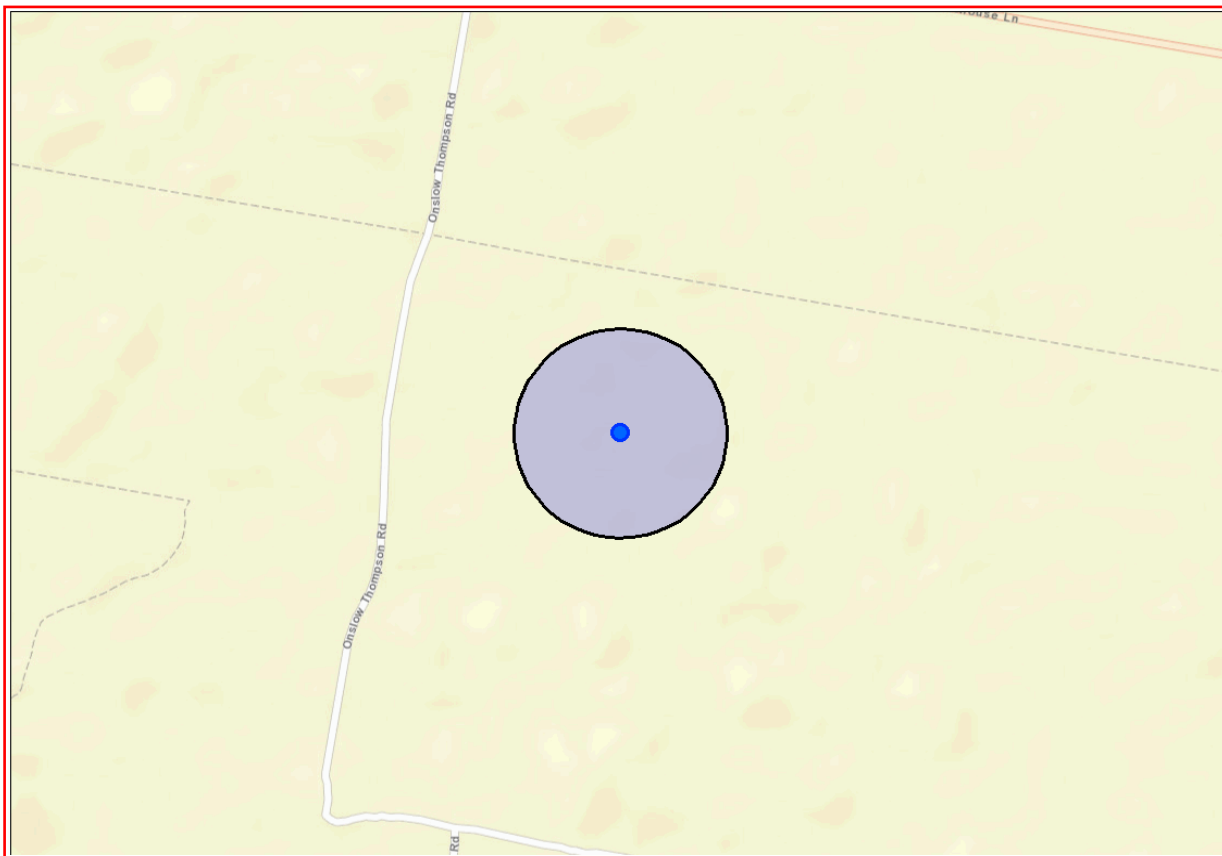
Helen Herdegen
239 Marius Street
Tamworth New South Wales 2340
Attention: Helen Herdegen
Email: office@bathstewart.com.au

Date: 09 March 2026

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 81 ONSLOW THOMPSON ROAD CALALA 2340 with a Buffer of 200 meters, conducted by Helen Herdegen on 09 March 2026.

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



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

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

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

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

Important information about your AHIMS search

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



Appendix B – DA Sketch

The plan (Marked 26052DA Rev 03) have been produced for information purposes ONLY and under NO circumstance SHALL they be used for Construction

This plan has been prepared for an A3 plot at the reduction ratio shown. The accuracy of any enlargement or other reproduction may be less than that of the original

Any and all proposed levels shown on this drawing are indicative ONLY. Preliminary calculations have not checked for potential conflicts with other services

This plan has been produced as part of the client's development application proposal and as a result the actual location of buildings, roads, grades, levels, locations etc may vary during final design stages.

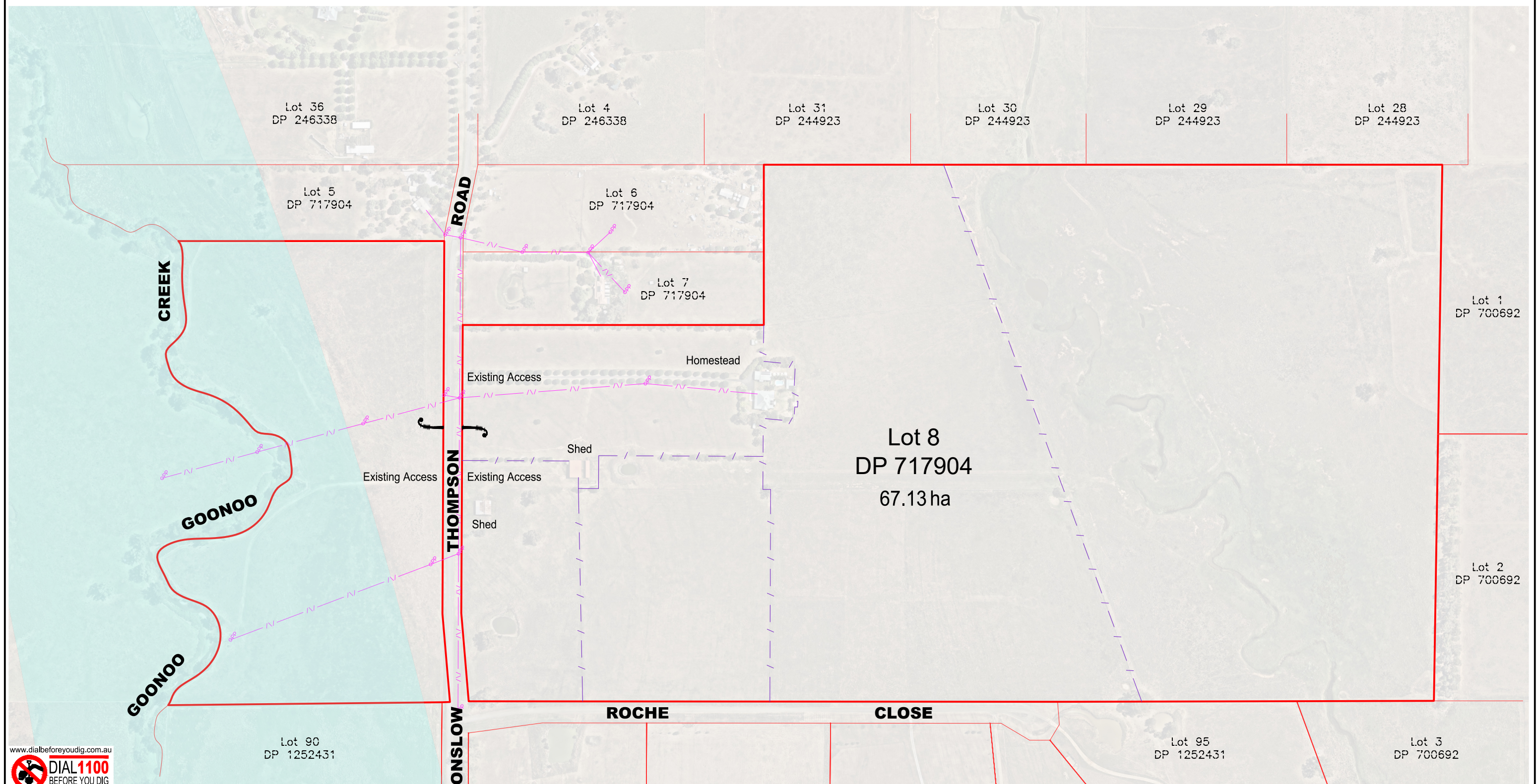
The boundaries shown and adopted for the Servicing Strategy have NOT been confirmed by field survey

6. All utility services shown on this drawing are approximate only and have NOT been located by field survey
7. Aerial imagery has been obtained by and Geo-referenced from Nearmaps dated 06.01.2026
8. Lot sizes, easements and all dimensions shown on this plan are indicative only and are subject to Development Application (DA) approval & Civil Design
9. This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of
Bath, Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore
10. These notes are an integral part of this plan.

— / — Existing Fenceline
1 in 100 Year Flood Level



1 in 100 year Flood Level has been interpolated from document issued by Tamworth Regional Council, being "Tamworth City-Wide Flooding Investigation Figure 6.3"
Dated: 09.03.2026



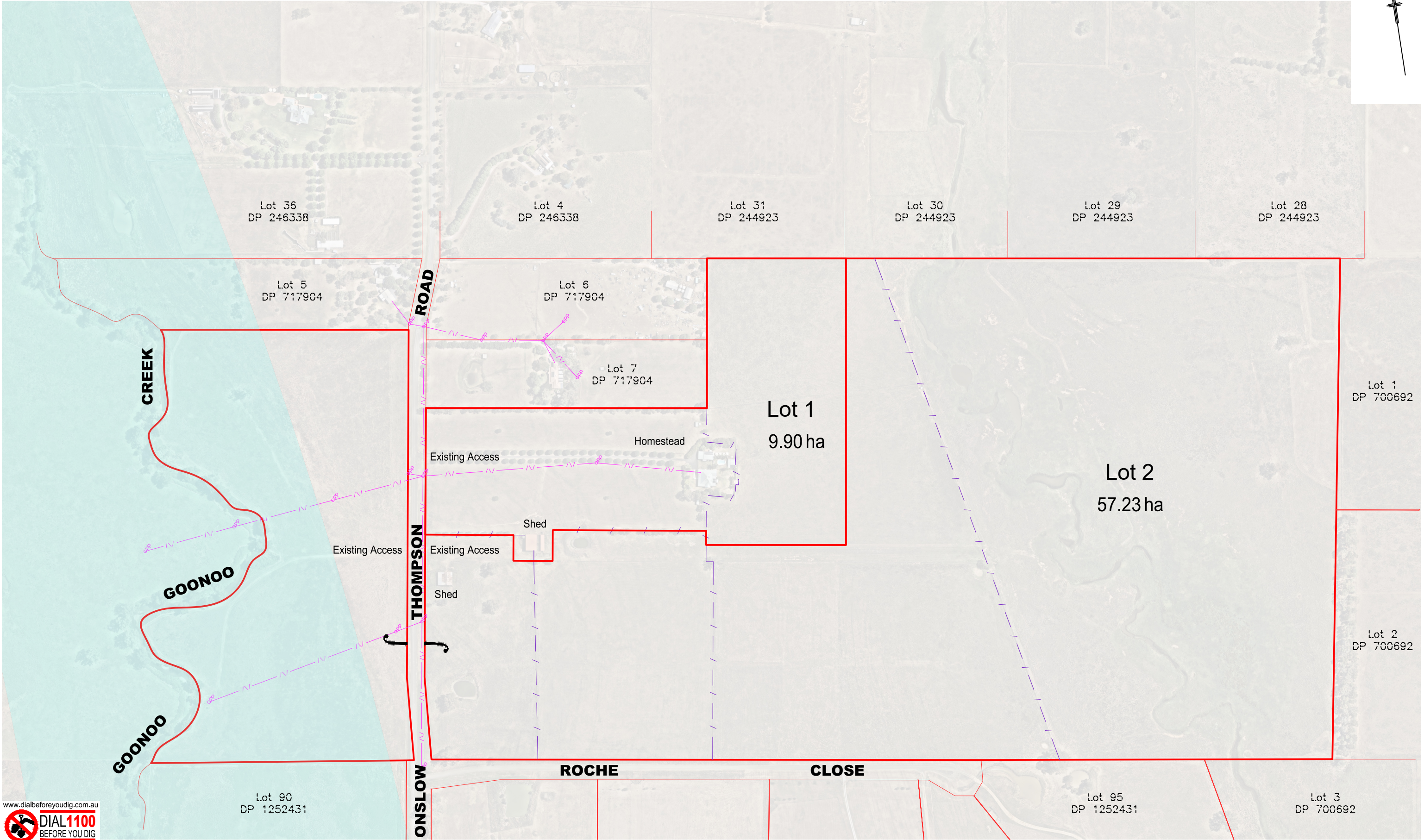
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LEGEND (EXISTING – LIGHT PROPOSED – DARKER) CENTRE LINE KERB AND GUTTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL		TREE SHRUB SIGN SEWER MANHOLE, INSPECTION PIT DOWNPIPE & ROOFWATER OUTLET POWER POLE STREETLIGHT GUIDE POST WATER (HYDRANT, VALVE, METER) TELSTRA PIT AND CABLES	Rev. DESCRIPTION This plan has been produced in COLOUR APPROVED DATE	Model: 26052V01 Dls: N/A Survey: N/A Drawn: M.Murray Designed: Not Applicable Checked: J. Herdegen	Original A3 Drawing Scale Bar: A3 Scale 1:4,000 Drawing: 26052DA Rev 03 Datum Description: N/A	BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS – ENGINEERS – PLANNERS – PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062  office@bathstewart.com.au	Ref. No: 26052DA Sheet No: 01 of 04 Revision: 03 © Bath Stewart & Associates Pty Ltd
		03 1 in 100 Year Flood Level Added 02 Proposed Staging Boundaries Changed 01 Issued for Client's information	J.Herdegen J.Herdegen J.Herdegen	09.03.26 05.03.26 04.03.26			81 ONSLOW THOMPSON ROAD CALALA LOT 8 DP 717904 CURRENT LOT CONFIGURATION

SURVEY LEGEND

- Existing Fenceline
- 1 in 100 Year Flood Level



LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	
CENTRE LINE	—
KERB AND GUTTER	—
TOP OF BATTER	—
SURFACE DRAINAGE	—
EDGE OF BITUMEN SEAL	—
FENCELINE	—
SEWERMAIN	—
WATERMAIN (& SIZE)	—
STORMWATER DRAINAGE	—
OVERHEAD POWER	—
UNDERGROUND ELECTRICAL	—
TREE	—
SHRUB	—
SIGN	—
SEWER MANHOLE, INSPECTION PIT	—
DOWNPIPE & ROOFWATER OUTLET	—
POWER POLE	—
STREETLIGHT	—
GUIDE POST	—
WATER (HYDRANT, VALVE, METER)	—
TELSTRA PIT AND CABLES	—

Rev.	DESCRIPTION	APPROVED	DATE
03	1 in 100 Year Flood Level Added	J.Herdegen	09.03.26
02	Proposed Staging Boundaries Changed	J.Herdegen	05.03.26
01	Issued for Client's information	J.Herdegen	04.03.26

Model:	26052V01
DL:	N/A
Survey:	N/A
Drawn:	M.Murray
Designed:	Not Applicable
Checked:	J.Herdegen

Original A3 Drawing Scale Bar:	
A3 Scale 1:4,000	
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Drawing: 26052DA Rev 03	
Datum Description:	
N/A	

BATH STEWART ASSOCIATES Pty Ltd

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office@bathstewart.com.au

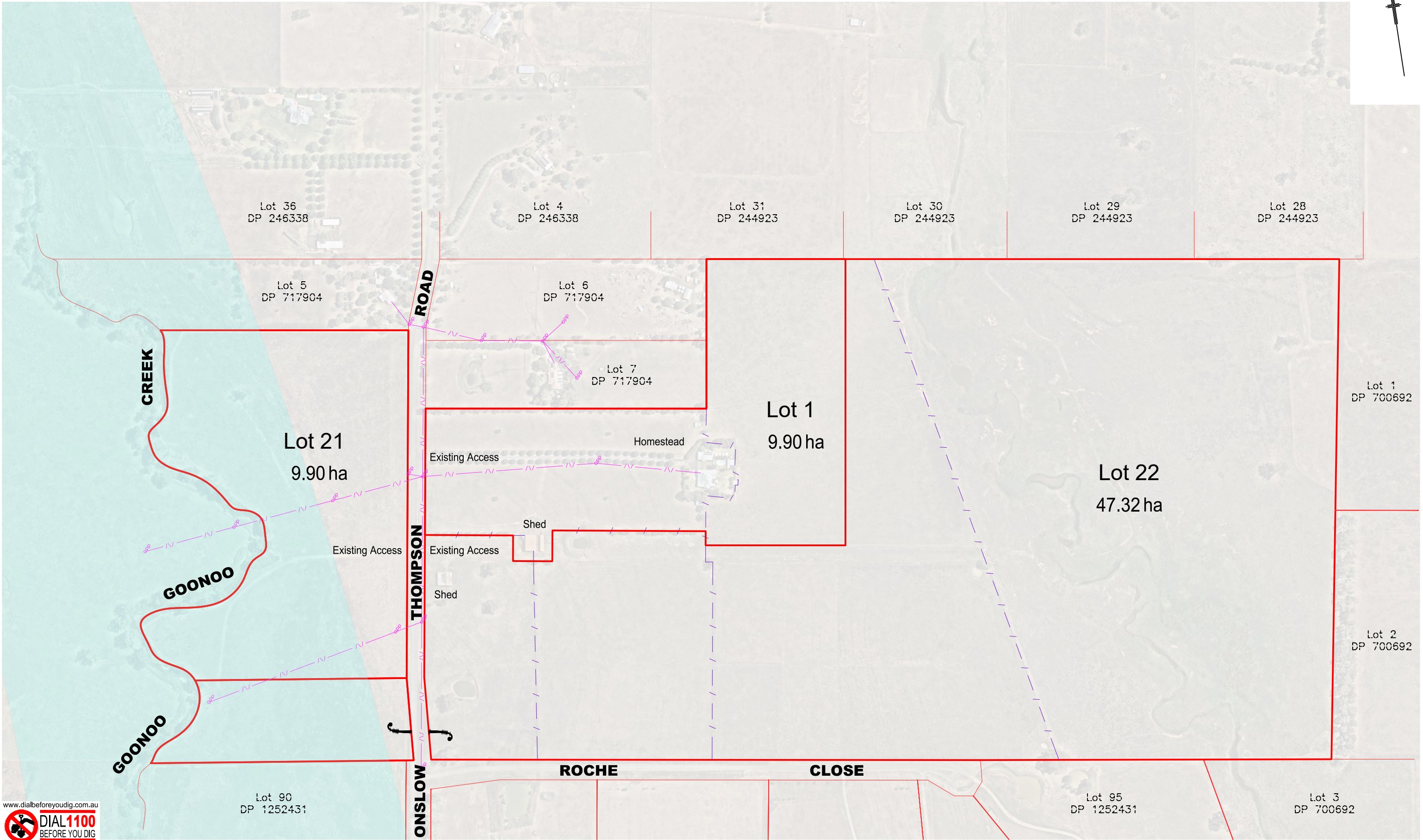
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81 ONSLOW THOMPSON ROAD CALALA
LOT 8 DP 717904
PROPOSED STAGE 1 LOT CONFIGURATION

Ref. No:	26052DA
Sheet No :	02 of 04
Revision :	03
©Bath Stewart & Associates Pty Ltd	

SURVEY LEGEND

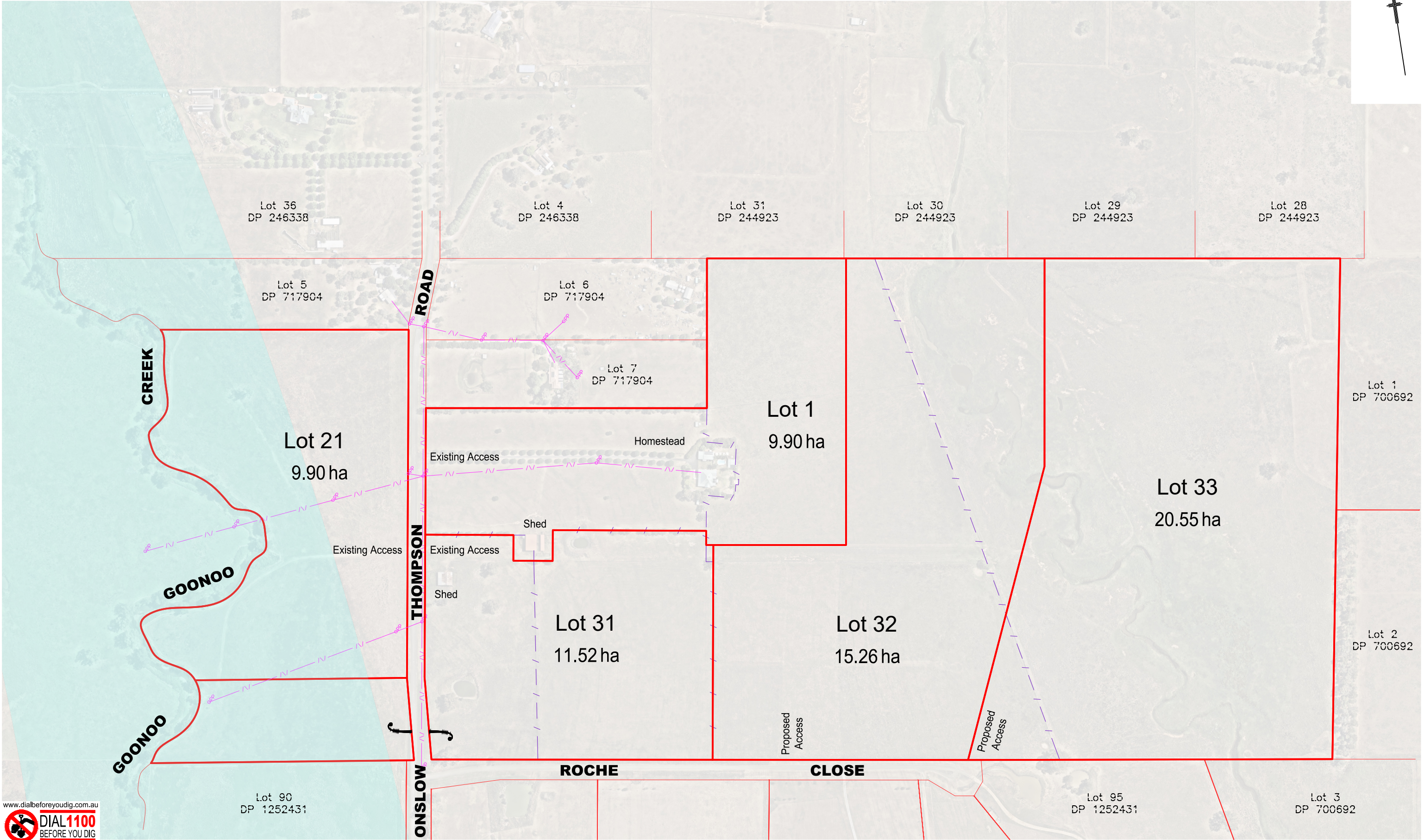
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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)		Rev.	DESCRIPTION	APPROVED	DATE	Model:	Original A3 Drawing Scale Bar:	BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062 This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified.	BARRY PARTON 81 ONSLOW THOMPSON ROAD CALALA LOT 8 DP 717904 PROPOSED STAGE 2 LOT CONFIGURATION	Ref. No:
CENTRE LINE						DI:	40 0 40 80 A3 Scale 1:4,000			26052DA
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SURFACE DRAINAGE						Designed:	N/A			Revision :
EDGE OF BITUMEN SEAL						Checked:			03	
FENCELINE										
SEWERMAIN										
WATERMAIN (& SIZE)										
STORMWATER DRAINAGE										
OVERHEAD POWER										
UNDERGROUND ELECTRICAL										
TREE										
SHRUB										
SIGN										
SEWER MANHOLE, INSPECTION PIT										
DOWNPIPE & ROOFWATER OUTLET										
POWER POLE										
STREETLIGHT										
GUIDE POST										
WATER (HYDRANT, VALVE, METER)										
TELSTRA PIT AND CABLES										
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SURVEY LEGEND

- Existing Fenceline
- 1 in 100 Year Flood Level



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DIAL1100

BEFORE YOU DIG

LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	
CENTRE LINE	---
KERB AND GUTTER	---
TOP OF BATTER	---
SURFACE DRAINAGE	---
EDGE OF BITUMEN SEAL	---
FENCELINE	---
SEWERMAIN	---
WATERMAIN (& SIZE)	---
STORMWATER DRAINAGE	---
OVERHEAD POWER	---
UNDERGROUND ELECTRICAL	---
TREE	---
SHRUB	---
SIGN	---
SEWER MANHOLE, INSPECTION PIT	---
DOWNPIPE & ROOFWATER OUTLET	---
POWER POLE	---
STREETLIGHT	---
GUIDE POST	---
WATER (HYDRANT, VALVE, METER)	---
TELSTRA PIT AND CABLES	---

Rev.	DESCRIPTION
03	1 in 100 Year Flood Level Added
02	Proposed Staging Boundaries Changed
01	Issued for Client's information

APPROVED	DATE
J.Herdeggen	09.03.26
J.Herdeggen	05.03.26
J.Herdeggen	04.03.26

Model:	26052V01
DL:	N/A
Survey:	N/A
Drawn:	M.Murray
Designed:	Not Applicable
Checked:	J.Herdeggen

Original A3 Drawing Scale Bar:

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A3 Scale 1:4,000

Drawing: 26052DA Rev 03

Datum Description:

N/A

BATH STEWART ASSOCIATES Pty Ltd

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BARRY PARTON

81 ONSLOW THOMPSON ROAD CALALA

LOT 8 DP 717904

PROPOSED STAGE 3 LOT CONFIGURATION

Ref. No:

26052DA

Sheet No :

04 of 04

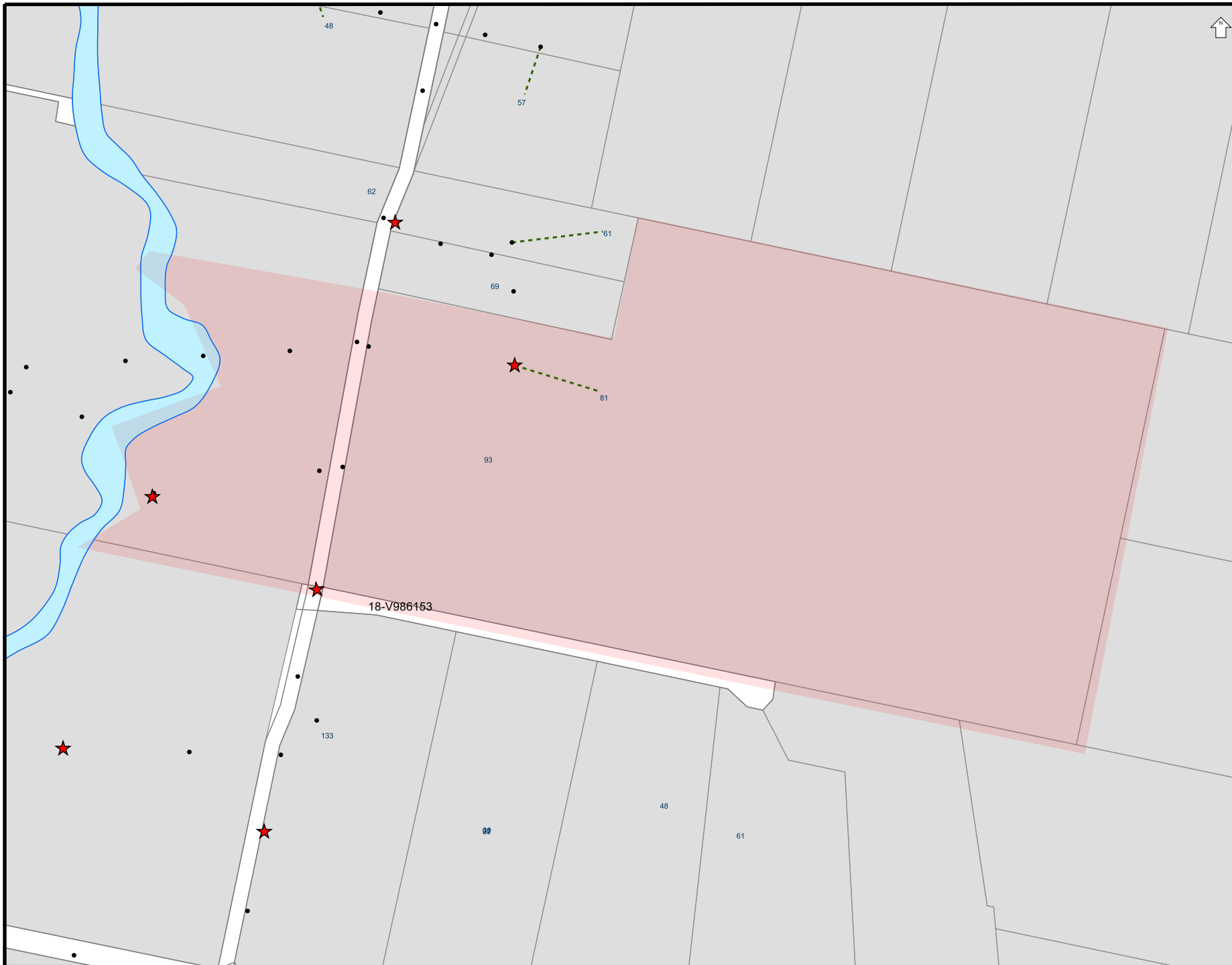
Revision :

03

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Appendix C – Services Diagrams



Overhead wires not shown
LOOK UP & LIVE!

LEGEND

- LV Underground Cable
- HV Underground Cable
- Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- ⊠ Cubicle
- Pit
- Area of Interest

Critical Assets

Contact Essential Energy
on 13 23 91

- Zone Substation
- Underground Cable
- Underground Fibre

Proposed Works

- Area of proposed works

Proposed assets are shown as
orange symbols

THE INFORMATION ON THIS
MAP MAY NOT BE
ACCURATE.
If details are
incorrect, please
notify
Essential Energy on
13 23 91
(or fax 1800 354 636)

ISSUE DATE: 08/01/2026

You must resubmit your
request if you have not
started work within 4 weeks
of the 'Issue Date' above

A4 SCALE: 1:6854

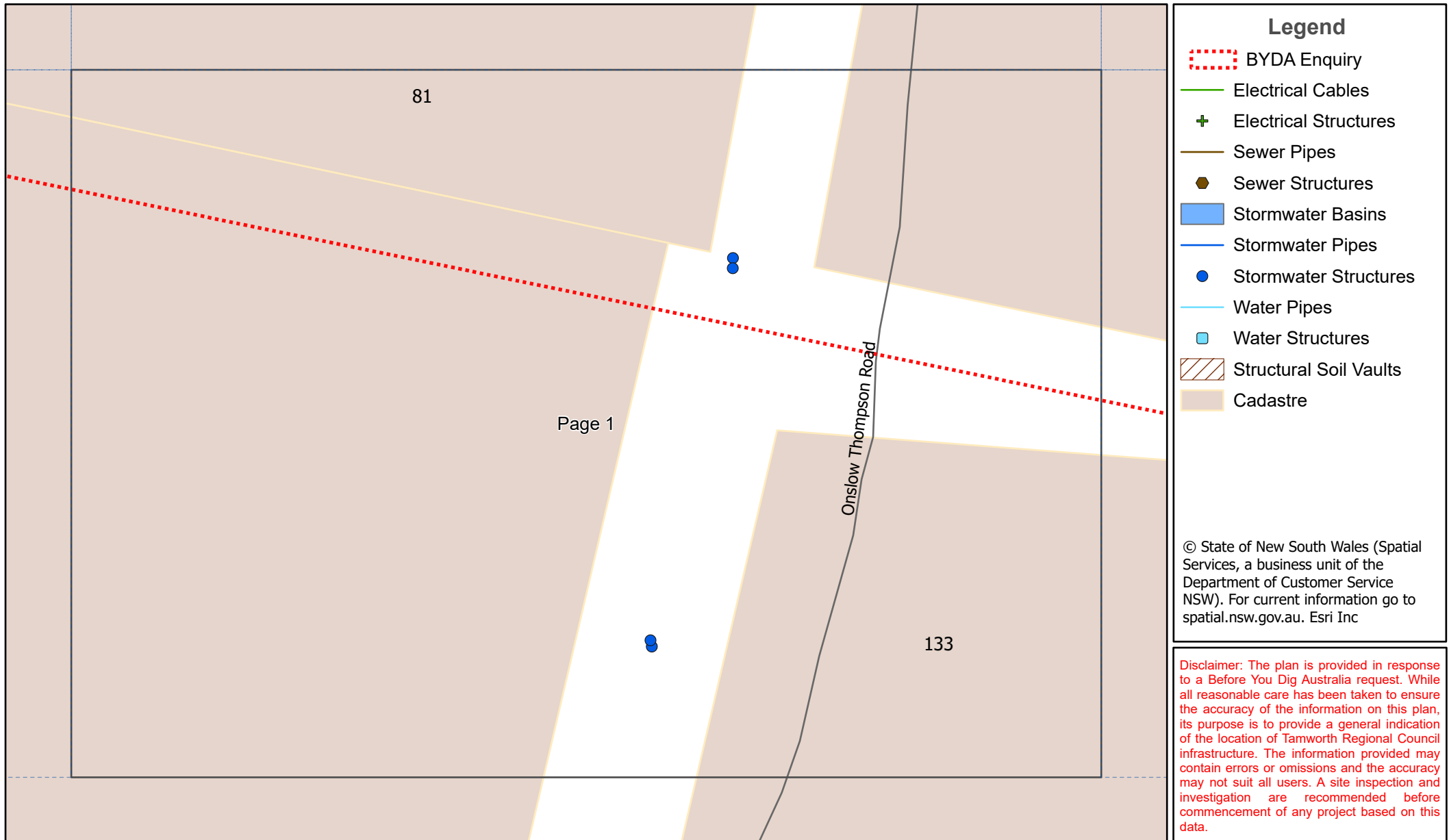


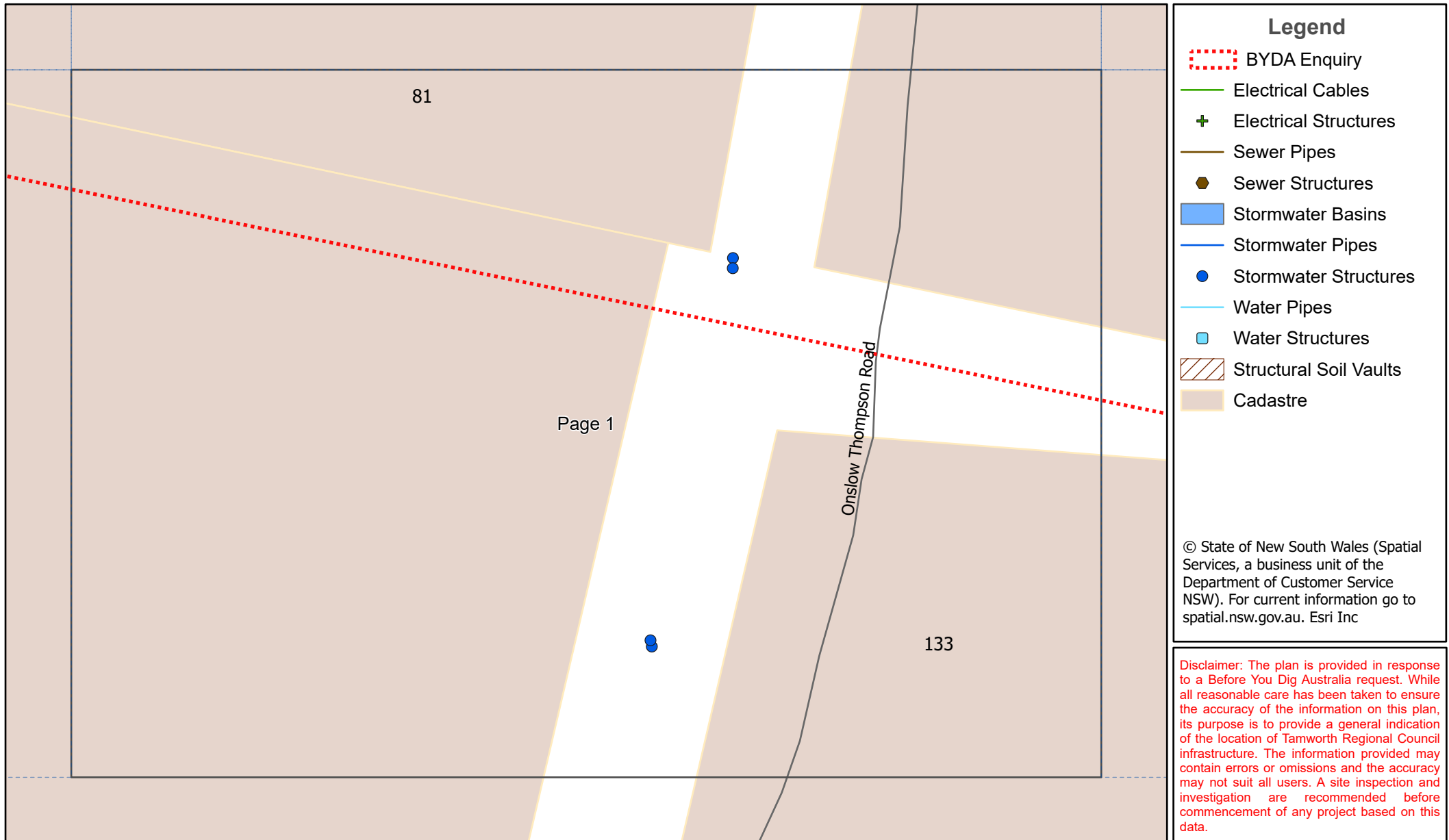


Legend
 BYDA Enquiry

© State of New South Wales (Spatial Services, a business unit of the Department of Customer Service NSW). For current information go to spatial.nsw.gov.au. Esri Inc

Disclaimer: The plan is provided in response to a Before You Dig Australia request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Tamworth Regional Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation are recommended before commencement of any project based on this data.







Appendix D – Preliminary Site Investigation



Bath Stewart Associates

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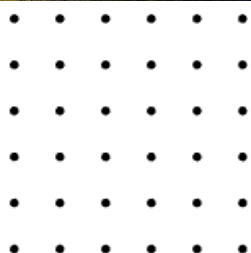
09.03.2026

Preliminary Site Inspection

Subdivision

Lot 8 in DP717904

81 Onslow Thompson Road, Calala, NSW, 2340



Plan prepared by



Bath Stewart Associates



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Figure 6 - Existing rendered brick dwelling with CBPM roof..... 7



1.0 INTRODUCTION

Bath Stewart Associates were commissioned by the client to undertake a preliminary site inspection for the proposed subdivision of the land situated on Lot 8 in DP717904 better known as 81 Onslow Thompson Road, Calala. The proposal is to divide the existing lot into five (5) lots. This report provides context to the site and recommendations from the investigation.

2.0 THE SITE

81 Onslow Thompson Road encompasses 67.13 ha and is designated as RU4 – Primary Production Small Lots by the Tamworth Regional Local Environmental Plan (2010). The site is located approximately 12km to the South of Tamworth CBD which is roughly a 13-minute commute. The subject site and properties surrounding are predominantly covered by managed grassland typical of hobby farming pursuits such as small-scale crop growing or animal husbandry. The site is improved by a rendered dwelling, pool and infrastructure such as typical farm sheds, internal fencing and external boundary fencing. To provide context to the subject site, please refer to the preliminary site images below:



Figure 1 - Managed grassland of the site



Figure 2 – Typical farm infrastructure on site



Figure 3 – Additional infrastructure example on site



Figure 4 - Overview of property – Looking Northeast



Figure 5 - Overview of homestead



Figure 6 - Existing rendered dwelling with CBPM roof



3.0 SITE HISTORY

A review of historic imagery was conducted for the site and the local area. The historic imagery for the site shows that the predominant land use has been agricultural production up to the present time. The historic imagery does not suggest any commercial activities, dumping or storage of materials that may give rise to potential environmental concerns. Imagery shows that the property has been consistently kept well and maintained. Please refer to the historical aerial images below:



Figure 1 - Historical Aerial - 1971



Figure 2 - Historical Aerial - 1976



Figure 3 - Historical Aerial - 1989



Figure 4 - Current Aerial - 2026



4.0 CONCLUSION

Based on the preliminary site inspection and review of historical imagery, there is no evidence to suggest any contamination or environmental concern at 81 Onslow Thompson Road. The property has been consistently maintained for agricultural and residential use, with no indications of waste dumping, hazardous storage, or other activities that could give rise to environmental risk. Accordingly, no issues of environmental concern have been identified at this stage. Should any issues of environmental concern arise at anytime of development, the appropriate actions will be taken.

Yours Faithfully,



Registered Surveyor

Bath Stewart Associates

Registered Surveyor

PO Box 403 Tamworth NSW 2340 | 239 Marius Street

02 6766 5966 | 0427 423 296 | bathstewart.com.au



Appendix E – Bushfire Self Assessment Report



Bath Stewart Associates

Surveying | Engineering | Planning

ABN 19 659 162 062

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02 6766 5966

office@bathstewart.com.au

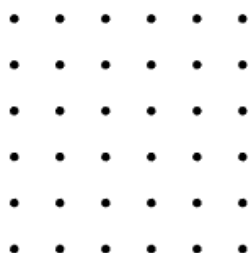
09.03.2026

Bushfire Self-Assessment

Subdivision

Lot 8 in DP717904

81 Onslow Thompson Road, Calala, 2340



Plan prepared by



Bath Stewart Associates



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1.0 INTRODUCTION

The subject site has been identified as being located in an area considered to be bush fire prone, according to the Tamworth Regional Council and the *NSW Rural Fire Service*. The proposed development relates to a rural subdivision of the subject lands.



Figure 1 - Bushfire Mapping



Figure 2 - Dwelling - Current Aerial Imagery + Current Setbacks



The development is considered to be integrated development in accordance with Section 4.46 of the Environmental Planning & Assessment Act 1979. A bushfire risk self-assessment report (BFRA) has been prepared in accordance with the guidelines outlined in the NSW Rural Fire Service's guide Planning for Bushfire Protection produced in November 2019 and Section 100B of the Rural Fires Act.

Given the current APZ being tended, as illustrated in the image above, we are requesting that the 50m grassland Bal Low APZ is approved and that no additional works are required to be undertaken for the existing dwelling on account of the proposed boundary adjustment. It is further noted that the proposed boundary adjustment is remote from the dwellings and does not remove from nor add to the current bushfire threat experienced by the existing dwelling.



2.0 COMPLIANCE WITH CLAUSE 45 OF THE RURAL FIRES REGULATION 2022

As identified in Clause 45 of the Rural Fires Regulation 2022, an application for bush fire safety must include the following items:

- a) The subject land, benefitting from the existing dwellings, are identified as Lot 8 in DP717904, known as 81 Onslow Thompson Road. The land parcel is legally held under freehold title. The remainder of the parcels proposed in the development do not hold a physical dwelling at this point in time.
- b) Vegetation Classification out to 140 metres from the existing dwelling may be viewed in the table below.
- c) Slope out to 100 metres from the existing dwelling may be viewed in the table below.
- d) The subject site may be described as undulating and is generally covered intermittently by cropping or grasses for the grazing of livestock. The dwelling is within the area considered to be undulating.
- e) The applicant is not aware of a threatened species or ecological community existing on the subject lands. The likelihood of such communities existing is deemed to be low due to the degraded nature of the lands is question.
- f) The subject site is not registered on the Aboriginal Heritage Information Management System (AHIMS). Please see report in Appendix 4.1.
- g) Bushfire Self-Assessment - The subject site is located within the Northern Slopes region with an FFDI rating of 80.



a. Categories of Bush Fire Attack Level (BAL).

Lot 8 Dwelling				
Allotment	Vegetation Class	Distance to Vegetation	Effective Slope	Min Distance for APZ
North	Grassland	>50	+5°	20 -< 50 BAL - 12.5
South	Grassland	>50	+5°	20 -< 50 BAL - 12.5
East	Grassland	>50	-5°	20 -< 50 BAL - 12.5
West	Grassland	>50	-5°	20 -< 50 BAL - 12.5

Table 1 - Dwelling - Determination of BAL

- b. The subject site currently enjoys a large amount of rainwater storage in poly tanks, as well as a large in ground pool at the dwelling. The dwelling also enjoys connection to a farm wide water system fed from a reliable bore/well system.
 - c. The subject lands are well connected to the public road network, with unfettered access to a variety of routes into and out of the locality.
 - d. The proposal does not include, nor require, the connection of fire trails.
 - e. Access to and from the existing dwelling will be via the existing Onslow Thompson Road formation.
 - f. The construction standards of the development are not relevant to this application.
 - g. Sprinkler systems are not warranted by the scope of this development.
 - h. There is no registered fire trail located within the boundaries of the subject lands.
- h) In our opinion, the development generally conforms to the ideals of the Planning for Bushfire Protection 2019 guidelines. Furthermore, the formal bush fire maintenance plan or emergency procedure does not appear to be warranted for the subject development.



3.0 RURAL BUSHFIRE SERVICE – BAL LOW APZ

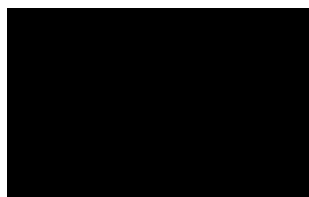
BAL LOW APZ refers to a bushfire risk classification where a building site has been assessed as having a Bushfire Attack Level (BAL) of LOW due to the presence of an effective Asset Protection Zone (APZ). A site-specific assessment confirms that the dwellings can consistently maintain a 50-metre APZ in all directions, consistent with the requirements for grassland vegetation under AS 3959: Construction of buildings in bushfire-prone areas (Australian Standards - AS 3959:2018).

The BAL LOW APZ will allow the removal of the ember protection upgrade to the existing dwellings.

It is clear that the subject dwellings would be able to maintain the BAL LOW APZ of 50m in all directions for grassland habitats as per the figures listed in Appendix 4.4. As such we recommend that the BAL LOW APZ be adopted for the subject application and that the ember protection upgrade not be applied to this particular proposal.



Yours Faithfully,



Registered Surveyor

Bath Stewart Associates

Registered Surveyor

PO Box 403 Tamworth NSW 2340 | 239 Marius Street

02 6766 5966 | 0427 423 296 | bathstewart.com.au



4.0 APPENDIX

4.1 Appendix – Ahims Search

(Source: AHIMS Web Services)

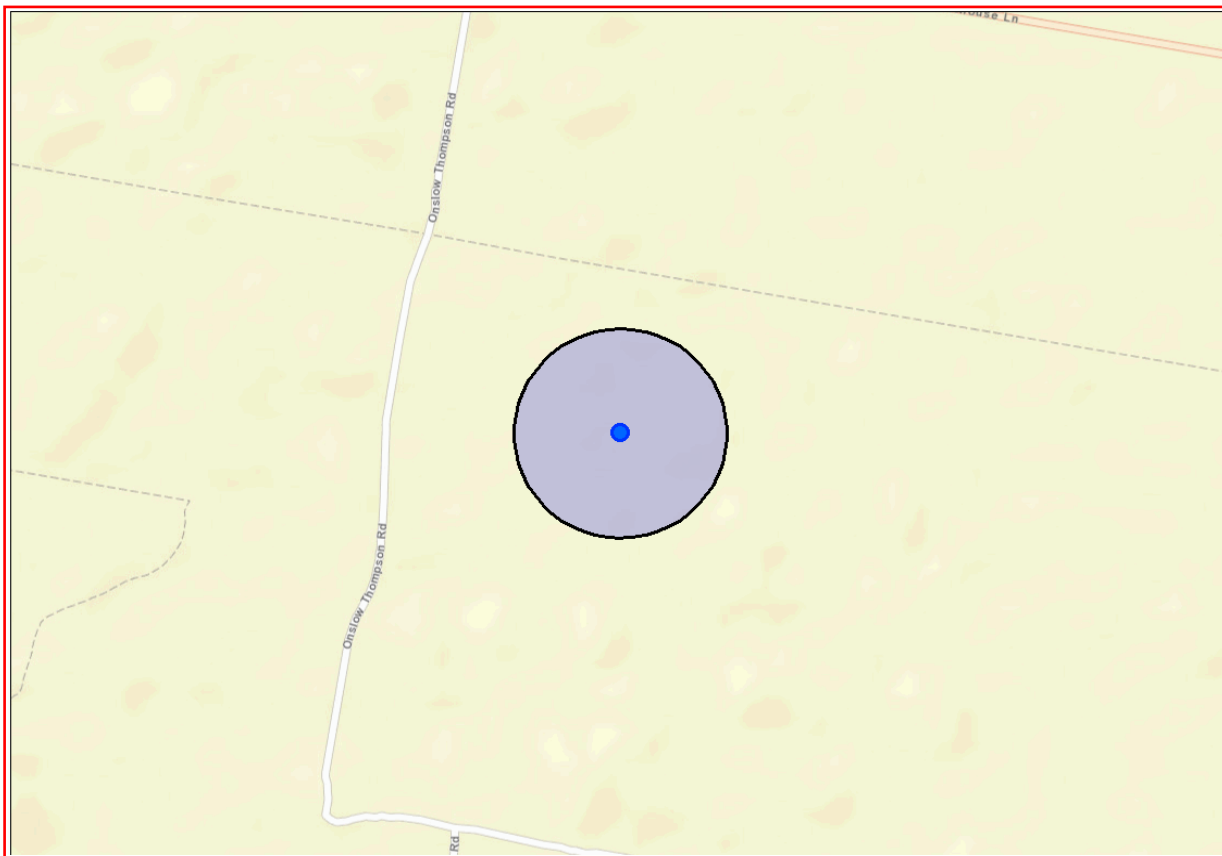
Helen Herdegen
239 Marius Street
Tamworth New South Wales 2340
Attention: Helen Herdegen
Email: office@bathstewart.com.au

Date: 09 March 2026

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 81 ONSLOW THOMPSON ROAD CALALA 2340 with a Buffer of 200 meters, conducted by Helen Herdegen on 09 March 2026.

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.



4.2 Appendix – DA Sketch

IMPORTANT NOTES & CAUTIONS:-

1. The plan (Marked 26052DA Rev 02) have been produced for information purposes ONLY and under NO circumstance SHALL they be used for Construction

2. This plan has been prepared for an A3 plot at the reduction ratio shown. The accuracy of any enlargement or other reproduction may be less than that of the original

3. Any and all proposed levels shown on this drawing are indicative ONLY. Preliminary calculations have not checked for potential conflicts with other services

4. This plan has been produced as part of the client's development application proposal and as a result the actual location of buildings, roads, grades, levels, locations etc may vary during final design stages.

5. The boundaries shown and adopted for the Servicing Strategy have NOT been confirmed by field survey
6. All utility services shown on this drawing are approximate only and have NOT been located by field survey

7. Aerial imagery has been obtained by and Geo-referenced from Nearmaps dated 06.01.2026

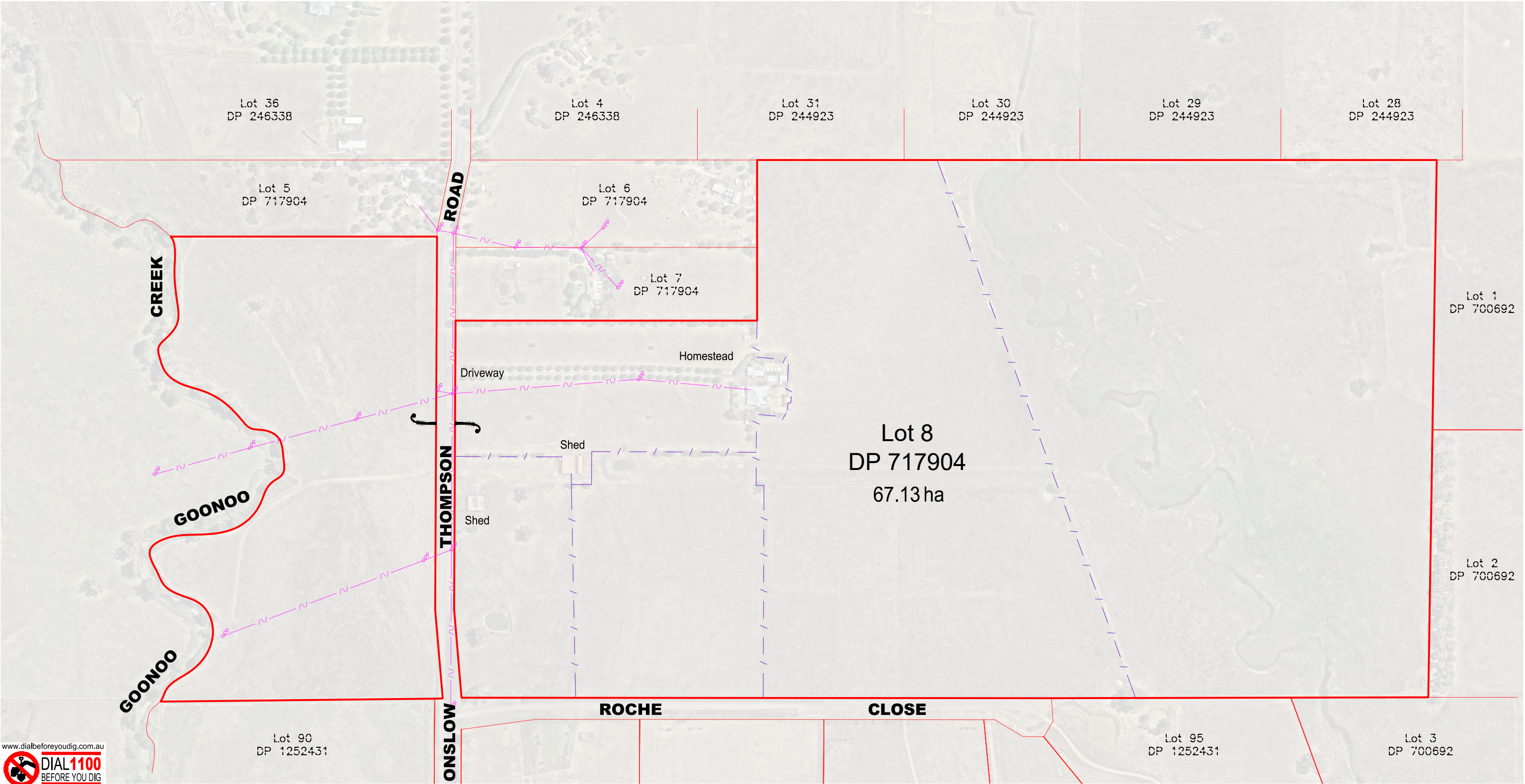
8. Lot sizes, easements and all dimensions shown on this plan are indicative only and are subject to Development Application (DA) approval & Civil Design

9. This plan is copyright and is not to be copied or reproduced in whole or in part without the prior written approval of Bath, Stewart Associates Pty Ltd. Upon payment of all fees invoiced to complete this survey, the client, shall have a licence to use this drawing, (for which it was originally prepared), without the requirement to obtain the afore

10. These notes are an integral part of this plan.

SURVEY LEGEND

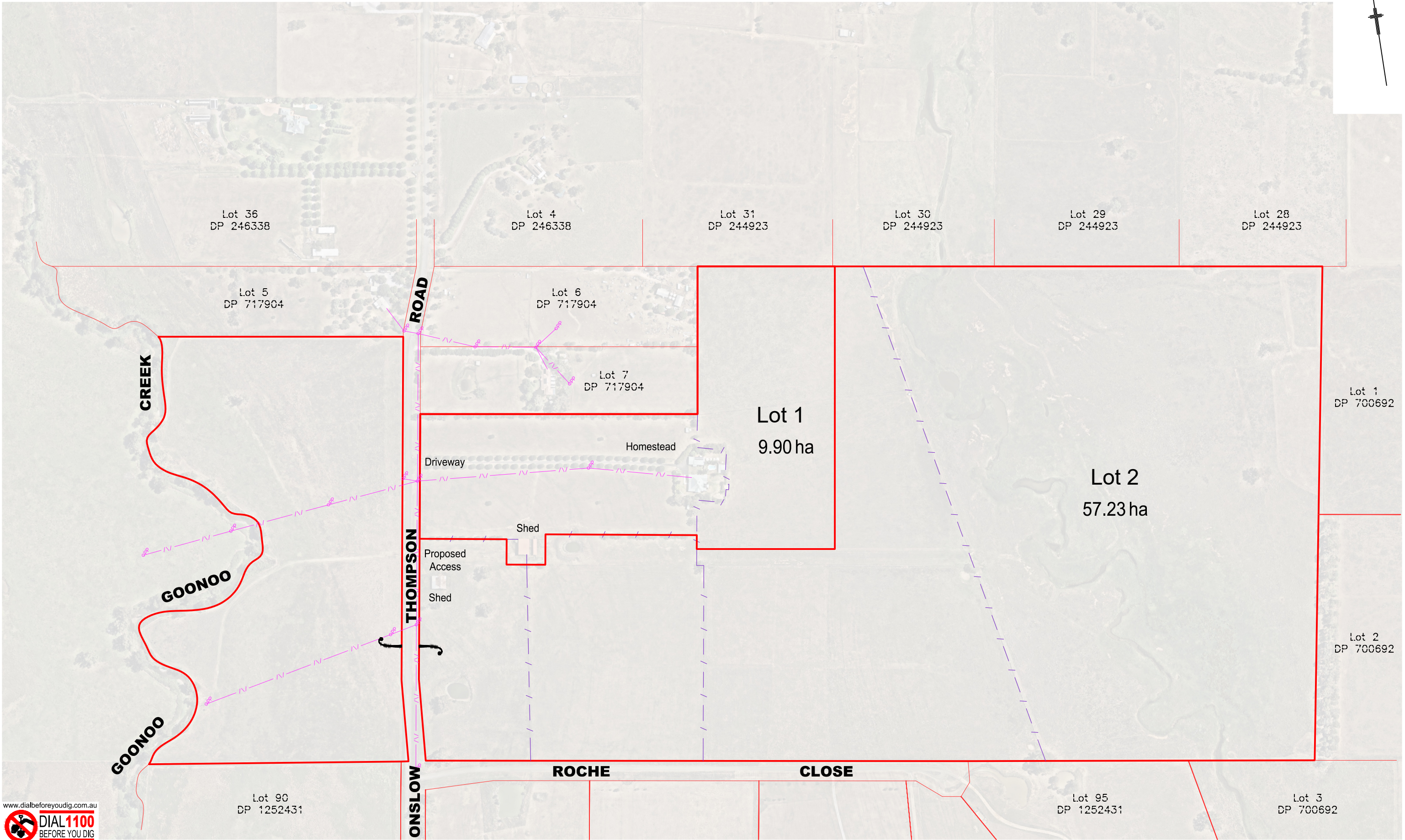
Existing Fenceline



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CENTRE LINE	---					DL:	N/A	A3 Scale 1:4,000	DEVELOPMENT CONSULTANTS			26052DA
KERB AND GUTTER	---					Survey:	N/A	40 0 40 80	SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS			Sheet No : 01 of 04
TOP OF BATTER	---					Drawn:	M.Murray	Drawing: 26052DA Rev 02	239 Marius Street TAMWORTH NSW 2340			Revision : 02
SURFACE DRAINAGE	---					Designed:	Not Applicable	Datum Description:	Telephone (02) 6766 5966 A.C.N. 659 162 062			
EDGE OF BITUMEN SEAL	---					Checked:	J.Herdegen	N/A	This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified.			
FENCELINE	---								office@bathstewart.com.au			
SEWERMAIN	---								81 ONSLOW THOMPSON ROAD CALALA			
WATERMAIN (& SIZE)	---								LOT 8 DP 717904			
STORMWATER DRAINAGE	---								CURRENT LOT CONFIGURATION			
OVERHEAD POWER	---											
UNDERGROUND ELECTRICAL	---											
TREE	---											
SHRUB	---											
SIGN	---											
SEWER MANHOLE, INSPECTION PIT	---											
DOWNPIPE & ROOFWATER OUTLET	---											
POWER POLE	---											
STREETLIGHT	---											
GUIDE POST	---											
WATER (HYDRANT, VALVE, METER)	---											
TELSTRA PIT AND CABLES	---											
		02	Proposed Staging Boundaries Changed	J.Herdegen	05.03.26							
		01	Issued for Client's information	J.Herdegen	04.03.26							

SURVEY LEGEND

Existing Fenceline



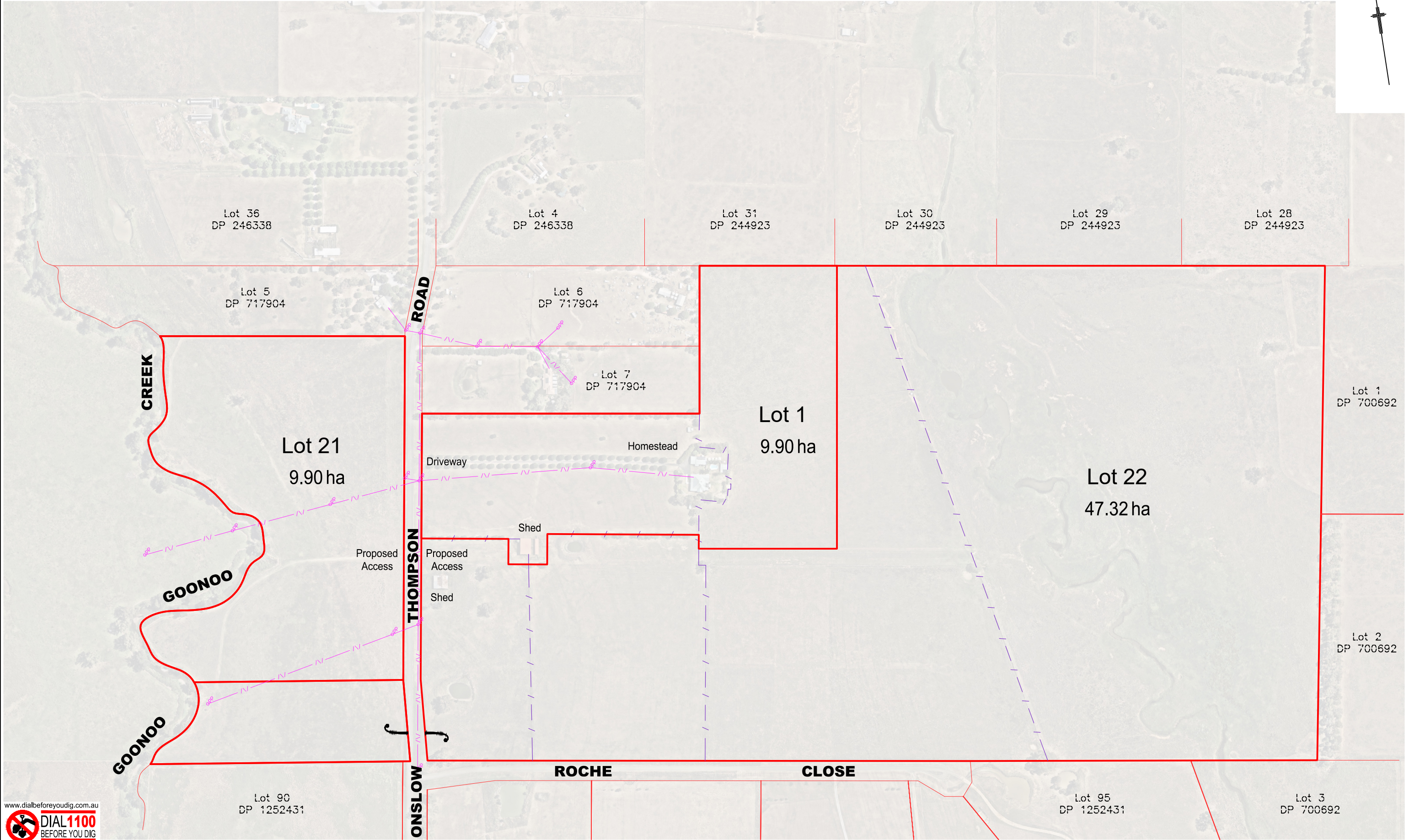
www.dialbeforeyoudig.com.au



LEGEND (EXISTING — LIGHT PROPOSED — DARKER)		Rev.	DESCRIPTION	APPROVED	DATE	Model: 26052V01	Original A3 Drawing Scale Bar:	BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062 This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified.	81 ONSLOW THOMPSON ROAD CALALA LOT 8 DP 717904 PROPOSED STAGE 1 LOT CONFIGURATION	Ref. No:
CENTRE LINE						A3 Scale 1:4,000	26052DA			
KERB AND GUTTER						DL: N/A	Sheet No: 02 of 04			
TOP OF BATTER						Survey: N/A	Revision: 02			
SURFACE DRAINAGE						Drawn: M.Murray				
EDGE OF BITUMEN SEAL						Datum Description: N/A				
FENCELINE						Designed: Not Applicable				
SEWERMAIN						Checked: J. Herdegan				
WATERMAIN (& SIZE)										
STORMWATER DRAINAGE										
OVERHEAD POWER										
UNDERGROUND ELECTRICAL										
TREE										
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DOWNPIPE & ROOFWATER OUTLET										
POWER POLE										
STREETLIGHT										
GUIDE POST										
WATER (HYDRANT, VALVE, METER)										
TELSTRA PIT AND CABLES										
		02	Proposed Staging Boundaries Changed	J. Herdegan	05.03.26					
		01	Issued for Client's information	J. Herdegan	04.03.26					

SURVEY LEGEND

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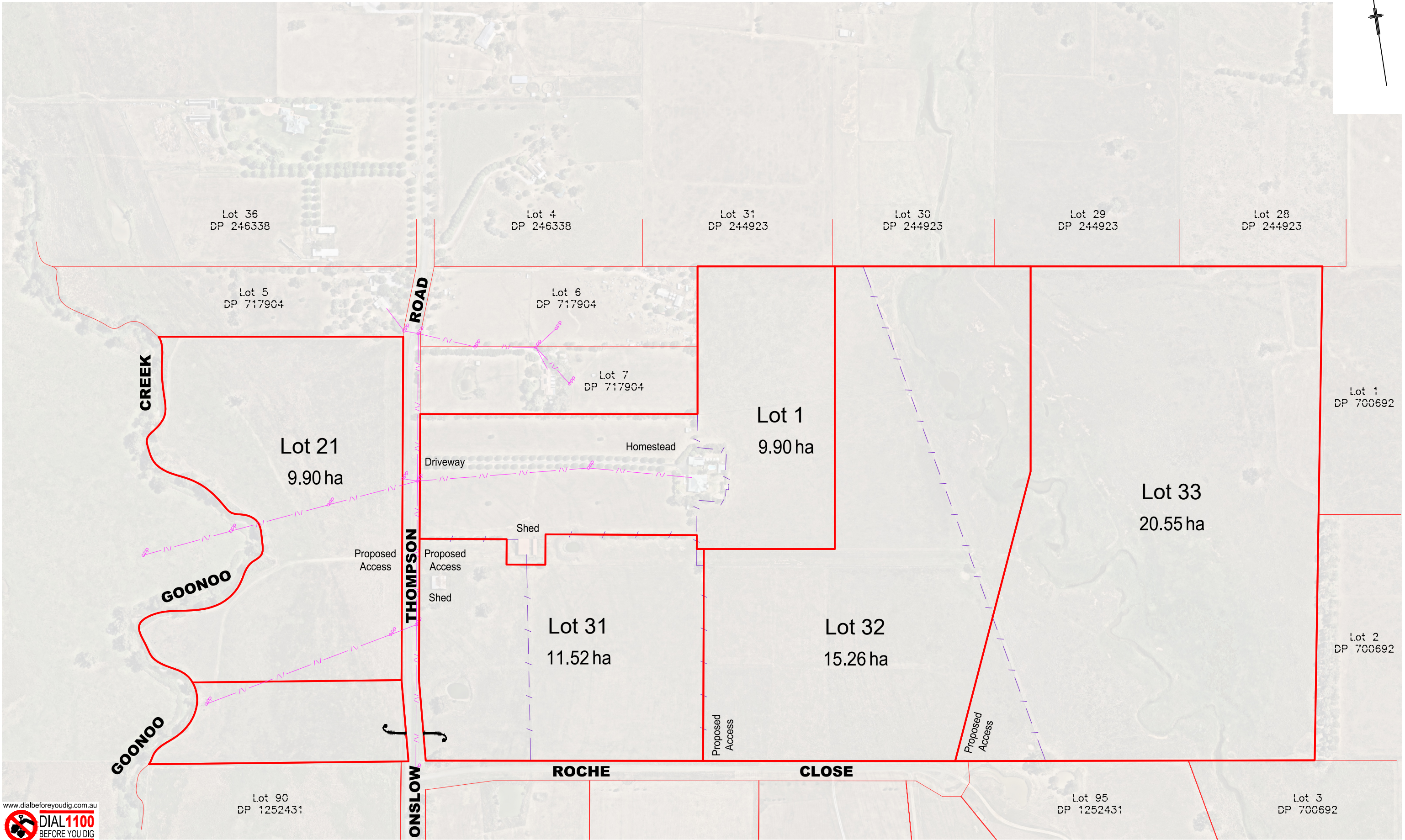


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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)		Rev.	DESCRIPTION	APPROVED	DATE	Model: 26052V01	Original A3 Drawing Scale Bar:	BATH STEWART ASSOCIATES Pty Ltd DEVELOPMENT CONSULTANTS SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS 239 Marius Street TAMWORTH NSW 2340 Telephone (02) 6766 5966 A.C.N. 659 162 062 This document / plan / drawing / sketch is the copyright property of Bath Stewart Associates Pty Ltd and shall not be copied or reproduced in part or whole, in any media without written approval, nor shall it be used except for the Development and Site Specified.	81 ONSLOW THOMPSON ROAD CALALA LOT 8 DP 717904 PROPOSED STAGE 2 LOT CONFIGURATION	Ref. No:
CENTRE LINE KERB AND GUTTER TOP OF BATTER SURFACE DRAINAGE EDGE OF BITUMEN SEAL FENCELINE SEWERMAIN WATERMAIN (& SIZE) STORMWATER DRAINAGE OVERHEAD POWER UNDERGROUND ELECTRICAL					DL: N/A	A3 Scale 1:4,000	26052DA			
SEWER MANHOLE, INSPECTION PIT DOWNPIPE & ROOFWATER OUTLET POWER POLE STREETLIGHT GUIDE POST					Survey: N/A	Drawing: 26052DA Rev 02	Sheet No: 03 of 04			
WATER (HYDRANT, VALVE, METER) TELSTRA PIT AND CABLES		02 Proposed Staging Boundaries Changed	J.Herdegan	05.03.26	Drawn: M.Murray	Datum Description: N/A	Revision: 02			
		01 Issued for Client's information	J.Herdegan	04.03.26	Designed: Not Applicable	Checked: J.Herdegan	©Bath Stewart & Associates Pty Ltd			

SURVEY LEGEND

Existing Fenceline



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LEGEND (EXISTING — LIGHT PROPOSED — DARKER)	
CENTRE LINE	---
KERB AND GUTTER	==
TOP OF BATTER	---
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EDGE OF BITUMEN SEAL	---
FENCELINE	---
SEWERMAIN	---
WATERMAIN (& SIZE)	---
STORMWATER DRAINAGE	---
OVERHEAD POWER	---
UNDERGROUND ELECTRICAL	---
TREE	---
SHRUB	---
SIGN	---
SEWER MANHOLE, INSPECTION PIT	---
DOWNPIPE & ROOFWATER OUTLET	---
POWER POLE	---
STREETLIGHT	---
GUIDE POST	---
WATER (HYDRANT, VALVE, METER)	---
TELSTRA PIT AND CABLES	---

Rev.	DESCRIPTION	APPROVED	DATE
02	Proposed Staging Boundaries Changed	J.Herdegen	05.03.26
01	Issued for Client's information	J.Herdegen	04.03.26

Model:	26052V01
DL:	N/A
Survey:	N/A
Drawn:	M.Murray
Designed:	Not Applicable
Checked:	J.Herdegen

Original A3 Drawing Scale Bar:

A3 Scale 1:4,000

40 0 40 80

Drawing: 26052DA Rev 02

Datum Description: N/A

BATH STEWART ASSOCIATES Pty Ltd

DEVELOPMENT CONSULTANTS

SURVEYORS — ENGINEERS — PLANNERS — PROJECT MANAGERS

239 Marius Street TAMWORTH NSW 2340

Telephone (02) 6766 5966 A.C.N. 659 162 062

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81 ONSLOW THOMPSON ROAD CALALA

LOT 8 DP 717904

PROPOSED STAGE 3 LOT CONFIGURATION

Ref. No: **26052DA**

Sheet No: **04** of **04**

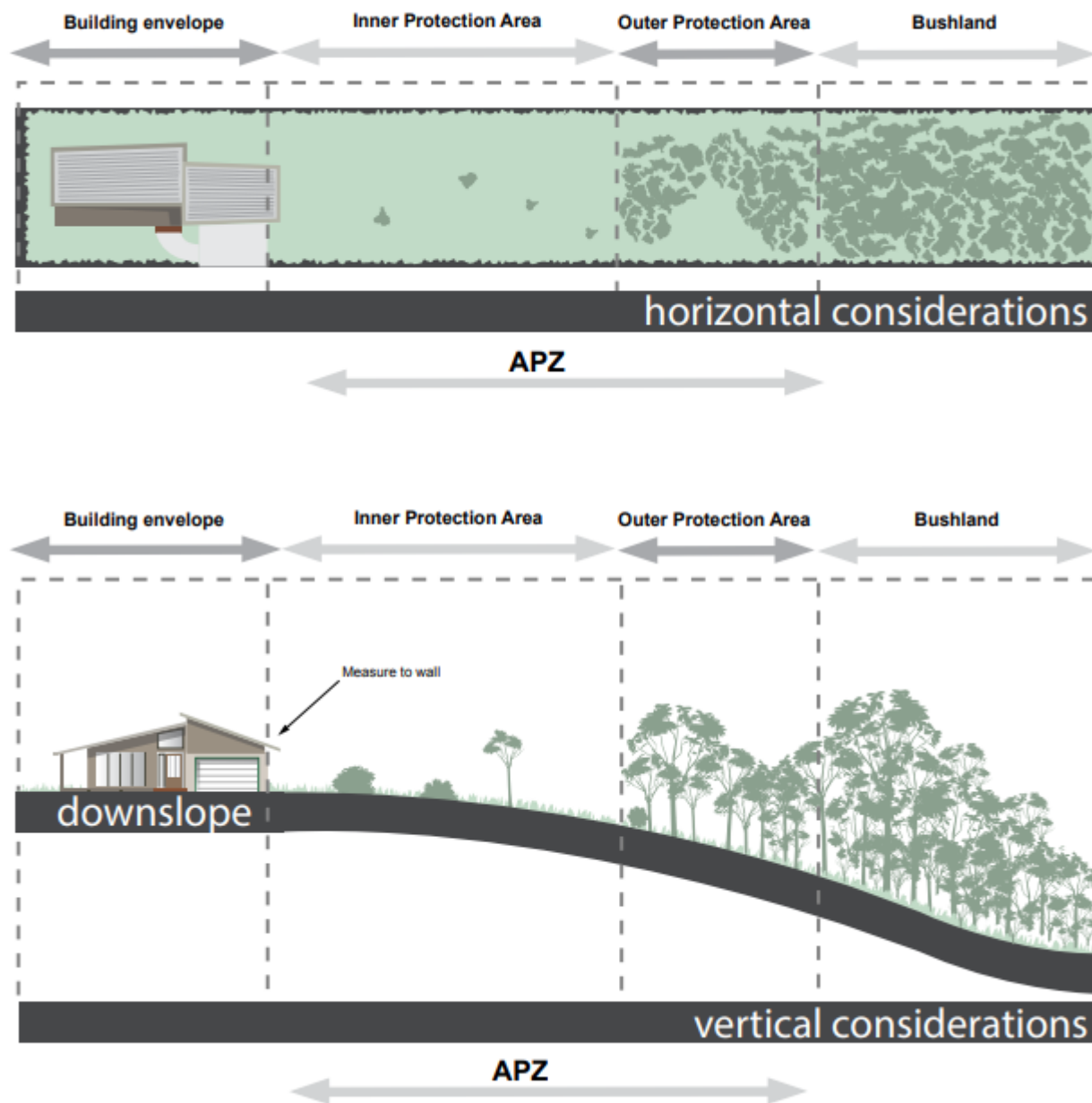
Revision: **02**

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4.3 Appendix – Asset Protection Zone (APZ) Example

Typical Inner and Outer Protection Areas.



(Source: NSW Rural Fire Service)



4.4 Appendix – Site Photos



Figure 3 – Example of well-maintained garden space



Figure 4 – Example of managed grassland surrounding the dwelling



Figure 5 – Aerial overview of the property



Figure 6 – Goonoo Goonoo Creek and dams available for water on the property