

There is likely to be additional noise created during the demolition and construction stages of the works, however a condition of consent is recommended to be included requiring all work on the project to be between 7.00am and 5.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays.

Council's Environmental Health Division is satisfied provided relevant noise conditions are included in any development consent.

**S79C(1)(b)                      *The likely impacts of development including environmental impacts on both natural and built environments and social/economic impacts in the locality***

***Natural Environment***

The site will be landscaped in accordance with the submitted plans and details. This will soften the impact of the proposed development on its surrounds and the natural environment. New plantings will further embellish the landscape and quality of the site.

There are a number of existing trees located throughout at the southern end of the site which are identified for removal on the submitted landscape plan. Council is satisfied that the trees shown to be removed are being adequately replaced by the new plantings however it is recommended a condition be imposed to ensure that only those trees identified on the landscape plan are removed, all other trees located throughout the site should be retained.

***Built Environment***

The re-development works include the removal of a number of buildings and consolidation of a range of uses within two (2) new buildings which is not likely to impact on the existing nearby built environment consisting of a range of commercial, recreational and rural uses.

***Social Impact***

There are no social impact issues associated with this proposed development.

***Economic Impact***

Overall, the proposed development is not envisaged to have any adverse economic impacts on the current operator of the site or adjoining land uses, and it is likely to create employment opportunities during the re-development works.

***Cumulative Impacts***

It is considered that the proposed development will not create any cumulative impacts on the subject site or adjoining properties. There are no concerns in this regard.

**S79C(1)(c)                      *The suitability of the site for the development***

The existing TransGrid substation and depot has occupied the subject site for many years and has become well established within the Tamworth area as a electricity supply station and depot hub for servicing contractors throughout the region.

The proposed redevelopment works are likely to improve the existing facilities by consolidating a range of office/administration, workshop and maintenance activities. The works are considered to be suitable for the subject site and are unlikely to impact on the surrounding locality.

**S79C(1)(d)                      *Any submissions***

In response to the public exhibition period of the development application, one (1) submission was received. The issues raised in the written submission are listed below:

- Concerns with the “rapid” development of the area of South Tamworth for residential and commercial development, and concerns raised regarding the proposal to build a new substation creating more power lines and easements to and from the site.
- The poles and wires to and from the present site are a blight on the landscape.
- TransGrid should be encouraged to direct their future developments to the other sites.

#### Council Assessment

- The proposed works are for the re-development of an existing depot complex associated with an electricity substation. The Statement of Environmental Effects notes TransGrid to have identified the current facilities to no longer satisfy their functional requirements and the location of a new substation in the future requires the existing facilities to be demolished.

The proposal seeks to improve building/site functionality by consolidating a range of activities into a new depot complex containing two main buildings.

The substation and depot facility are both permissible forms of development under the current NSW legislation. The proposed works shall be constructed to the relevant Australian Standards and shall be a suitable outcome for the site.

It is noted that the person making the objection owns the land directly east of the subject site and that the land is already burdened by a number of easements associated with the substation. Although no changes are proposed to the existing easements under this application, it is important that TransGrid maintain contact with the owner of adjoining lands, and informs them of any proposed future expansion works which may impact on their land.

- There will be no modification to the existing substation under this development application and therefore the existing power poles and lines at the northern end of the site are likely to be unaffected. New lines and poles on the southern end of the site are likely to replace the existing lines associated with the demolished buildings.
- Council’s Strategic Planning Division held discussions with the Property Assets Manager for TransGrid in relation to the possible expansion of the existing site or the relocation of the TransGrid operations to a separate site. TransGrid acknowledged their previous consideration of expanding the existing site or relocating, however they have made the decision to consolidate their operations and contain all activities on the current site.

#### **S79C(1)(e)                      The public interest**

The operation of an electricity substation and depot operations supplying electricity and services to parts of the region is considered a matter of public interest. The applicant has indicated that the redevelopment of the site provides a more functional outcome for TransGrid’s operations.

The application was advertised and notified to adjoining land owners and one (1) submission was received. This submission has been considered and responded to in this report. The issues raised can either be addressed by the satisfactory compliance of relevant conditions of consent or do not require further action.

## 2. Recommendation


The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000. The assessment of the proposed development has demonstrated that the proposal is considered satisfactory against the relevant clauses of the Tamworth Regional Local Environmental Plan 2011 and provisions of the Tamworth Development Control Plan 2011.

It is recommended that DA0120/2013 be approved subject to the proposed conditions contained in Annexure No. 3 which includes amendments being made in red on the endorsed plans, removing the landscape embankments and gabion walls located with the highway road reserve adjacent to Entry No. 3.



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