

DOC CODE	2
DOC TYPE	2
SUBJECT	100
FOLIO	1100
PRJ	

*Offer. Please refer
to Community Services
via Director*

CP/DS/DA 77/93

MEMO TO: **Acting General Manager/Town Clerk -** [redacted]

COPY TO: **Parks and Gardens Manager -** [redacted]

DATE: 17 June 1993

SUBJECT: Development Application No. 77/93 for a Velodrome Bicycle Facility on Section 7, Cnr Peel and Roderick Streets, Tamworth.

RESPONSE DATE: N/A

noted
18.06.93

Environmental Planning and Assessment Act, 1979.

NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 92 of the Act, notice is hereby given of the determination by Council of Development Application No. 77/93 for a Velodrome Bicycle Facility on Section 7, Cnr Peel and Roderick Streets, Tamworth.

In the determination of this application Council considered all matters listed under Section 90 of the Act.

The development application has been determined by the granting of consent subject to the following conditions:-

- 1.0 **Planning Services**
- 1.2 All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent being completed prior to occupation of the premises.

Reason: To ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.
- 1.3 Informal on-site car parking accommodation being provided for a minimum of fifteen (15) vehicles and such being set out generally in accordance with the details indicated on the submitted plans, except as otherwise provided by the conditions of this consent.

Reason: To ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development.
- 1.4 A suitable sign indicating that vehicles exiting the site must turn left into Roderick Street shall be erected adjacent to the point of egress.

Reason: To ensure that clear direction is provided to the drivers of vehicles leaving the premises in order to facilitate the orderly and efficient use of driveway access and in the interest of traffic safety and convenience.

- 1.5 All vehicular movement to and from the site being in a forward direction.

Reason: To ensure that the proposed development does not give rise to vehicle reversing movements on or off the Public Road with consequent traffic accident potential and reduction in road efficiency.

- 1.6 The Murray, Peel and Roderick Streets perimeter of the site shall be intensively landscaped to the satisfaction of the Planning Services Manager. Full details of species, quantities and state of maturity shall accompany the required building application.

Reason: To screen the elevation of the batters.

Note: Special attention shall be paid to the planting adjacent to the intersections to ensure that adequate sight distance is available.

- 1.7 The landscaped area of the development is to be maintained at all times in accordance with the approved landscape plan.

Reason: To ensure that the landscape component of the development is maintained to an acceptable standard.

- 1.8 Prior to works commencing, a survey shall be conducted to identify the perimeter of the site. An Identification Survey, prepared by a Registered Surveyor, shall be conducted and a copy submitted to Council as soon as practicable.

Reason: To ensure the development is wholly contained within the subject land.

2.0 Works & Technical Services

- 2.1 Sealed driveway(s) shall be provided between the kerb and gutter and the property boundary in accordance with Council's Guidelines (copy attached).

Reason: To provide permanent, clearly defined access to the site.

- 2.2 A metered water service shall be provided to service the amenities building.

Reason: To provide a water service.

- 2.3 The cycle track shall be located so that it is not built over any sewer manhole.

Reason: So that access to Council's sewer is maintained.

- 2.4 The cycle track shall be located at least 2m clear of Council's stormwater main.

Reason: To ensure that the main can be accessed in the future.

- 2.5 All service entry points such as manholes shall be raised to the adjusted surface level of full cost to the applicant.

Reason: To ensure access to services is maintained.

- 2.6 Completed Engineering drawings which indicate areas of fill and extents of batters shall be submitted and approved prior to the start of any works.

Reason: So that the effects of the development on infrastructure and footpath levels can be determined.

Note: A concrete footpath, constructed in accordance with Council's Guidelines, is required along the full Peel Street frontage of the site.

3.0 Section 94 Contributions

3.1 Council is satisfied that the proposed development is likely to increase the demand for the following public amenities and public services within the area:

- * water headworks; and
- * sewerage headworks.

Pursuant to Section 94 of the Environmental Planning and Assessment Act, 1979 Council requires the payment of a monetary contribution of:

- * \$1478 toward the augmentation of water supply; and
- * \$1233 toward the augmentation of the sewerage system.

The contributions should be paid prior to release of the building application.

The contributions required by this condition is allowed by and determined in accordance with the Tamworth Section 94 Contributions Plan made by the Council on 1 December, 1992, a copy of which may be inspected at the office of the Council.

This approval became effective on 17 June 1993 (Section 93 of the Act) and will lapse unless the proposed development is commenced within two (2) years of the approval date (Section 99 of the Act).

Under the provisions of Section 97 of the Act you may (within twelve (12) months of receipt of this notice) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

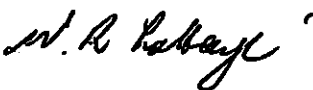
All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

It should be noted that it will be necessary to have building plans and specifications approved by Council's Building Department before commencing any work.

Council's Building Services advise of the following matters to be taken into consideration:

- * A Building Application shall be lodged in accordance with the provisions of the Local Government Act, 1919 (as amended), the Ordinances thereunder, and the Building Code of Australia.

Please address any enquiries concerning conditions of consent to the relevant department of Council.



W R LaHaye
Environmental Services Director

RAY WAI SH HOUSE
437 PEEL STREET,

TAMWORTH NSW 2340
TELEPHONE: (02) 6755 4555

PO BOX 555 TAMWORTH 2340
DX 6125 FAX (02) 6755 4499

ABN 93 752 522 800

20 May 2002

FILE COPY

In reply please quote:
LS/D 601/02

If telephoning ask for:
Catherine Pyne
Environment & Planning Services

Please address all correspondence
to the General Manager

TAMWORTH CYCLE CLUB
PO BOX 1587
TAMWORTH 2340

FREP	20195-02
DOC	26917-02
FOLIO	12
PROP	
C/R	2

Dear Sir/Madam

Environmental Planning and Assessment Act 1979
NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 81(1)(a) of the Act, notice is hereby given of the determination by Council of the following development application.

Development Application No. 601/02

Subject Land: Prince of Wales Park, Sec 7, 545 Peel Street, Tamworth

Description: Installation of Light Poles & Fittings To Velodrome

In the determination of this application Council considered all matters listed under Section 79C of the Act. The development application has been determined by the **granting of consent subject to the conditions listed below**. The conditions have been imposed in accordance with the Environmental Planning and Assessment Act and Council's adopted policies.

Please note, this approval became effective on 20 May 2002 (Section 83 of the Act) and will lapse unless the proposed development is commenced within five (5) years of the approval date (Section 95 of the Act).

1.0 Compliance with Building Code of Australia

- 1.1 All building work must be carried out in accordance with the provisions of the Building Code of Australia.

2.0 General

- 2.1 The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.
- 2.2 All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of

the premises to ensure compliance with the provisions of the Environmental Planning and Assessment Act, 1979.

- 2.3 To confirm and clarify the terms of Council's approval, to mitigate any nuisance, and as provided for by Section 80 of the Environmental Planning and Assessment Act, 1979, the lighting shall be extinguished by 10.30pm.
- 2.4 To confirm the development meets the nominated requirements, certification from an appropriately qualified person is to be submitted to Council once the lights are installed to confirm that the technical requirements of *DCP 9 – Outdoor Lighting Guidelines* and *AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting* are satisfied.

3.0 Inspections

- 3.1 **Inspection** - When building works have reached the following stages an inspection is to be arranged by contacting Council's Customer Service Centre by phoning 67554 555 (or by Facsimile 6755 4499) by 4:00pm the day before the inspection is required.

Please advise Council if the work will not be ready at the appointed time. Failure to do so may incur an additional inspection fee of \$50.

- (i) Pier holes, pads or bulk piers before concrete is poured;
- (ii) Final inspection before the structure is occupied.

All conditions imposed by Council shall be observed as non-compliance is an offence under the Act.

Under the provisions of Section 97 of the Act you may (within twelve [12] months of receipt of this notice) appeal to the Land and Environment Court against conditions imposed should you feel they are unreasonable.

Please address any enquiries concerning this consent to Catherine Pyne of Council's Development & Approvals Division on (02) 6755 4537.

Yours faithfully



D M Lewis
Development & Approvals Manager

**FORM 11**

Construction Certificate

issued under the *Environmental Planning and Assessment Act 1979*
Section 109c(1)(c) & 109II

FILE COPY

Certificate No. C 526/02
Application No. C 526/02
Development Consent No. DA 601/02
Officer Responsible: Catherine Pyne

Applicant's Details

Name: TAMWORTH CYCLE CLUB INC.
Address: PO BOX 1587, TAMWORTH 2340,
Reference: N/A

FREP	
DOC	31371-02
FOLIO	16
PROP	
C/R	

Property Identification

PRINCE OF WALES PARK, 545 PEEL STREET, TAMWORTH

Locality TAMWORTH

Classification & Description of Development

Class: 10b ANCILLARY STRUCTURE
Description: Installation of Light Poles and Fittings to Velodrome

Determination

This application has been determined by granting approval on: 20/05/02
This construction certificate will expire at the same time as the development consent relied on.

Attachments

- Schedule of essential fire safety measures (if applicable)
- Conditions required to be attached by the Regulations

Approved Plans and Specifications Relied on

- 18/04/02 PLANS PROVIDED BY APPLICANT

Certificate

The Tamworth City Council certifies that the work, if completed in accordance with these plans and specifications, will comply with the requirements of s81A(5) of the *Environmental Planning & Assessment Act 1979*.

For: D M Lewis
Development & Approvals Manager

6 JUNE 2002
Date

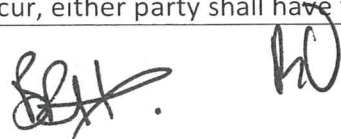
Note: Prior to commencement of any work, you must appoint a Principal Certifying Authority (PCA). The PCA may be either an Accredited Certifier or Council. The PCA will issue Compliance Certificates in respect of inspections, processes and products required by the Development Consent and if required, an Occupation Certificate (or interim Occupation Certificate). You must advise Council of the appointment of a PCA by submitting a FORM 7 application a minimum of 2 days before work commences.

HEADS OF AGREEMENT

HEADS of AGREEMENT

Land	Part 545 Peel Street, Tamworth NSW Part Lot 73 in DP1107041		
TRC	TAMWORTH REGIONAL COUNCIL Ray Walsh House 437 Peel Street Tamworth NSW 2340	Contact: Ph: Email:	Paul Bennett General Manager 02 6767 5473 0428 039 264 p.bennett@tamworth.nsw.gov.au
TRC's Solicitors	Acting for self	Contact: Ph: Email:	Kirrilee Ringland 6767 5555 k.ringland@tamworth.nsw.gov.au
UNE	UNIVERSITY OF NEW ENGLAND Elm Avenue ARMIDALE NSW 2351	Contact: Ph: Email:	Naomi Nielsen Project Director, STEM Precinct 0459 983 107 nnielsen@une.edu.au
UNE's Solicitors	UNE Legal	Contact: Ph: Email:	Katrina Warden 02 6773 3333 legal@une.edu.au
Current Zoning	Zone B3 – Commercial Core		
Proposed Development	Educational establishment with retail, commercial, entertainment and residential precincts		
Pre-Conditions	<p>The following are preconditions to the parties entering into a Contract of Sale for the Land:</p> <ol style="list-style-type: none"> 1. That UNE enters into a Funding Agreement with the NSW Government for the Proposed Development 2. That TRC undertakes reasonable remediation of the Land in accordance with the further terms hereof. 		
Remediation	<p>TRC agrees to undertake the following remediation activities on the Land at their expense prior to the Contract of Sale being exchanged:</p> <ol style="list-style-type: none"> 1. Soil testing for any contamination of the Land 2. Removal of any contamination from the Land 3. Remediate to a levelled development site in accordance with the Earth Works clause hereof 4. Removal of lights 5. Removal of box culverts 6. Isolate site from local power and water services (existing non-live services including reticulation network for irrigation will remain in place) 7. Removal of all concrete and remaining structure of the velodrome 8. Reasonable miscellaneous works directly connected with the works outlined above, 		

	as agreed by the parties.
Remediation Timeline	TRC agrees to use its best endeavours to complete the Remediation works within four (4) months of signing this Heads of Agreement.
Earth Works	TRC agrees to complete the following earthworks on the Land by 30 July 2022: <ol style="list-style-type: none"> 1. Complete bulk earth works as required to provide a levelled site above the 1 in 100 year flood level 2. Removal of any excess earth and debris from the site or provide additional fill if required
Development Application Fee	UNE will be at liberty to ask TRC in its regulatory capacity to consider a waiver of the 1% contribution fee payable upon the Development Application, however UNE acknowledges that any decision as to whether such a waiver is granted is a matter for TRC to consider in its sole discretion. Nothing in this Heads of Agreement shall fetter Council's discretion or its regulatory role in this matter.
Contract of Sale	The parties agree to enter into a formal contract for the sale and purchase of land upon completion of the Preconditions and subject to satisfactory negotiation of terms of sale.
Sale Price	TRC agrees the consideration for the transfer of Land will be \$1.00
Costs	Each party is responsible for their own costs and expenses incurred as part of this transaction.
Confidentiality	The parties must keep these negotiations confidential. The parties may disclose the details of this agreement to their professional advisors.
Negotiations	The parties agree to negotiate in good faith to finalise the terms of the Contract of Sale.
Termination	<p>These Heads of Agreement shall be terminated upon the valid exchange of a Contract for Sale between UNE & TRC for the Land.</p> <p>Further, these Heads of Agreement shall be terminated in the following circumstances:</p> <ol style="list-style-type: none"> 1. In the event that the Funding Agreement referred to herein is not forthcoming by 30 April 2022; 2. In the event that the Funding Agreement is terminated by the NSW Government for any reason prior to 30 April 2022; 3. In the event that any of the works intended to be carried out by TRC in these Heads of Agreement exceeds \$889,750.00 exclusive of GST; 4. In the event that no Contract for Sale has been exchanged between the parties by 30 April 2022. <p>Should any of the above numbered events occur, either party shall have the right to</p>



	terminate these Heads of Agreement by notice in writing to the other ("the Notice"). This Notice shall be effective immediately upon receipt by the party to whom it is sent. In all other circumstances, these Heads of Agreement shall be terminated no later than 31 May 2022.
Exclusivity	Council will not engage formally with any other parties in relation to the Land during the term of these Heads of Agreement. Upon the expiry or sooner determination of these Heads of Agreement, unless a Contract for Sale has been validly exchanged, Council will be free to deal with any parties in relation to the Land in any manner.
Non-binding Agreement	No legal obligation is intended to be created in any way by these Heads of Agreement and it is agreed by both parties that no legally binding agreement arises unless and until a formal contract is executed by both parties.

The terms and conditions set out above are agreed and accepted:



Signed on behalf of the University of New England

Professor Brigid Heywood
Vice-Chancellor & CEO
University of New England

25.02.2022

Date:

Print Name



Signed on behalf of Tamworth Regional Council

24-2-2022

Date:

RUSSELL WEBB

Print Name

COUNCIL CORRESPONDENCE - FLOODING

Philip McAteer

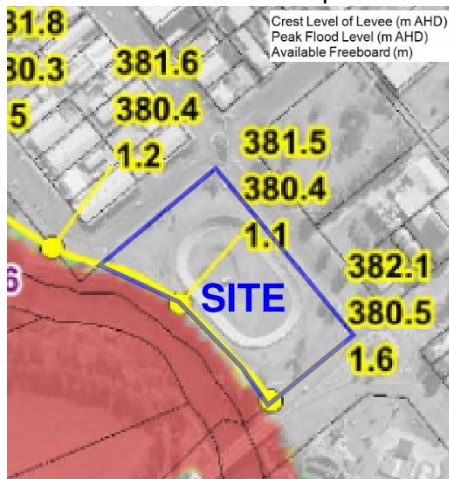
From: Pugh, Aidan <a.pugh@tamworth.nsw.gov.au>
Sent: Thursday, 11 May 2023 12:21 PM
To: Jema Lopez; Brake, Steve
Cc: Nemesio Biason Jr
Subject: RE: Prince of Wales Park Flooding and Stormwater Requirements

Follow Up Flag: Follow up
Flag Status: Completed

[External Email]: Do not click links or open attachments unless you recognize the sender and know the content is safe.

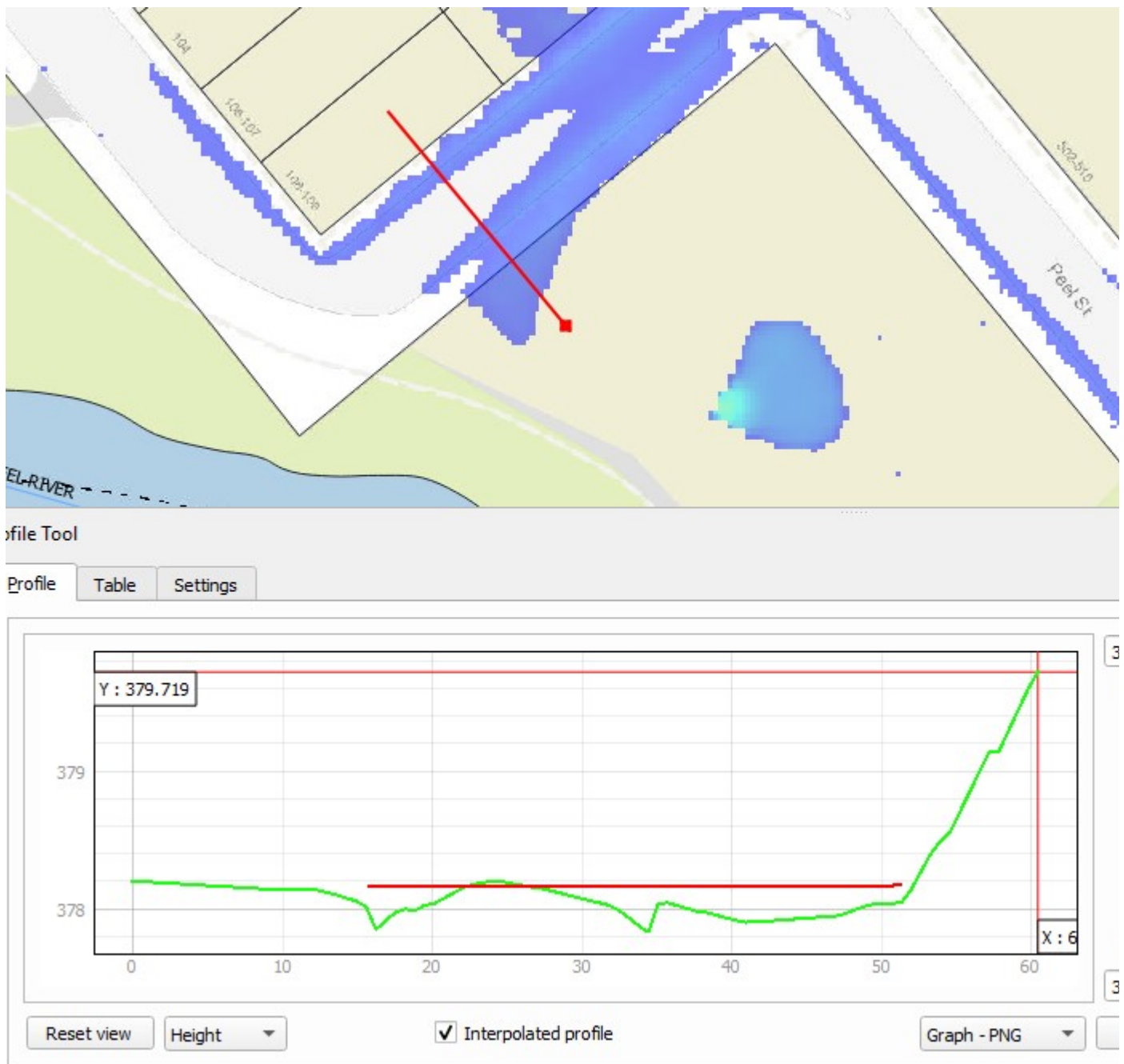
Hi Jema,

The Old Velodrome Site is protected by the Tamworth CBD levee along Peel River as shown below:



Council does not consider this location to be within the Flood Planning Area as defined in the LEP so the flood related development controls in the LEP do not apply.

This site has been identified in Council's draft Flood Risk Management Plan (currently on public exhibition) as being effected by overland flow. See the 1%AEP overland flow map below. During a development application you should consider the flows entering the site from Roderick Street especially considering that the current extent is limited by the velodrome embankment. I have also included a cross section through the LiDAR surface (green) and 1% flood surface (red) below.



Stormwater detention is not required at this site.

I will have to pass you on to our Development area to provide feedback on the WSUD requires. @Steve – are you able to comment on the status of the WSUD DCP amendment? Or pass Jema’s last question on to someone who can?

Cheers,

Aidan Pugh

Stormwater Engineer

P 02 6767 5018 | E a.pugh@tamworth.nsw.gov.au

PO Box 555 Tamworth NSW 2340

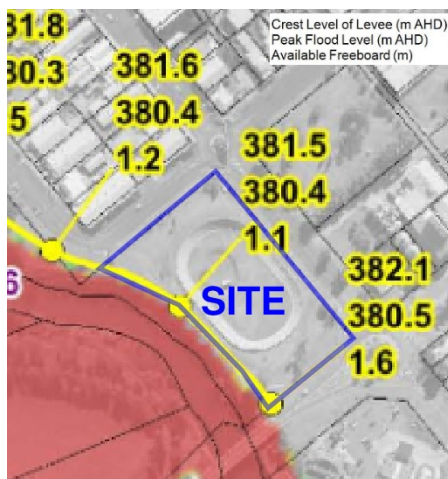
www.tamworth.nsw.gov.au

From: Jema Lopez <jema.lopez@ttw.com.au>
Sent: Thursday, 11 May 2023 11:48 AM
To: Pugh, Aidan <a.pugh@tamworth.nsw.gov.au>
Cc: Nemesio Biason Jr <nemesio.biasonJr@ttw.com.au>
Subject: Prince of Wales Park Flooding and Stormwater Requirements

Good day Aidan,

Thank you for your time on the phone. As per our discussion, could you please confirm the following items for a proposed school campus at the Prince of Wales Park on the corner of Peel Street and Roderick Street in Tamworth?

- The Prince of Wales Park is protected by a levee approximately 1.1-1.6m west along Peel River as shown below.



- The proposed development does not initially require any freeboard, however will need to comply with the flood planning level as specified in Tamworth Regional LEP 2010 which is 1:100 ARI flood level plus 0.5m freeboard.

The flood planning level adopted in the Tamworth Regional Local Environmental Plan 2010 is defined as the level of a 1 : 100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.

Additionally, I am seeking to confirm the stormwater requirements for a proposed development.

- On-Site Detention (OSD) is to be designed in accordance with Council's *Engineering Design Minimum Standards for Subdivisions & Developments (V1, March 2019)* Chapter 3.10.3.4 shown below, which is to match the existing undeveloped peak discharge up to and including the 100-year ARI storm event.

3.10.3.4 DESIGN CRITERIA

All retention/detention structures are to be designed utilising:

- Hydrographs produced by an acceptable method of unit graph theory or mathematical modelling; and
- Flood routing through the structure.

Retention/detention structures shall be designed to maintain the existing undeveloped discharges for the range of storm durations and frequencies from 1 year ARI events up to and including 100 year ARI events.

The methods described in Section 3.6.3 of these Standards may be used to calculate peak flows.

Retention/detention structures with downstream established areas and no clear and safe overland flow paths shall be designed for the peak 100 year ARI storm with consideration of the sensitivity of the design given to 200 year ARI events.

The peak storm duration with retention/detention structures is to be confirmed by the *Developer's Representative*. The critical duration is likely to be longer than without retention/detention. A graph showing the range of peak flood levels in the structure and peak discharges from the structure are to be provided for all storm events examined. Consideration must be given to areas downstream to ensure that changes in timing of peak flows at the confluence of downstream reaches is not adversely impacted by construction of the structure.

A sensitivity analysis must be undertaken for a range of variables (catchment roughness, link lags etc.) to determine how sensitive the design is to minor changes in these variables.

Rainwater tanks either installed or intended to be installed as part of the development shall not be used in retention/detention basin design calculations. The volume of storage in pits and pipes in the minor system is also to be ignored.

- A Water Sensitive Design Statement (WSDS) is to be provided and the development must comply with Council's *Fact Sheet: Water Sensitive Design Statements* shown below. It was also noted on the fact sheet that some sites are part of Council-approved Stormwater Strategy or WSDS may be required to meet different stormwater quality targets that what is shown below. Could you please confirm what target reduction loads should be adopted for the site?

Requirements of a Water Sensitive Design Statement				Stormwater Quantity Targets	
A Water Sensitive Design Statement is supported by figures and diagrams which demonstrate how the development satisfies the objectives of the Development Control Plan and the Water Sensitive Design performance criteria as outlined in quality and quantity targets.				Stormwater Quantity	Flow rates (for environmental and infrastructure protection)
Stormwater Quality Targets – Subdivision				Target	Retention/detention structures shall be designed to maintain the existing undeveloped discharges for the range of storm durations and frequencies from 5 year ARI events up to and including 100-year ARI events. Retention/detention structures with downstream established areas and no clear and safe overland flow paths shall be designed for the peak 100-year ARI storm with consideration of the sensitivity of the design given to 200-year ARI events.
Target Reduction Loads *	Site Characteristics	Lots over 2,000 m ² in size	Lots less than 2,000 m ² in size	Intent	Reduce the likelihood of increased rates of bed and bank erosion and damage to benthic habitat in waterways. Ensure that the development does not result in increased stormwater flows that exceed the capacity of the external stormwater drainage infrastructure and/or exacerbate overland flow problems.
	Gross Pollutants	90%	90%		
	Total Suspended Solids	Neutral or Beneficial Effect on Water Quality – meaning loads of pollutants from future development must be equivalent to or less than that from the existing land use prior to development	80%		
	Total Phosphorus		65%		
	Total Nitrogen		45%		

* Based on increased pollution generated from development without treatment

Thank you and please let me know if I have missed any flooding/stormwater-related requirements, or misinterpreted any of the above.

Best regards,



Jema Lopez | Civil Engineer

+61 426 053 329 | +61 2 9067 5017 | jema.lopez@ttw.com.au

TTW Engineers | Sydney

Read our latest news [here](#)

CORRESPONDENCE - ESSENTIAL ENERGY

20/10/2023

**MEENIT SURYADEO CHARAN
ADP CONSULTING PTY LTD
Level 3/8/Spring St
SYDNEY NSW 2000**

Dear **MEENIT SURYADEO**

Thank you for the connection application submitted on **20/10/2023**, having Case reference **00128307**.

Connection Service requested

A summary of the Connection Application as follows:

Connection Type: **New connection for Load only**

Premise (address where the connection service will occur): **EDUCATIONAL FACILITY 545 PEEL ST
TAMWORTH, NSW 2340
NMI: 40013571421**

The Connection Application was submitted on behalf of **Ashleigh Smith**

The submitted Connection Application will act as the technical schedule to this contract. The Connection Application is available in the Essential Connections portal.

Connection Service Offer

We have reviewed the Connection Application and have determined the conditions meet our **Model Standing Offer for a Low Voltage Connection Service for Standard**.

Please use this hyperlink to access the Model Standing Offer which is published on our website:

<https://www.essentialenergy.com.au/-/media/Project/EssentialEnergy/Website/Files/Our-Network/StandardModelStandingOffer.pdf?la=en&hash=2E284B3B49F6CE6B720831351D288B567FE570E4>

Your Connection Offer has specific conditions that must be met before or during the installation.

Site Specific Condition: Site Specific conditions shall be determined when Level 3 Accredited Service provider seeks Design Information in relation to this application

Your request for an expedited connection offer is accepted. We provide our Connection Offer Number **ECN-055738**

What does this mean?

You have agreed to the terms and conditions of the Model Standing Offer listed above and/or any listed specific conditions on behalf of the Retail customer.

What do I need to do?

Inform the Retail Customer of their obligations under the Model Standing Offer.

Augmentation and/or addition to the electricity network is required to make your connection available. This offer is conditional on your Accredited Service Provider/s completing all required contestable work to enable your connection. Construction of your electrical installation cannot commence until a Network Design is approved by Essential Energy. Provide the Connection Offer Number ECN-055738 to your Accredited Service Provider/s.

Further Information

Additional important information and conditions applied to the Connection Offer are available in the Appendix.

For more information on our Connection process please visit <https://www.essentialenergy.com.au/>

Regards
Essential Energy

Appendix

Embedded Generation Installation

The following conditions apply to Connection Offers requesting new or modifications to embedded generation systems.

- All inverter energy systems must be installed with the AS/NZS 4777.2.2020 Australian A region settings.
- In accordance with the applicable energy laws, the Customer must ensure that their Retailer has installed the appropriate electronic metering, capable of separately registering both imported and exported energy, at the premises prior to connection of the embedded generation system.

Please refer to <https://www.energysaver.nsw.gov.au/get-energy-smart/dealing-energy-providers/installing-or-altering-your-electricity-service> for further information.

NSW Service & Installation Rules.

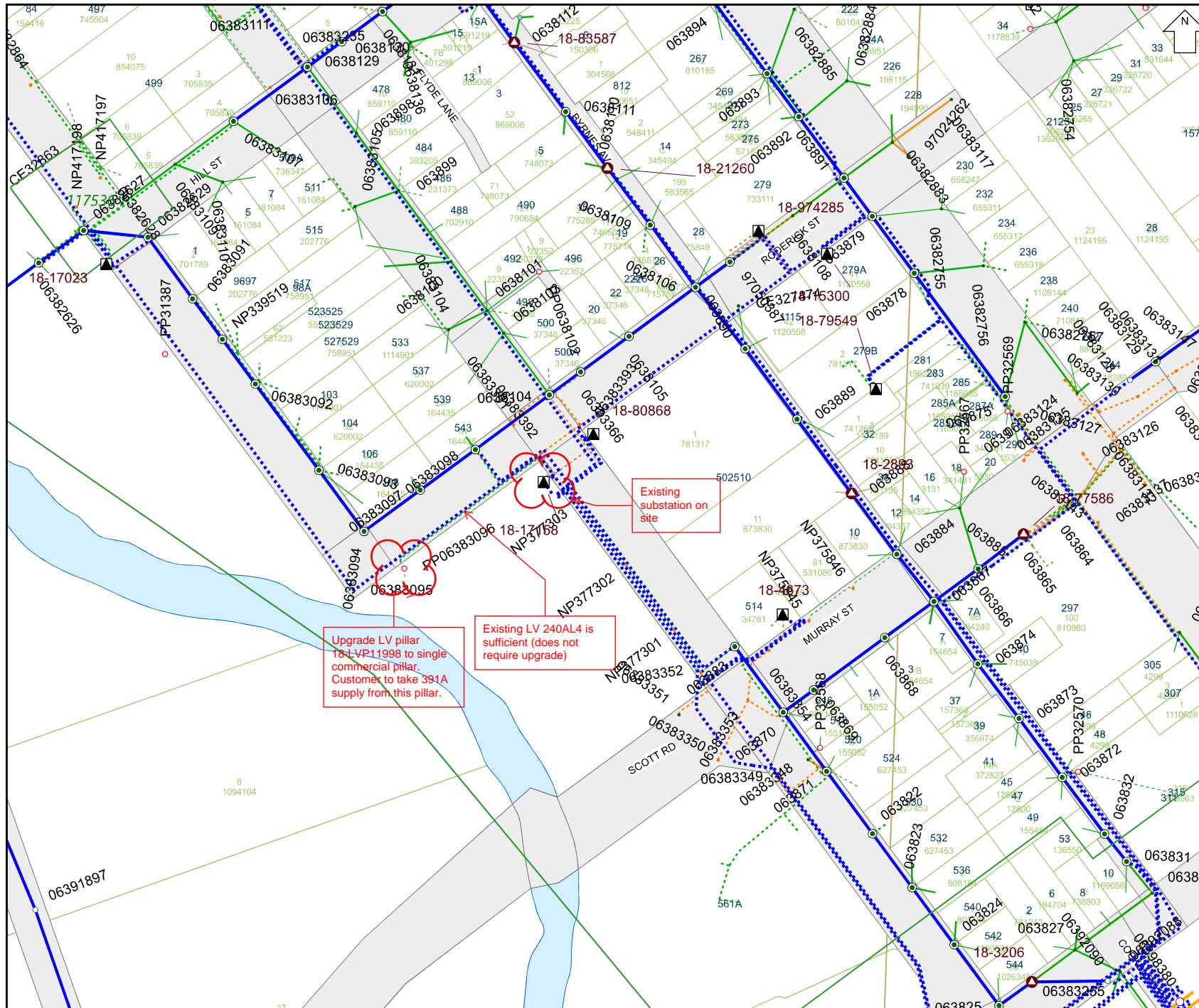
- All installation must comply with the NSW Service and Installation Rules.
- All NEW service mains in rural or fire prone areas must be underground, even if the service mains are to be connected to an overhead distribution line. Please liaise with local Essential Energy Inspection staff for any variations from this requirement, as per SIR 1.12.4.
- All electrical equipment is selected, installed and operated so as to minimise or prevent adverse effects to the distributor system and other customers' installations connected to the distribution system and must comply with the SIR.
- All motor starts are to be in accordance with SIR 1.16.2.4 and Table 1.2.
- All installations must ensure that a satisfactory power factor is maintained at all times as per SIR 1.16.11.
- For all new connections/alterations above 100 Amps, a 'Compliance Statement for Main Switchboards Greater than 100 Amps' is to be submitted to Essential Energy email address: switchboard.review@essentialenergy.com.au using the following Standard Naming Convention: "Address_Customer Name_Submitting Company Name_Submission Version (Example - 2 Southern Cross Dr Ballina_ Marelex_V1)". A copy of Essential Energy's 'Compliance Statement for Main Switchboards Greater than 100 Amps' can be found on the following website <https://engage.essentialenergy.com.au/ec>.

For list of Accredited Service Providers,

please visit: <https://www.energysaver.nsw.gov.au/>

Note for Councils

This connection offer does not replace the requirement for a Notice of Arrangement (NOA). An NOA should be obtained from Essential Energy prior to signing a sub-division certificate if it is a condition that power is to be made available to the subject lot.



LEGEND

- Pole: Rural Location
- Pole: HV
- Pole: Urban Location
- Pole: LV
- Pole: HV
- Pole: HV/LV
- Pole: TR
- Pole: SL COLUMN
- Pole: PRIVATE
- Substation Site: Location 11kV
- Substation Site: Pad/kiosk
- Cable: Overhead - single phase
- Cable: Overhead - three phase
- Cable: Underground - single phase
- Cable: Underground - three phase
- Cable: Overhead - single phase
- Cable: Overhead - three phase
- Cable: Underground - single phase
- Cable: Underground - three phase
- Cable: Overhead - single phase
- Cable: Overhead - three phase
- Cable: Underground - single phase
- Cable: Underground - three phase
- Cable: Centreline SL
- Cable: Underground
- Cable: Overhead - three phase
- Cable: Underground - three phase
- Cable: Centreline 66kV
- Cable: Centreline 132kV

THIS MAP IS NOT SURVEYED.
PRELIMINARY PLAN ONLY.
PLEASE ADVISE ESSENTIAL ENERGY
IF DETAILS ARE INCORRECT
CALL 13 23 91
FAX 1800 354 636



SCALE	1:2040
PLOT DATE	03/05/2023
PLOTTED BY	nvasamse
PAGE: 1 of 1	A3



MINUTES OF MEETINGS HELD WITH COUNCIL

Preliminary Development Advice: PDA2024-0029

Part 1: Property Details	
Property address	Hopscotch Restaurant & Bar Kable Avenue TAMWORTH NSW 2340
Lot and DP	Part Lot 73 DP 1107041
Current Use of Land	Public Recreation
Zoning	RE1/E2
Legislation/ Policy	Tamworth Regional Local Environment Plan 2010
Site Constraints	Flooding, Bush Fire
Part 2: Proponent – Main Contact Details	
Name or Company:	Nathan Bartlett
Email and Phone:	nathan@sixhillsgroup.com.au +61436312926
Part 3: Meeting Details	
Date	28-09-2023
Time Start	4:00pm
Time Close	5:00pm
Meeting Location	Room 1, 474 Peel Street
Part 4: Attendees	
Tamworth Regional Council Officers	
Name	Position
Gina Vereker	Director Liveable Communities
Steve Brake	Manager Development Engineering
Sam Lobsey	Manager Development
Proponent	
Name	Position
Mary Butler	University of New England.
Angela Collings	Architectus
Nick Elias	Architectus
Louise Norton	Touchstone Partners Pty Ltd
Nathan Bartlett	Six Hills Group
Karl Eckermann	Architectus (Apology)

Part 4 : Overview and Details of Proposed Development

The proposed development is an educational facility: The University of New England (UNE) Tamworth campus. DA Lodgement is imminent and the proponent sought to discuss key issues such as traffic, access, parking, servicing among others. Proponent anticipates the opening of UNE on the 1st of September 2026.

The new building will be approximately 2300sqm Gross Floor area and is designed to allow flexibility for uses by UNE.

Main ground level access is from Roderick Street frontage.

The waiving of all development related does (e.g. Development Applications, S7.11 Contributions and Headworks) was asked and Council advised that it was not aware of any agreements to waive any such fees/charges.

The status on the Subdivision / Demolition Works (early DA). Council staff advised that there was no DA in a current and would follow up with Graeme McKenzie (Council Manager, Strategy, Assets and Design)

Council advised that due to the DA being Council Related it would need to follow Council's conflict of Interest Policy and exhibit the DA for 28 Days and also that it was likely utilise an external consultant to undertake the assessment work.

The proponent advised that the cost of will is less than \$30million and therefore would be referred to the Northern Regional Planning Panel for a determination.

The proponent provided a presentation of the latest design and outcomes from a number of individual meetings with various Council staff.

Part 5: Permissibility (Tamworth Regional LEP 2010 and / or SEPP)

[Tamworth Regional Local Environment Plan 2010\)](#)

Part 6: Issues Discussed

Planning

- Crown development may not need a Construction Certificate.
- Colours and materials of the site to match earthy/ local tones
- The 7.11 design excellence clause in Council LEP to be addressed as part of the Statement of Environmental Effects
- The proposed development is required to comply with the carparking requirements. The Proponent indicated that the design complies with Parking requirements. Post Meeting Comment: Parking calculations must not rely on street carparking spaces are not considered in the parking calculations)
- Section 7.11/12 development contribution and Water/Sewer headworks charges may apply
- Design should connect to the river path.
- *External Referrals:*
 - Rural Fire Services
 - Department of Planning and Environment
 - Local Aboriginals Land Councils
 - Crime Prevention Through Environmental Design
 - NSW Police
- *Internal Council Referrals:*
 - Development Engineering
 - Regional Services
 - Building Certification

<ul style="list-style-type: none"> ▪ Strategic Planning 	
Development Engineering	<ul style="list-style-type: none"> • Vehicle access to the car park has been repositioned further away from the Scott Road / Peel Street intersection. • Access to Peel River footpath under consideration: Proponent has cited that there are issues with gradient • Steve brake raised a question as to whether the additional land located near the Scott Road/ Peel Street intersection could be utilised. • Traffic Study to be provided
Building Certification	<ul style="list-style-type: none"> • n/a
Environmental Health	<ul style="list-style-type: none"> • n/a
Part 7: Documents that must be submitted with a DA	
<ul style="list-style-type: none"> • Owners Consent • Architectural Plans • Landscape Plan • Statement of Environmental Effects to address all relevant SEPPS/LEPs and DCP • Noise Impact Assessment / Acoustic Report • Traffic and Parking Report • Flood Impact Assessment • Aboriginal (AHIMS) / Archaeological Impact Assessment • Flora and Fauna Impact Assessment • Visual impact assessment including Signage/Lighting Plan • Preliminary Site Contamination Assessment – Site Investigation – Soil Sampling to be conducted • Soil, Groundwater and Surface Water Management Plan - Drainage assessment • Servicing Report (wastewater/sewer/water) • Shadow Diagrams • Survey and subdivision plan 	
Lodgement Requirements	
<p>The Development Application (DA) must be lodged with Tamworth Regional Council via the NSW Planning Portal</p> <p>A Pre-lodgement guide on how to lodge via the NSW Planning Portal can be found here Stage Planning (nsw.gov.au)</p> <p>Council's Development Application checklists can be found on Information required to lodge a DA Tamworth Regional Council (nsw.gov.au). Any future DA must, in addition to the documentation requirements prescribed by the Environmental Planning and Assessment Regulation 2021 and Council Development Application checklists.</p>	
Advisory	
<ul style="list-style-type: none"> • Please note that Pre-DA meeting minutes are preliminary only, based on the plans that were submitted for review (attached) and representative of the discussions that took place at the meeting. Council's advice has been provided based on the key issues raised, current planning legislation and development controls at the time of the meeting. • Comments in these minutes do not bind the Tamworth Regional Council officers in any way whatsoever. • If there is any information contained within these minutes that you feel is not reflective of the discussions that took place at the meeting or have been misinterpreted, please advise Council immediately. 	

- It is the Applicant's responsibility to ensure that the relevant matters for consideration according to NSW Planning Legislation is addressed as part of any forthcoming Development Application.

Assistance

If you have any questions regarding this advice, please contact the Development Hub by emailing development@tamworth.nsw.gov.au or telephoning (02) 6767 5507

UNE Tamworth Central TRC Meeting #1 – Meeting Minutes

Meeting #	1
Date	04/05/23 11:00am-12:15pm
Location	Nemigha Building- Tamworth Regional Council
Attendees	Graeme McKenzie -TRC
	Naomi Schipanski -TRC
	Nicholas Smith - TRC
	Aidan Pugh - TRC
	Steve Brake - TRC
	Sam Lobsey - TRC
	Mitchell Gillogly -TRC
	Hamish Slade - TRC
	Meredith Butler - A/ Director UNE
	Neil Hogan - A/ Director UNE
	David Miron - Director UNE
	Louise Norton - Project Director, Touchstone Partners
	Anna Pham - Project Manager, Touchstone Partners
	Karl Eckerman - Principal, Architectus
	Angela Collings - Senior Associate, Architectus
	Nick Elias - Senior Associate, Architectus
	Erica Leong - Graduate Architect, Architectus
	Nathan Bartlett - Planner, Sixhill
	Steve Hill - Sixhill
Circulation	All above (Graeme Hill to distribute to TRC attendees)

Item	Subject	Action	Due By
1	Introductions		
	Each attendee introduced themselves and their roles and responsibilities.	Note	N/A
2	Project Update		
	Architectus presented current work on Concept Validation exercise.	Note	N/A
3	Technical Discussion		
A	An introductory discussion was undertaken on the following items: <u>Site Boundary</u> <ul style="list-style-type: none"> Architectus' current assumption for the site boundary is based on the existing fence line and questioned whether this assumption was correct. Architectus noted that ideally it should extend out toward the New England Hwy. TRC confirmed intent has always been to adjust the site boundary and will work with UNE to provide a site that works. TRC noted that there is likely a TfNSW road reserve adjacent to Scott Road which will dictate how far the site boundary can extend. <u>Action:</u> Surveyor (Peter Baxter) to be consulted. 	LN	26.05.23
B	<u>Traffic & Parking</u> <ul style="list-style-type: none"> Parking numbers will be determined by proposed building occupancy numbers. <u>Action:</u> TRC to consider S7.11 parking contribution when the DA is lodged. TRC provided support for the proposed traffic calming on Rodrick St and would like to see traffic reduced between the parkland and public spaces. Intent is to create a safe entry/exit. TRC suggested forming a cul-de-sac and adding some trees 	TRC	26.05.23

UNE Tamworth Central TRC Meeting #1 – Meeting Minutes

	<p>through a staged process as there are also proposed works along Kable Ave.</p> <ul style="list-style-type: none"> • TRC advised that if the parking requirement is unable to be met, it can levy parking spaces. <u>Action:</u> UNE to check the deed between UNE and TRC. • Additional overflow parking across the road was noted as an option – the Music Hall of Fame site (TRC own this land). Other options were improving the connection, introducing wayfinding. • Traffic Engineer preliminary advice is to increase the width of the existing bicycle track from 2m to 2.5m to ensure safe passage between walking and cycling and extending it toward the Red Rooster. 	NH	26.05.23
C	<p><u>Flood & Stormwater</u></p> <ul style="list-style-type: none"> • Architectus completed studies on the Peel River and North Tamworth and noted potential issue that water on Roderick St may spill over into Building 2 (main building). • NH queried whether the potential duplication of the sewer is still occurring. TRC advises that a model is still being coordinated and may be possible to remove the duplication but won't know exactly until at least next 2-3 months. • TRC advised that the footprint needs to be clear from the toe of the levy, and that the levy should not be disturbed. • Temporary pop-ups (temporary prefabricated facility i.e., food trucks) were noted to be in the design to activate Peel St and is located near the easement. • TRC noted that 9m set back from the easement is required and footing design outside the zone of influence. TRC expressed that it was not concerned with the temporary buildings imparting load but rather the access and maintenance of the sewer. <u>Action:</u> TRC confirmed it had all invert level information of the pipes and would provide this. • TRC deemed pouring a hardstand over the stormwater was acceptable. 	TRC	
D	<p><u>Early works</u></p> <ul style="list-style-type: none"> • Geotechnical and contamination investigation is commencing 5th June. • TRC will complete the remediation and is waiting for the concept design. 		26.05.23
E	<p><u>Other items</u></p> <p>Nil to report</p>		
4	<u>DA submission</u>		
A	<p>An introductory discussion was undertaken on the following items:</p> <p><u>Process</u></p> <ul style="list-style-type: none"> • DA submission to TRC, allocated to assessing officer, prepare preliminary assessment and briefing report (5 months). • It was noted that TRC as landowners will be a conflict of interest for undertaking the Development Application assessment and determination. This will need to be done by an external consultant/independent person. TRC advised total DA duration can take between 6-12 months, but to be advised once the pre-DA meeting has been held in June. • NRPP will need to be booked early, as they are flat out. 	Sixhill/ TRC	

UNE Tamworth Central TRC Meeting #1 – Meeting Minutes

	<ul style="list-style-type: none"> • It was noted that the Application will need to be referred to TfNSW due to proximity to classified road, along with a number of other referrals such as RMS, Aboriginal Office of Heritage, DPE Water, local referrals i.e., Police etc. • It was noted that a DA would be required for Earthworks. • <u>Action:</u> Sixhills to identify and prepare a list of documents required for TRC to confirm. • TRC advised that Pre-DA advice can be provided if plans are provided 1 week in advance of the meeting(s). • Architectus queried if TRC had any benchmark projects that had been assessed under Design Excellence or best practice. TRC confirmed none to date, as the clause is relatively new (only came out early 2022). Architectus consider this requirement a risk as it is often subjective and want to mitigate it. • Anticipated timing for the DA submission is Sept/Oct. • The cost of works falls under \$20m and will need to go to the Northern Regional Panel (>\$5m). 	Sixhill	26.05.23
5	Any Other Business		
A	Nil to report	All	

Next Meeting

TBC

UNE Tamworth Central TRC Meeting #2 – Meeting Minutes

Meeting #	2
Date	29/06/23 10:00-11:40AM
Location	Northern Daily Leader Building, Level 3
Attendees	Louise Norton – Project Director, Touchstone Partners
	Anna Pham – Project Manager, Touchstone Partners
	Meredith Butler – A/ Director UNE
	Neil Hogan – A/ Director UNE
	David Miron – UNE
	Karl Eckerman – Principal, Architectus
	Angela Collings – Senior Associate, Architectus
	Nick Elias – Senior Associate, Architectus
	Nathan Bartlett – Planner, Six Hills Group
	Graeme McKenzie – TRC
	Peter Baxter – TRC
	Grace Carpp – Traffic Engineer, TTW
	Ammar Ahmed– Assistant Traffic Engineer, TTW
	Nemesio Biason Jr – Civil Engineer, TTW
	Bec Shaw – Transport for NSW
	Hamish Slade – Team Development, TRC
	Steve Marshall- TRC
	Nicholas Smith – Transport – TRC
Apologies	Steven Hill – Six Hills Group
Circulation	All above Court Walsh – Transport for NSW M.Butler to distribute as required to additional

Item	Subject	Action	Due By
1	Introductions		
	Each attendee introduced themselves and their roles and responsibilities.	Note	N/A
2	Project Update and Concept Validation Recap		
	<ul style="list-style-type: none"> Architectus presented Update on the Concept Design Project team had a meeting with the General Manager on 19th June 2023. Steering Committee meeting completed on 22nd June 2023 and concept design was formally endorsed. Architectus are now kicking off the next phase of the design which is Schematic Design. DA submission is being targeted for end of October, hard dates on the programme. 	Note	N/A
3	Concept Validation Recap		
	<ul style="list-style-type: none"> Key objectives have not changed – teaching and learning building, community building, flexible and adaptable, promoting equitable access and learning on display etc. Site studies / sketch plan – Proceeding with Option 3. 2260m2 overall building area = within budget. Design Jam facilitated by First Nations design Partner, Yerrabingin was completed on 3rd May 2023. Next Design Jam follow up booked for 11th July 2023. Number of meetings have been held with the Project User Groups and collection of data to input into the design and 	Note	

UNE Tamworth Central TRC Meeting #2 – Meeting Minutes

	narrative "Day in a Life – Campus Life Weekdays and Weekends"		
	TTW Update – Civil Bulk work		
	<ul style="list-style-type: none"> • TTW identified the constraints and opportunities for the site. • 2 constraints – existing services and imported fill material. • 40,000m² of dirt identified to fill the velodrome to concrete level, otherwise alternative is to minimise the import material. Intent to achieve a neutral cut/ fill equation. <ul style="list-style-type: none"> ○ 1st option – cut material where there is a huge fall and fill the velodrome, however still requires a large quantity of import fill. ○ 2nd option – reduce the carpark level ○ 3rd option – lower the carpark level even further, but not deeper than the existing stormwater pipe. <p>Next steps:</p> <ul style="list-style-type: none"> • <u>Action:</u> Geotech and Environmental Engineer to provide input on suitable fill. • <u>Action:</u> TTW to review inground pump system. 	Note NE NE	 11/08/23 11/08/23
	TTW Update – Traffic & Parking Strategy		
	<ul style="list-style-type: none"> • TTW have been reviewing different carpark options and accesses. 20m from tangent point for the driveway access off Peel St. • 59 carpark spaces to cater to the DCP. • Waste Consultant has been engaged to review compostable, organic matter for recycling and reuse. <p>Next steps:</p> <ul style="list-style-type: none"> • <u>Action:</u> TTW to undertake traffic counts at the three intersections and complete an intersection modelling. • <u>Action:</u> Services and loading – Steven Marshall to provide waste truck size(s) – TRC have contract with Cleanaway. • <u>Action:</u> TSP to arrange discussion with Waste and Water. • <u>Action:</u> Architectus to liaise with the Fire Engineer for location of the pump room and kiosk. 	Note GC SM LN / AP NE	TBC 11/08/23 11/08/23 Complete
3	Technical Discussion		
	<u>Proposed Site Boundary</u> <ul style="list-style-type: none"> • TRC advised that the Easement needs to be considered. TRC confirmed they can work through the easements issues. • Design is currently based of the current fence line. • Levee needs to be retained/preserved enough to provide assurance to the community. Potential to undermine the levee is the building near the toe. • All agreed to work to a clear and smooth process as frictionless as possible. • Transport for NSW advised that they were happy to review any documentation prior to submitting the DA and referral process. • Traffic calming to Roderick Street. TRC have not undertaken a consultation process internally and note that it may not happen for the purposes of the design development. • <u>Action:</u> TRC to confirm timing on the DA subdivision. 	Note TRC	 11/08/23

UNE Tamworth Central TRC Meeting #2 – Meeting Minutes

	<ul style="list-style-type: none"> <u>Action:</u> TSP/Architectus to consult with Peter Baxter to confirm exact toe of the levee. <u>Action:</u> TTW to provide the proposed bulk excavation level. <u>Action:</u> Architectus to provide site plan in CAD format to Peter Baxter. <u>Action:</u> UNE to provide the estimated population to determine suitable capacity for the carpark. 	NE NB NE NH/MB	Complete 05/08/23 Complete 11/08/23
4	Demolition and Early Works by TRC		
	<ul style="list-style-type: none"> Project team had a separate meeting with TRC General Manager who confirmed TRC works would be complete by Q1 2024. TRC are anticipating that the DA would be simple and would have a quick turnaround. Once site levels are provided, would be completed in one hit. <u>Action:</u> Project team to organise discussion with TRC Waste and Water team in relation to the services crossing the sewer main. TRC advised to look 12 months ahead regarding the NBN. There is a potential connection near Roderick St. UNE responsibility to review the NBN. 	Note LN / AP NH / MB	 11/08/23 30/08/23
5	Any Other Business		
A	<ul style="list-style-type: none"> Smaller Teams meetings to be organised for various topics, the following TRC contacts were nominated as appropriate single point of contact: <ul style="list-style-type: none"> Traffic – Nick and Steve Site Tidy Up – Graeme Waste Management – Steve 	Note	

Next Meeting

TBC

MINUTES OF MEETINGS HELD WITH COUNCIL

Certificate No: PC2024-0264
Date: 08 August 2023
Applicants Ref: 23050

**PLANNING CERTIFICATE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Applicant: *Owner (as recorded by Council):*

Sixhills Group Pty Ltd
PO Box 3104
WEST TAMWORTH NSW 2340

Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Land: Kable Avenue TAMWORTH NSW 2340
Lot 73 DP 1107041

This certificate is provided pursuant to Section 10.7(2)(5) of the Act. At the date of this certificate, the subject land is affected by the following matters.

Names of relevant planning instruments and development control plans

Note: Current environmental planning instruments (State environmental planning policies, regional environmental plans and local environmental plans) may be viewed at the NSW Government legislation web-site – www.legislation.nsw.gov.au.

Names of relevant State Environmental Planning Policies

1. State Environmental Planning Policy (Building Sustainability Index BASIX) 2004
2. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
3. State Environmental Planning Policy (Housing) 2021
4. State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
5. State Environmental Planning Policy (Biodiversity and Conservation) 2021
6. State Environmental Planning Policy (Industry and Employment) 2021
7. State Environmental Planning Policy (Planning Systems) 2021
8. State Environmental Planning Policy (Primary Production) 2021
9. State Environmental Planning Policy (Resilience and Hazards) 2021
10. State Environmental Planning Policy (Resources and Energy) 2021
11. State Environmental Planning Policy (Transport and Infrastructure) 2021
12. State Environmental Planning Policy (Precincts—Central River City) 2021
13. State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021
14. State Environmental Planning Policy (Precincts—Regional) 2021
15. State Environmental Planning Policy (Precincts—Western Parkland City) 2021

Local Environmental Plan

16. Tamworth Regional Local Environmental Plan 2010

Development Control Plans

17. Tamworth Regional Development Control Plan 2010.

Draft Environmental Planning Policies and Draft Development Control Plans

18. The following proposed environmental planning instruments and draft development control plans are or have been the subject of community consultation or on public exhibition under the Environmental Planning and Assessment Act 1979, may apply to the carrying out of development on the land:

- **Tamworth Flood Risk Management Plan** – The proposed Tamworth Flood Risk Management Plan documents were on public exhibition between Tuesday 04 April - Friday 19 May 2023, and recommends strategies for the mitigation of future flooding in Tamworth. To view the Plan, visit Council's MyTRC Online Community at <https://haveyoursay.tamworth.nsw.gov.au/tamworth-flood-risk-management-plan>

Detailed information on all Draft Environmental Planning Policies are available at the NSW Department of Planning and Environment website.

Zoning and land use under relevant LEPs

19. The subject land is affected by the Tamworth Regional Local Environmental Plan 2010. Under this plan, the land is zoned –

E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

2 Permitted without consent

Roads

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Attached dwellings; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Airstrips; Air transport facilities; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipad; Highway service centres; Industrial retail outlet; Industrial training facilities; Industries; Jetties; Liquid fuel depots; Marinas; Mooring pens; Moorings; Open cut mining;

Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

RE1 Public Recreation

1. Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2. Permitted without consent

Environmental protection works; Moorings; Roads

3. Permitted with consent

Aquaculture; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Crematoria; Electricity generating works; Entertainment facilities; Environmental facilities; Function centres; Helipads; Information and education facilities; Kiosks; Markets; Medical centres; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Sewage treatment plants; Shops; Waste or resource management facilities; Water recreation structures; Water supply systems

4. Prohibited

Commercial premises; Neighbourhood shops; Any other development not specified in item 2 or 3.

Additional permitted uses

20. The land is not subject to additional permissible uses under Schedule 1 of the Tamworth Regional Local Environmental Plan 2010.

Development standards for the erection of a dwelling house

21. There are no development standards that apply to the land with fixed minimum land dimensions for the erection of a dwelling house.

Biodiversity Conservation Act 2016

22. The land is not identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

Conservation Area

23. The land is not identified in the Tamworth Regional Local Environmental Plan 2010 as being located in a conservation area.

Environmental Heritage Item

24. No environmental planning instrument identifies an item of environmental heritage on the land.

Contributions Plan

25. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

- Tamworth Regional Council Section 94 (Direct) Development Contributions Plan 2013 applies to the land.
- Tamworth Regional Council Section 94 (Indirect) Development Contributions Plan 2013 applies to the land.

26. The land is not land in a special contributions area under the Act, Division 7.1.

Complying Development

27. Complying Development may be carried out on the land under the following codes contained within the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008:

- Part 3 - General Housing Code
- Part 3B - Low Rise Housing Diversity Code
- Part 3C - Greenfield Housing Code
- Part 3D - Inland Code
- Part 4 - Housing Alterations Code
- Part 4A - General Development Code
- Part 5 –Industrial and Business Alterations Code
- Part 5A - Industrial and Business Buildings Code
- Part 5B - Container Recycling Facilities Code
- Part 6 - Subdivisions Code
- Part 7 - Demolition Code
- Part 8 - Fire Safety Code

If complying development may not be carried on the land under the above codes, it is because of the provisions of Clauses 1.17A(1)(c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Council does not have sufficient information to ascertain the reason why complying development may not be carried out under the Policy. Contact Councils Development Hub on development@tamworth.nsw.gov.au for any enquiries relating to the reason why complying development may not be carried out on the land.

Exempt development

28. Exempt Development may be carried out on the land under the following codes contained within Part 2 of the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008:

- Division 1 - General Exempt Development Code
- Division 2 - Advertising and Signage Exempt Development Code
- Division 3 - Temporary Uses and Structures Exempt Development Code

Affected building notices and building product rectifications orders

29. Council is not aware of any affected building notice is in force on the land.

30. Council is not aware of any building product rectification order is in force on the land that has not been fully complied with.

31. Council is not aware of any notice of intention to make a building product rectification order on the land which is outstanding.

Note: In this section, affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4. Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Land reserved for acquisition

32. The land is not subject to acquisition by a public authority under any environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument, as referred to in Section 3.15 of the Act.

Road widening and road realignment

33. The subject land is not affected by any road widening or realignment proposal under either Division 2 of Part 3 of the Roads Act 1993, any environmental planning instrument or any resolution of Council.

Flood related development control information

34. The land is within the flood planning area and subject to flood related development controls set out in the provisions of the Tamworth Regional Local Environmental Plan 2010 (Clause 5.21) and the Tamworth Regional Development Control Plan 2010 (Development on Flood Affected Land).

Note: It is unknown to Council the full extent of land affected by the flood planning area and therefore you should conduct investigations necessary for determining flood levels in relation to the land. At this time Council adopts 1:100 + 0.5m freeboard as the Flood Planning Level.

Council and other public authority policies on hazard risk restrictions

35. The land is not affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, (other than flooding).

Note: adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

Note: The land to which this certificate relates is not subject to the matters identified by Section 59(2) of the Contaminated Land Management Act 1997. You should carry out your own investigations to determine if the site forms part of the list of NSW contaminated sites notified to the NSW Environment Protection Agency. Further investigations by others may be required if it is considered the site may be contaminated.

Bushfire Prone Land

36. The land is not identified as “bushfire prone land” on the Bushfire Prone Land Map, certified by the NSW Rural Fire Service on 28 July, 2022. Council has not, by resolution, adopted a policy to restrict development on the land in respect to bushfire for that reason.

Information Regarding Loose-Fill Asbestos Insulation

37. Some residential homes located in the Tamworth Regional Council Local Government Area have been identified as containing loose fill asbestos insulation, for example in the roof space.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, it is strongly recommended that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

Mine subsidence

38. The land has not been proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

Paper subdivision information

39. a) There is no adopted development plan that applies to this land or that is proposed to be subject to a consent ballot.
b) There is no subdivision order that applies to the land.

Property vegetation plans

40. Council has not been advised that a Property Vegetation Plan under the Native Vegetation Act 2003 applies to the subject land.

Biodiversity stewardship sites

41. Council has not been advised by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act, 2016. Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act, 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act, 2016.

Biodiversity certified land

42. Council has not been advised that the land is biodiversity certified land within the meaning of Part 8 of the Biodiversity Conservation Act, 2016. Note. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995, that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

Orders under trees (disputes between neighbours) act 2006

43. No order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Annual charges under local government act 1993 for coastal protection services that relate to existing coastal protection works

44. Not applicable to the subject land.

Western Sydney aerotropolis

45. Not applicable to the subject land.

Development consent conditions for seniors housing

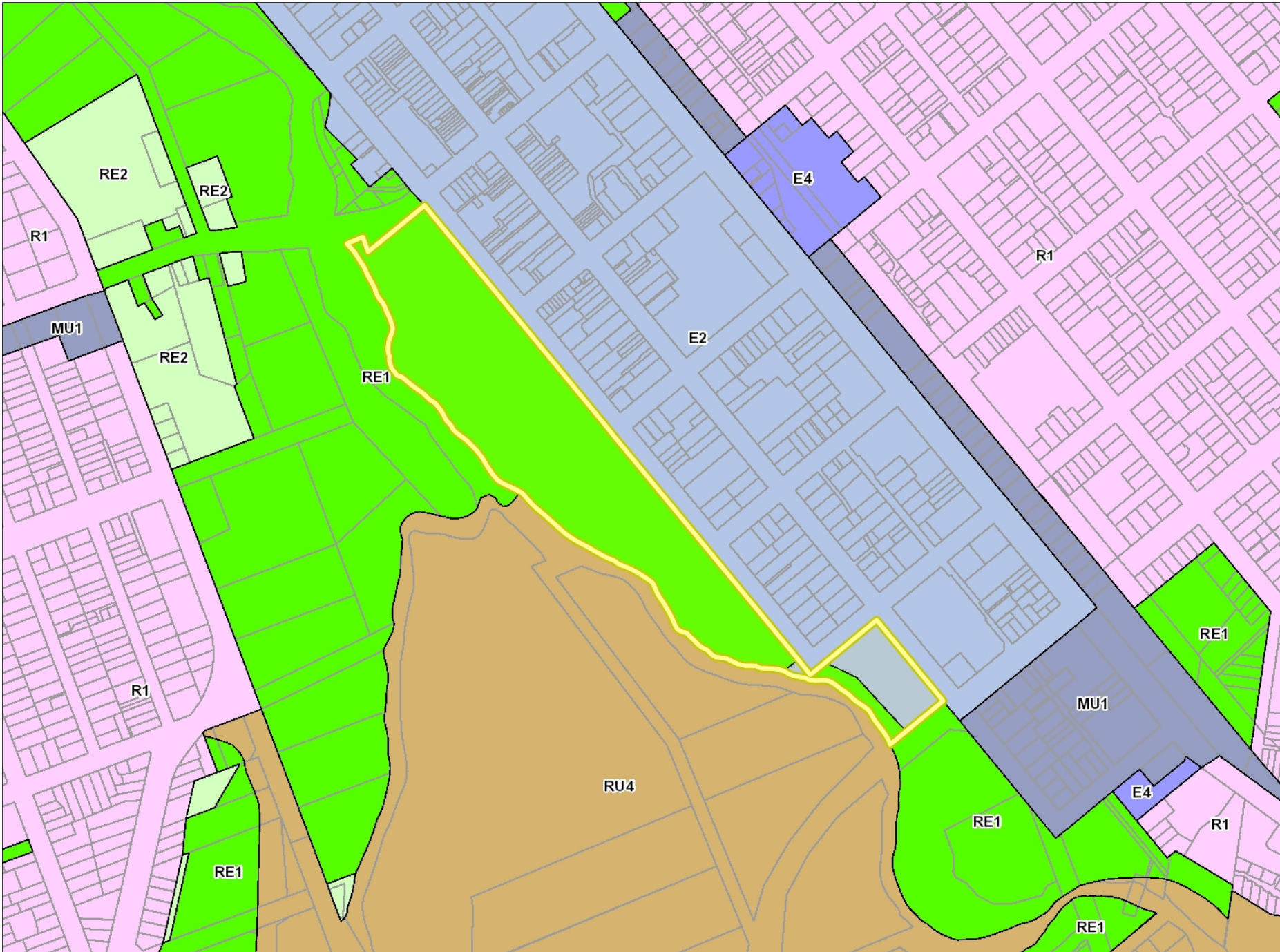
46. Council is not aware of any current site compatibility certificate that has been issued under Clause 79 of State Environmental Planning Policy (Housing) 2021 in respect of proposed development on the land.

Site Compatibility Certificates and Conditions for Affordable Rental Housing

47. Council is not aware of any valid site compatibility certificate being issued under Part 2 of State Environmental Planning Policy (Housing) 2021 or any former site compatibility certificate being issued under Clause 37 of State Environmental Planning Policy (Affordable Rental Housing) 2009, in respect of development on the land.

Additional information provided pursuant to Section 10.7(2)&(5)

48. For information regarding buildings and structures on the land, please obtain a Building Information Certificate under Section 6.26 of the Environmental Planning and Assessment Act 1979.



Legend

Land Zone (LZN)

- C1 - National Parks and Nature Reser
- C2 - Envirnonmental Conservation
- C3 - Environmental Management
- E1 - Local Centre
- E2 - Commercial Centre
- E3 - Productivity Support
- E4 - General Industrial
- E5 - Heavey Industrial
- MU1 - Mixed Use
- R1 - General Residential
- R2 - Low Density Residential
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU1 - Primary Production
- RU3 - Forestry
- RU4 - Primary Production Small Lots
- RU5 - Village
- RU6 - Transition
- SP1 - Special Activities
- SP2 - Infrastructure
- SP3 - Tourist



Tamworth Regional Council

TRLEP2010 Land Zoning Map

Lot 73 DP 1107041 Kable Avenue TAMWORTH

Scale @ A4: 1:8,000

Printed: 08-Aug-2023

By: Development

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