

COUNCIL ASSESSMENT REPORT TO PANEL

NORTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSNTH-389 – DA2025-0039 - PAN-446464
PROPOSAL	Indoor Aquatics Centre and Sporting Excellence Facility (as described in Schedule 1)
ADDRESS	Part Lot 102 DP 1262475 No. 7-9 Jack Smyth Drive, HILLVUE NSW 2340
APPLICANT	Tamworth Regional Council
OWNER	Tamworth Regional Council
DA LODGEMENT DATE	28/08/2024
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 3 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as: Council related development over \$5 million
CIV	\$49,500,000.00 (excluding GST)
CLAUSE 4.6 REQUESTS	Nil
KEY SEPP/LEP	<i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>Tamworth Regional Local Environmental Plan 2010</i> <i>Tamworth Regional Development Control Plan 2010</i>
TOTAL & UNIQUE SUBMISSIONS ^{KEY} ISSUES IN SUBMISSIONS	Three (3) objections Issues: Objections to project business case justification, project site location selection, and project funding.
DOCUMENTS SUBMITTED FOR CONSIDERATION	Statement of Environmental Effects – Ver 4 – dated 31/03/2025 SOEE Appendix 30 - Flood Impact Assessment Report– Tamworth Regional Aquatic Facility-504_01 v01-31/3/2025- Rain Consulting for Creo

	<p>SOEE Appendix 15 - Access Design Assessment Report – Tamworth Regional Aquatic Facility-P223_285-6(ACCESS DA) RE-17/03/2025-Design Confidence</p> <p>SOEE Appendix 31 - Stormwater Management Strategy – Tamworth Regional Aquatic Facility-230459-008-SWMS-CL-NH Rev A-14/3/2025-Creo</p> <p>SOEE Appendix 24 - Remediation Action Plan – Tamworth Regional Aquatic Facility-226965.01 Rev 0-04/03/2025-Douglas Partners</p> <p>SOEE Appendix 16 - BCA Design Assessment Report – Tamworth Regional Aquatic Facility-P223_485-5 (BCA) IO-02/03/2025-DC Partnerships</p> <p>SOEE Appendix 14 - Traffic Impact Assessment Report – Tamworth Regional Aquatic Facility-Ver 5.0-19/02/2025-Tamworth Regional Council</p> <p>SOEE Appendix 7 - Landscaping Design Report – Stage 3 Design Development – Tamworth Regional Aquatic Facility-Doc 01-Feb 2025-Urban Spark Studio</p> <p>SOEE Appendix 23 - Report on Detailed Site Investigation – Tamworth Regional Aquatic Centre-226965.01 Rev 0-16/01/2025-Douglas Partners</p> <p>SOEE Appendix 21 - Operational Waste Management Plan – Tamworth Regional Aquatic Facility-5605 Rev D-6/11/2024-Elephants Foot</p> <p>SOEE Appendix 32 - Fire Engineering Brief Questionnaire – Tamworth Regional Aquatic Facility-P223_485-04/10/2024-NSW Fire and Rescue</p> <p>SOEE Appendix 25 - Aquatic Facility Operational Plan 2024 -Update October -Oct 2024-Tamworth Regional Council</p> <p>SOEE Appendix 12 - Report on Geotechnical Investigation – Tamworth Regional Aquatic Facility-226965.00-01/07/2024-Douglas Partners</p> <p>SOEE Appendix 13 - Report on Preliminary Site Investigation for Contamination – Tamworth Regional Aquatic Facility-226965.00-20/06/2024-Douglas Partners</p> <p>SOEE Appendix 02 - Section J Report – Tamworth Regional Aquatic Facility-0010443.000-31/05/2024-Introba</p> <p>SOEE Appendix 04 - Services Design Report – Tamworth Regional Aquatic Facility-0010443.00-31/05/2024-Introba</p> <p>SOEE Appendix 05 - External Lighting Strategy Report – Tamworth Regional Aquatic Facility-0010443.00-31/05/2024-Introba</p> <p>SOEE Appendix 17 - Acoustic Report – Tamworth Regional Aquatic Facility-AC485SB - 01E02 - 22/05/2024 - Octave Acoustic</p> <p>SOEE Appendix 20 - Social Impact Assessment - Tamworth Aquatic and Sports Centre-2230920-22/05/2024-Ethos Urban</p>
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	SOEE Appendix 19 - Embodied Emissions Materials - NABERS Assessor-Undated - Currie & Brown SOEE Appendix 26 - Aquatic Facilities Management Plan – TRC – Undated -Tamworth Regional Council
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	Nil
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	Yes
SCHEDULED MEETING DATE	22 April 2025
PLAN VERSION	Architectural Plans – 100358 - DA000 DA100 DA101 DA201, DA202 DA401 DA501 DA901 DA961 DA971 DA972 dated 18/02/2025 – CO OP Studio
PREPARED BY	Anthony Randall – LGNSW Consultant Planner
DATE OF REPORT	8 April 2025

EXECUTIVE SUMMARY

The Development Application No. DA2025-0039 seeks consent for *Indoor Aquatics Centre and Sporting Excellence Facility*. Tamworth Regional Council is both the site owner, and applicant for the DA.

The Council is managing potential conflicts of interests in this matter as follows:

- *The application is referred to the Northern Regional Planning Panel to determine the DA.*
- *Council development assessment staff are not involved with preparing the DA and will remain separated from the project team.*
- *A private certifier will be engaged to undertake the certification for the development.*
- *Key project milestones following the development consent will be reported at a public Council meeting.*

The subject DA is being reported to the Northern Regional Planning Panel by planning consultant contracted to Council by Local Government Management Solutions (LGNSW) to assess the proposal.

The development is the Tamworth Regional Aquatic Centre and Northern Inland Centre of Sport and Health, and involves the construction of an indoor aquatics and sporting excellence facility building with a gross floor area of 3,852m², to accommodate a maximum of 824 occupants.

Specifically, the building will contain:

- Northern Inland Centre of Sport and Health including sports administration offices with meeting room and kitchenette (leased); sports science lab (leased); and sports science teaching and study space (leased).
- Front of house areas including reception and merchandise area; café (leased); gym (leased); fitness and program rooms (leased); and allied health consulting rooms (leased).
- Main aquatics halls including:
 - 50 metre indoor pool with associated equipment;
 - spectator seating;
 - group facility entry and group change village for use during school carnivals;
 - pool office; and,
 - first aid room.
- Separate aquatics hall including indoor warm water pool in separate aquatics hall with spa and ramped entry; sauna; and accessible change facilities and amenities.
- Associated works including change villages and amenities; facility management offices with meeting room and kitchenette; facility operational infrastructure including plant rooms, store rooms, and service areas; external carparking and pedestrian infrastructure; and landscaping and green spaces and signage.

The proposed hours of operation of 5:30am to 9:00pm seven day a week.

The facility is proposed to provide:

- elite performance sport infrastructure, incorporating indoor swim facilities

- the opportunity for the community, athletes, sporting teams and school groups to partake in educational programs and high-performance training, in a modern indoor setting
- the potential to host elite events at regional and state levels, as well as athlete development and training pathway programs.

The site is within the Northern Inland Centre of Sporting Excellence master plan.

NICSE encompasses specialised sport and recreational facilities for community groups, sporting clubs, schools, organisations, businesses and the general public in one location.

NICSE has the capacity to host and secure international, national, state and local sporting competitions and boosts sport tourism, investment and liveability in the region; as well as enhancing opportunities for additional competitions, events, training and talent development.

The sports hub is supported with sufficient amenities such as access roads, car parking and cycle ways and close to accommodation and services.

The site is located in the SP3 – Infrastructure (Tourist) zone under Clause 2.2 of the *Tamworth Regional Local Environmental Plan 2010* ('LEP 2010'). The Aquatics Centre and Sporting Excellence Facility is characterised as an *indoor recreation facility* and is permissible in the zone with consent.

The planning controls relevant to the proposal include:

- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *Tamworth Regional Local Environmental Plan 2010*
- *Tamworth Regional Development Control Plan 2010*

There were no concurrence requirements from agencies for the proposal and the application is not integrated development under Section 4.46 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act').

The proposal was notified in accordance with the Council's Community Participation Plan from 6 September 2024 until 11 October 2024. A total of three (3) unique submissions, comprising three objections against the proposal, were received.

The issues raised in these submissions generally included: inappropriate site location; waste of Council funds; prioritise fix existing public swimming pools; insufficient community demand; unaffordable for council. These issues are considered further in this report.

The application is referred to the Northern Region Planning Panel ('the Panel') as the development is '*regionally significant development*', under Section 2.19(1) and Clause (5)(b) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposal is Council development with a ESD over \$5 million.

A briefing was held with the Panel on 21 January 2025 where key issues were discussed, including land remediation, and inadequacy of plans and documents. The Applicant submitted additional detailed information, and the information deficiencies have been resolved.

Following consideration of the matters for consideration under Section 4.15(1) of the EP&A Act, the provisions of the relevant State Environmental Planning Policies, in particular land remediation, building sustainability, crime prevention, and accessibility the proposal is considered satisfactory.

Following a detailed assessment of the proposal, under Section 4.16(1)(b) of the *EP&A Act*, DA2025-0039 for an *Indoor Aquatics Centre and Sporting Excellence Facility* is recommended for approval subject to the conditions contained at **Attachment A** of this report.

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1. THE SITE AND LOCALITY

1.1 The Locality

The site is within the Northern Inland Centre of Sporting Excellence master plan area.

NICSE encompasses specialised sport and recreational facilities for community groups, sporting clubs, schools, organisations, businesses and the general public in one location.

NICSE has the capacity to host and secure international, national, state and local sporting competitions and boosts sport tourism, investment and liveability in the region; as well as enhancing opportunities for additional competitions, events, training and talent development.

This 100 Ha masterplan area includes existing development comprising the:

- Australian Equine and Livestock Events Centre (AELEC)
- Tamworth Sports Dome
- Tamworth Regional Entertainment and Conference Centre (TRECC)
- Tamworth Regional Hockey Complex
- Tamworth Regional Gymnastics Centre
- Tamworth Regional Athletics Centre; and
- Tamworth Regional Cycling Centre.

The sports hub is supported with sufficient amenities such as access roads, car parking and cycle ways and close to accommodation and services.

The Longyard golf course is on the western side of the NICSE, and the southern edge of Hillvue residential area surrounds the golf course.

1.2 The Site

The site is within the Tamworth Sport & Entertainment Precinct on a portion of Lot 102 DP 1262475 with the street address of No. 7-9 Jack Smyth Drive Hillvue as shown in **Figure 1**.

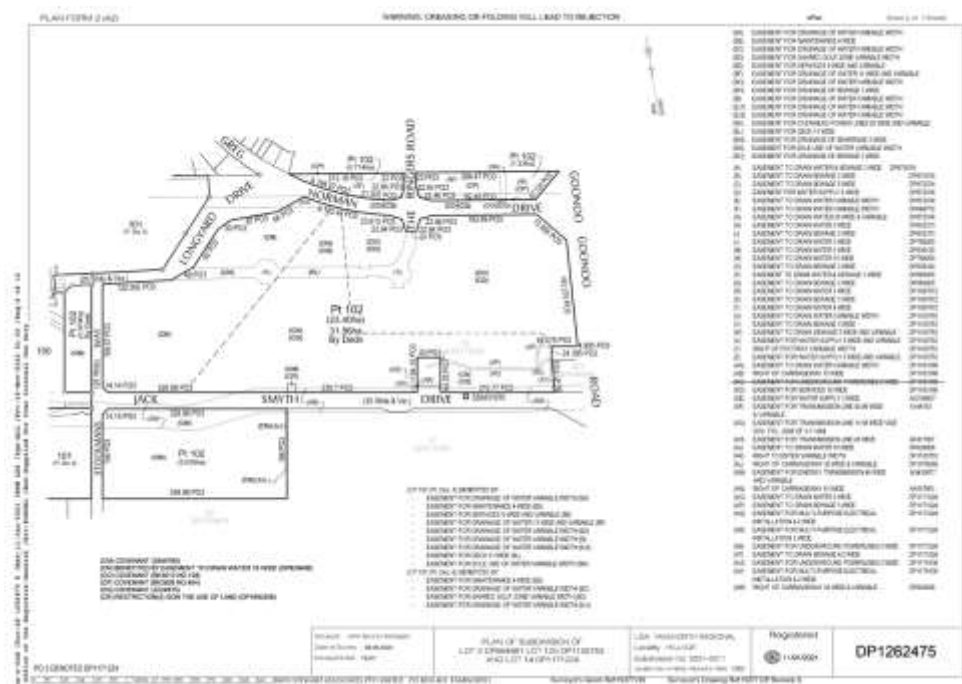


Figure 1: Deposited Plan Lot 102 DP 1262475

The site is generally cleared with the exception regrowth comprising six (6) semi-mature casuarina and eucalypt trees adjacent the stormwater drain that will be removed for the proposal.

The site is highly disturbed and has no biodiversity value. The site is not bushfire prone land.

The site is approximately 220m deep (Longyard Drive to Jack Smyth Drive) and approximately 160m wide (west of existing hockey fields).

The site is approximately 34,400m² site area.

The lot is large and contains a number of existing developments including:

- i. Indoor Sports Centre and outdoor netball courts (on the opposite side of Jack Smyth Drive see Figure 2 below).
- ii. Tamworth Regional Entertainment Centre
- iii. Tamworth Regional Hockey Fields
- iv. Car Park A and B and Sports Oval and associated amenities buildings

The site of the development proposed in the application is not mapped flood prone land.

A site inspection was undertaken on Monday 21 October 2024 which revealed the site is relatively flat from previous stockpiled fill and features a stormwater channel extending from Jack Smyth Drive to Longyard Drive.

The nearest residential accommodation is a manufactured home estate approximately 150m to the west and south of the site.

The Australian Equine Livestock and Events Centre (AELEC) is also nearby approximately 400 metres east of the site.

The precinct is on the southern gateway to Tamworth on the New England Highway approximately 6.5 kilometres from the town centre and Tamworth Railway Station.

The formed Longyard Drive and The Ringers Road both include sections that are currently not gazetted as road reserves. These are located within the larger lot.

The proposal does not include the gazettal of these roads which are currently in use by the public for access to most facilities within the precinct.

Any gazettal of the road reserve is the responsibility of Council as a roads authority and the landowner of the subject lot, not Council as the proponent of this proposal. This issue is discussed further under Section 3.3 of the report under the heading "Local Road Context".

Design and construction of any works within the potential future road reserve will be required to be in accordance with Council's Minimum Engineering Standards and Subdivision Guidelines to ensure the proposal does not impede Council's ability to gazette as a road in the future.

2. THE PROPOSAL AND BACKGROUND

2.1 Background

The DA was lodged on 28 August 2024.

i) Site History

On the 11 February 2010 the Northern Joint Regional Planning panel approved an Indoor Sports Centre (2010NTH001 DA-0293/2010) on Lot 206 as shown within the over site plan for the precinct that the panel considered.

ii) Northern Regional Planning Panel Briefing

On the 21 January 2025 the Northern Joint Regional Planning Panel held a briefing on the proposal following consideration of a Briefing Report that was tabled prepared by the Council's contracted town planner engaged for the purpose of adhering conflict management policy.

iii) Northern Regional Planning Panel Site Inspection

On the 7 February 2025, the Northern Joint Regional Planning panel undertook a site inspection of the development site.

2.2 The Proposal

The proposal seeks consent for:

The construction and operation of a combined indoor aquatics and sporting excellence facility.

This includes a 50m pool, a 25m warm water pool, spectator seating, plant rooms, amenities, sport education, sports lab, sport administration, gym, fitness program rooms, allied health rooms, reception, cafe, and associated carparking.

Additional stages of the facility are not part of this DA and include an additional outdoor 50m swimming pool, and additional recreational indoor water bodies.

The development is the Tamworth Regional Aquatic Centre and Northern Inland Centre of Sport and Health and involves the construction of an indoor aquatics and sporting excellence facility building with a gross floor area of 3,852m², to accommodate a maximum of 801 occupants.

The facility is proposed to provide:

- Elite performance sport infrastructure, incorporating indoor swim facilities
- The opportunity for the community, athletes, sporting teams and school groups to partake in educational programs and high-performance training, in a modern indoor setting
- The potential to host elite events at regional and state levels, as well as athlete development and training pathway programs.

Specifically, the building will contain:

- Main aquatics halls including 50m indoor pool in main aquatics hall with an access compliant ramp to enter the pool in a wheelchair associated equipment; spectator seating within the main aquatics hall; group facility entry and group change village for use during school carnivals; pool office; and first aid room.
- Separate aquatics hall including indoor warm water pool with an access compliant ramp in separate aquatics hall with spa and ramped entry; sauna; and accessible change facilities and amenities.

- Front of house areas including reception and merchandise area; café (leased); gym (leased); fitness and program rooms (leased); and allied health consulting rooms (leased).
- Northern Inland Centre of Sport and Health including sports administration offices with meeting room and kitchenette (leased); sports science lab (leased); and sports science teaching and study space (leased).
- Associated works including change villages and amenities; facility management offices with meeting room and kitchenette; facility operational infrastructure including plant rooms, store rooms, and service areas; external carparking and pedestrian infrastructure; and landscaping and green spaces and signage.

The proposed hours of operation of 5:30am to 9:00pm seven day a week.

The development will be connected to reticulated water supply. The existing sewer main traversing the site is proposed to be relocated to the east of the facility. The downstream manhole for the relocation will be utilised for the gravity facility discharge point.

The key development data is provided in **Table 1**.

Table 1: Key Development Data

Control	Proposal
Site area	34,400m ²
GFA	3,852 m ²
Clause 4.6 Requests	Nil
Max Height	11.5 metres
Landscaped area	21,000m ² (62% of site area)
Car Parking spaces	187 spaces proposed
Setbacks	Setbacks have been considered and are satisfactory. Further information has been provided to clarify boundary locations comprising site survey.
Leasable Area	The following elements of the facility are expected to be leased to external operators: <ul style="list-style-type: none"> • Café. • Gym. • Fitness and program rooms. • Allied health consulting rooms. • Sports administration offices with meeting room and kitchenette. • Sports science lab.

Control	Proposal
	<ul style="list-style-type: none"> Sports science teaching and study space.
Hours of Operation	5:30am to 9:00pm daily The gym, program rooms, and the NICSH office and administration rooms will have 24/7 access that will be unstaffed outside the hours of operation.
Staffing	The facility is proposed to be staffed by 16 Full-time Equivalent FTE employees with this increasing to 27 FTE positions during events.
Electrical Vehicles	Capability within the electrical design to provide 8 Electric Vehicle Charging Stations in the car park, following completion of a competitive process to contract an electricity charging provider.

3. STATUTORY CONSIDERATIONS

When determining a DA, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the DA include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
 - (i) *any environmental planning instrument, and*
 - (ii) *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 (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *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, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
that apply to the land to which the development application relates,
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

It is noted that the proposal is not considered to be (which are considered further in this report):

- Integrated Development (s4.46)

- Designated Development (s4.10)
- Requiring concurrence/referral (s4.13)
- Crown DA (s4.33) - written agreement from the Crown to the proposed conditions of consent must be provided

The relevant environmental planning instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below.

3.1 Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *Tamworth Regional Local Environmental Plan 2010*

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 2** and considered in more detail below:

Table 2: Summary of Applicable Environmental Planning Instruments

EPI	Matters For Consideration	Comply
State Environmental Planning Policy (Planning Systems) 2021	Chapter 2: State and Regional Development Section 2.19(1) declares the proposal regionally significant development under Clause 3 of Schedule 6 as it comprises Council related development over \$5 million	YES
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 3 Standards for non-residential development. Chapter 3 applies to non-residential development, which involves the erection of a new building, if the development has an estimated development cost of \$5 million or more, and Section 3.2(1) 3.2(2) must be considered and satisfied.	YES
SEPP (Resilience & Hazards)	Chapter 4: Remediation of Land Section 4.6 - Contamination and remediation have been considered in the Contamination Report and the proposal is satisfactory subject to conditions.	YES
Proposed Instruments	No compliance issues identified.	YES
Tamworth LEP 2010	Clause 2.3 – Permissibility and zone objectives No compliance issues identified	YES
Tamworth DCP 2010	No compliance issues identified	YES

Consideration of the relevant SEPPs is outlined below:

3.1.1 State Environmental Planning Policy (Planning Systems) 2021

Chapter 2: State and Regional Development

The proposal is *regionally significant development* under Section 2.19(1) as it satisfies the criteria in Clause 3 of Schedule 6 of the Planning Systems SEPP as the proposal is development for Council related development over \$5 million.

Accordingly, the Northern Regional Planning Panel is the approval body for the application.

3.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

The provisions of Chapter 4 of the *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) have been considered in assessing the development application.

a) Contamination Assessment and Preliminary Site Investigation

Section 4.6 of the Resilience and Hazards SEPP requires consent authorities to determine whether the land is contaminated. If contamination is present, the land must either be suitable in its current state or capable of being remediated to support the proposed development. To address this requirement, a *Preliminary Site Investigation (PSI)* has been conducted.

The Council's Environmental Health Officer has reviewed the PSI findings detailed in the *Statement of Environmental Effects (SOEE) – Attachment 12*, as prepared by Douglas Partners (Report on Geotechnical Investigation, dated 1 July 2024). This report identifies the presence of asbestos in uncontrolled fill on the site.

Further assessment of the fill material was undertaken to determine the extent of asbestos-containing materials (ACM) and other potential contaminants. The results of this additional assessment have been submitted to the Council for review.

b) Detailed Site Investigation and Remediation Action Plan

A *Detailed Site Investigation (DSI)* and *Remediation Action Plan (RAP)* have been prepared and submitted, comprising:

- *Detailed Site Investigation for Contamination Investigation* (Douglas Partners, 20 June 2024)
- *Geotechnical Investigation* (Douglas Partners, January 2024)

The investigation included:

- A review of the PSI findings
- Preparation of a Sampling Quality and Analysis Plan (SAQP)
- Excavation of 75 test pits
- On-site screening and sieving of bulk samples for ACM detection
- Laboratory analysis of selected soil samples for chemical contamination and asbestos
- Preparation of a DSI report

c) *Findings of the Detailed Site Investigation*

The subsurface investigation confirmed the presence of variable fill materials across all test locations, extending to depths between 0.7m and 3.4m. The fill included road-making materials (gravel, asphalt, concrete) and construction debris (bricks, concrete, timber). Beneath this, residual clays, silty clays, and weathered bedrock were encountered.

Key findings include:

- No significant chemical contamination was detected.
- ACM was identified in three of 75 test locations (Pits 108, 109, and 238), with the impacted fill layer extending to depths of approximately 1.4m–1.6m.

The DSI concludes that, subject to remediation and management of identified asbestos-impacted soils, the site is suitable for the proposed recreational development.

d) *Remediation and Site Management*

Based on the DSI results, the following remediation measures are required:

1. Preparation of a Remediation Action Plan (RAP) detailing remediation procedures, methodologies, and responsibilities.
2. Implementation of an Unexpected Finds Protocol to manage potential contamination discoveries during earthworks.
3. Remediation and validation of identified contamination areas.
4. Additional waste classification testing for soils requiring off-site disposal.

e) *Remediation Options*

Three remediation strategies have been considered:

- Option 1 – On-Site Management: Contaminated materials will be placed beneath pavements, hardstands, or imported VENM/ENM with a high-visibility marker layer. Excess contaminated soils will be disposed of at a licensed landfill.
- Option 2 – Off-Site Disposal: Impacted fill will be excavated, stockpiled for waste classification, and directly disposed of at an appropriate facility. Remaining soils will be validated, and clean fill reinstated as necessary.
- Option 3 – Combined Approach: A combination of on-site management and off-site disposal to balance environmental protection with site development constraints.

f) *Waste Classification and Stockpile Management*

Douglas Partners estimates that at least 100 tonnes of ACM waste will require disposal, with actual quantities depending on site conditions and further assessment.

Non-hazardous waste has been classified as *General Solid Waste (non-putrescible)* and will be stockpiled within the same lot west of the facility. The proposed stockpiling is intended for:

- Future reuse in forming spectator mounds for a planned outdoor 50m pool
- Landscaping and green mound development
- Potential road reserve formation

Stockpiling is considered ancillary to the development, as the waste material remains on-site and is designated for future use. Environmental management measures will be implemented to address erosion control and dust suppression.

g) Conditions of Consent

To ensure compliance with relevant guidelines and policies, the conditions have been included in the recommended conditions of consent at **Attachment A** requiring the following:

- Compliance with the *Contaminated Land Planning Guidelines* and relevant *Contaminated Land Management Act 1997* guidelines.
- Submission of a *Notice of Completion of Remediation Work* to the Council within 30 days of completion.
- Certification that non-hazardous waste material is free from ACM before stockpiling; and.
- Issuance of a clearance certificate prior to any *Construction Certificate* approval.

These measures will ensure that the site is remediated appropriately, protecting human health and the environment while facilitating future development of the proposed aquatic centre.

3.1.3 State Environmental Planning Policy (Sustainable Buildings) 2022

The objectives of the State Environmental Planning Policy (Sustainable Buildings) 2022 are to:

- i Encourage the design and delivery of sustainable buildings.*
- ii Ensure a consistent assessment of building sustainability.*
- iii Record accurate data to facilitate monitoring and improvements.*
- iv Monitor the embodied emissions of materials used in construction.*
- v Minimise energy consumption.*
- vi Reduce greenhouse gas emissions.*
- vii Minimise the consumption of mains-supplied potable water.*
- viii Ensure good thermal performance of buildings.*

Chapter 3 Standards for non-residential development

Chapter 3 of the Policy applies to non-residential developments exceeding \$5 million in estimated cost. Given that the proposed development falls within this threshold, the provisions of this chapter are applicable.

To support compliance with the Policy's objectives, the application includes the following reports:

- NABERS Embodied Emissions Materials Form

- Section J Report
- Services Design Report
- External Lighting Strategy Report
- Landscaping Design Report

In determining whether to grant development consent for non-residential development, the consent authority must consider whether the project incorporates measures to:

- (a) *Minimise waste from demolition and construction, including through material selection and reuse.*
- (b) *Reduce peak electricity demand via energy-efficient technology.*
- (c) *Decrease reliance on artificial lighting and mechanical climate control through passive design.*
- (d) *Facilitate renewable energy generation and storage.*
- (e) *Enable metering and monitoring of energy consumption.*
- (f) *Reduce potable water consumption.*
- (g) *Compliance Measures in the Proposed Development*

The application proposes the following measures to meet the objectives of the Policy and satisfy the requirements of Clause 3.2(2):

a) Minimisation of Waste

All bulk fill material will be sourced on-site, eliminating the need for imported fill.

The car park pavement will be constructed using recycled gravel, with a wearing course composed of asphalt containing high levels of recycled material.

Concrete will incorporate increased quantities of byproducts and recycled materials.

Spectator seating will be manufactured from recycled materials.

b) Energy-Efficient Technology

Infrastructure for electric vehicle charging stations will be installed in the car park, with station deployment triggered by facility usage.

All lighting will utilize energy-efficient LED technology.

Pool water heating will be provided by fully electric heat pumps, with energy consumption offset by on-site solar generation.

c) Passive Design

Light-coloured external elements will be used to reduce heat absorption.

The structure is oriented to reduce glazing on northern and western facades, reducing cooling energy demand.

Insulated cladding and panelling will enhance thermal retention.

The building facade, screens, and eaves will be designed to minimise direct sunlight on glazed surfaces.

The aquatic halls will be atmospherically sealed to enable controlled climate conditions, minimising heat loss and evaporation, thus lowering energy requirements.

Extensive landscaping will mitigate the heat island effect.

d) *Generation and Storage of Renewable Energy*

A 300kW solar panel system will be installed on the roof, with the capability to expand to 500kW.

e) *Metering and Monitoring of Energy Consumption*

A Building Management and Control System (BMCS) will be installed to monitor facility-wide energy usage and automate the optimisation of heating, air conditioning, and lighting.

f) *Minimisation of Potable Water Consumption*

Pool filtration systems will incorporate modern technology to reduce water use during filter backwashing.

Stormwater harvesting will be utilised for on-site rain gardens.

Embodied Emissions Compliance

From 1 October 2023, applicants for non-residential development must complete the NABERS Embodied Emissions Materials Form to quantify embodied emissions. The application satisfies this requirement as follows:

- Embodied emissions attributable to the development have been quantified, covering 80% of material costs for the building's structure, envelope, and external works.
- Low-emission construction technologies incorporated include:
 - The car park pavement will use recycled gravel and high-recycled-content asphalt.
 - Concrete will incorporate a higher proportion of byproducts and recycled materials to minimise reliance on new materials and reduce associated emissions.
 - Structural engineering design optimises material usage by ensuring structural members are near their design capacity while maintaining safety factors.
 - Prefabricated steel trusses will be manufactured off-site and lifted into position, reducing waste and emissions.

The application is considered to meet the objectives of Chapter 3 and Clause 3.2(3) of the Policy.

A condition of consent, included in **Attachment A**, requires that the development be designed and constructed to ensure the embodied emissions attributable to the project capture no less than 80% of material costs for the structure, envelope, and external works.

3.1.4 **Tamworth Regional Local Environmental Plan 2010**

The relevant local environmental plan applying to the site is the *Tamworth Regional Local Environmental Plan 2010* ('the LEP').

The aims of the LEP include:

- *to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts*
- *to encourage the orderly management, development and conservation of natural and other resources within the Tamworth region by protecting, enhancing or conserving:*
 - (i) *important agricultural land, and*
 - (ii) *timber, minerals, soil, water and other natural resources, and*

- (iii) areas of significance for nature conservation, and
- (iv) places and buildings of archaeological or heritage significance,
- to allow flexibility in the planning framework so as to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity
- to manage and strengthen retail hierarchies and employment opportunities, promote appropriate tourism development, guide affordable urban form and provide for the protection of heritage items
- to promote ecologically sustainable urban and rural development and control the development of flood liable land, and
- to secure a future for agriculture by expanding Tamworth's economic base and minimising the loss or fragmentation of productive agricultural land.

The proposal is consistent with these aims as the proposal development promotes tourism development, with the aquatic facility planned to host regional sporting events.

a) Zoning and Permissibility (Part 2)

The site is located within the SP3 – Tourist Zone under Clause 2.2 of the LEP as shown in **Figure 2**.

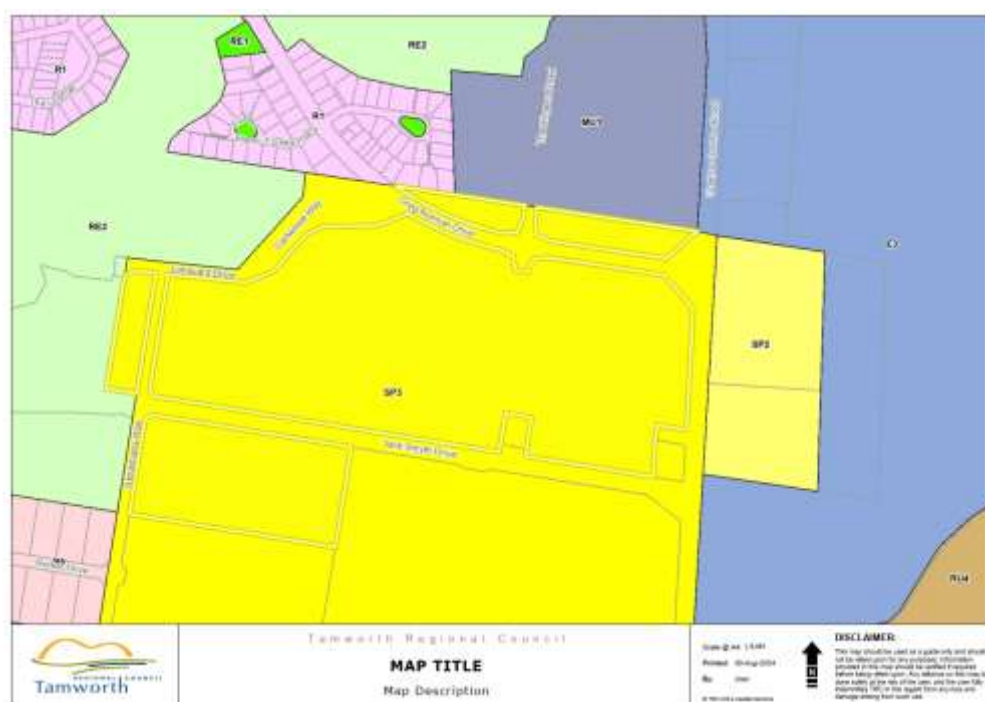


Figure 2: Tamworth Regional Local Environmental Plan 2010 Zone Map – Site SP3 Tourist Zone

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of recreation facility (indoor) which is a permissible use with consent in the Land Use Table in Clause 2.3 and is defined as:

Recreation Facility (Indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, **indoor swimming pool**, gymnasium, table tennis centre, **health studio**, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Due to the indoor nature of the development and the integration of the design, the retail cafe component of the development is considered ancillary to the *recreation facility* for the purpose of land use permissibility.

b) Zone Objectives

The zone objectives include the following (under the Land Use Table in Clause 2.3):

- *To provide for a variety of tourist-oriented development and related uses.*
- *To facilitate development that recognises the unique characteristics of the nationally and regionally significant tourist precincts that are the Australian Equine Livestock and Events Centre (AELEC) and the Tamworth Regional Racing Precincts.*

The proposal is considered to be consistent with the zone objectives because:

- The proposed development will provide high quality tourist opportunities for both the aquatic competitors and spectators.
- The aquatic sporting competitions at the facility are expected to generate tourism activities promoting the zone as a tourist attraction.

c) General Controls and Development Standards (Part 2, 4, 5 and 6)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. There are no controls relevant to the proposal.

The proposal is considered to be generally consistent with the LEP.

3.2 Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been the subject of public consultation under the EP&A Act, relevant to the proposal.

3.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

Tamworth Regional Development Control Plan 2010

The aims of the Tamworth Regional Development Control Plan 2010 are to:

- *Define development standards that deliver the outcomes desired by the community and Council;*
- *Provide clear and concise development guidelines and desired future character statement for various forms of development and site-specific precincts;*
- *Encourage innovation in design and development by not over-specifying development controls;*
- *Expedite development approvals by providing clear direction on Council's intent and criteria;*
- *Provide certainty of development outcomes for developers and the community; and*
- *Protect and mitigate impact on environmental values of land, air, water, noise, scenic visual amenity, flora and fauna (ecological and biodiversity).*

Additional information has been provided addressing the requirements of the DCP.

General Development Specifications and related requirements:

a) Utilities and Services

Estimated potable water and sewer demands for the facility are provided in the following tables as calculated by the engineer (Introba) based on noted population, hours of operation, and the site size.

Table 3 contains the estimated water and sewer demand below:

Table 3 - Water and Sewer Demands

Application	Demand
Potable Water	
Daily Usage	34,240 L
Peak Supply Demand (PSD)	5.22 L/s
Sewer	
Visitor Population	830 people
Staff Population	26 people
Equivalent People (EP)	171 people
Average Dry Weather Flow (ADWF)	0.86 L/s
Peak Dry Weather Flow (PDWF)	4.70 L/s

The developer will be responsible for undertaking a sewer capacity assessment and network upgrade should the development trigger a requirement to do so.

a) *Parking, Traffic and Access Controls*

The Traffic Impact Assessment Report has been revised, and details in relation to the car parking strategy and local road dedication have been provided and are considered satisfactory.

The Traffic Impact Assessment (TIA) for the Tamworth Regional Aquatics Centre (TRAC) and Northern Inland Centre for Sport and Health (NICSH) operates within the framework of the Tamworth Regional Council's Development Control Plan (DCP) 2010, which sets out parking requirements for various land uses.

The TIA concludes that TRAC and NICSH (Stage 1) will have minimal impact on the surrounding transport network, as evidenced by SIDRA results showing LOS A and low DOS across key intersections.

The Aquatic Facility distance from the State Road network further limits broader effects.

Parking provision—187 spaces against a 176-space DCP requirement, with 854 overflow spaces—effectively meets both daily and peak demands, as detailed in the tables.

Accessibility is a cornerstone of the design, with active transport enhanced by shared paths and bicycle facilities, and public transport supported by existing routes and event-specific bus areas.

Disabled access is prioritized with 8 bays and a drop-off zone.

The Facility integrates with the NICSE Masterplan, leveraging existing infrastructure without new road dedications, preserving Precinct flexibility.

i) *Parking Demand*

The Aquatic Facility parking needs are calculated based on its specific attributes: 4,959 m² of commercial GFA, 650 m² of gymnasium space, and 2 FTE staff with capacity for 6 visitors.

Table 4 below details how these figures align with the DCP requirements, resulting in a total demand of 176 spaces.

The development provides 187 car parking spaces and complies, with a 11 space surplus.

Table 4: Parking Demand per Tamworth Regional Council DCP (2010)

Land Use	Parking Rate	Facility Information	Demand
Commercial / Business	1 space per 40 m ² GFA	4,959 m ² GFA	124 spaces
Gymnasium	1 space per 15 m ² GFA	650 m ² GFA	44 spaces
Health Consulting Rooms	1 space per FTE staff + 3 per practitioner	2 FTE staff (6 visitors)	8 spaces
Total			176 spaces

ii) *Customer Access and Parking*

The TIA proposes a visitor car park at the front of the Facility, accessed via a channelised right-hand turn from Jack Smyth Drive, with a capacity of 157 spaces.

This design features one-directional circulation to improve safety and efficiency, a layout proven effective at the nearby Tamworth Sports Dome.

Traffic generation is estimated at 976 vehicles per day, with peaks concentrated in the afternoon.

To address peak demand—calculated at 181 spaces based on a worst-case scenario of 1,074 daily visitors, 2.2 persons per vehicle, and 2-hour stays—over 850 overflow spaces are available within 50-100 m at nearby facilities like the Tamworth Regional Hockey Complex and Sports Dome. **Table 5** compares the proposed provision against demand estimates.

Table 5: Visitor Parking Provision vs. Demand

Source	Spaces Provided	Estimated Demand	Overflow Available
Visitor Car Park	157	181 (worst-case)	
Overflow (Nearby)			854
Total Available	157 + 854 = 1,011	181	854

iii) *Staff and Service Vehicle Access*

Staff access is facilitated through a 30-space car park at the rear, accessed via Longyard Drive, designed to serve personnel ranging from lifeguards to physiotherapists.

Traffic here is estimated at 75 vehicles per day, peaking during AM and PM work hours. Bus and service vehicle access also utilizes Longyard Drive, with a designated area for pickup/drop-off and parking, accommodating 14.5 m buses for events.

Loading and waste collection are positioned on the northern side, separated from public areas to avoid conflicts.

The 30 spaces are deemed sufficient for daily staff needs, with overflow options in the visitor car park or nearby facilities.

iv) Active Transport Infrastructure

Given the Precinct's designation as a 40 km/hr High Pedestrian Activity Zone, the TIA enhances active transport with a new shared path along the Aquatic Facility eastern boundary, linking Longyard Drive to Jack Smyth Drive, and another along Jack Smyth Drive with a wombat crossing.

These additions improve pedestrian and cyclist access from Tamworth's urban areas, complemented by bicycle storage and a water refill station at the southern entry.

This infrastructure supports reduced vehicle reliance while prioritizing safety through separation from traffic.

v) Traffic Analysis and Design

SIDRA analysis, projecting a 2% annual traffic growth over seven years to 2033, confirms the network's capacity, with all assessed intersections achieving LOS A and low DOS values.

Swept path analyses for 8.8 m mini-buses, 5.2 m B99 vehicles, and 14.5 m buses inform the design of driveways and parking areas, with signage ensuring larger vehicles are directed appropriately to maintain smooth circulation.

vi) Public Transport Integration

The Facility integrates with an existing bus route from Tamworth CBD to the Precinct, terminating at the Jack Smyth Drive/The Ringers Road roundabout.

While adequate for initial operations, the TIA suggests future route adjustments may be needed to better serve users.

For events, a rear bus area via Longyard Drive ensures efficient handling of larger groups, enhancing public transport options.

vii) Parking Infrastructure

The TIA recommends constructing the 157-space visitor car park to meet daily needs, with overflow options for peak events, and the 30-space staff car park to support regular operations.

As shown in Tables 4 and 5, these provisions exceed the DCP's 176-space requirement and address the worst-case demand of 181 spaces, offering flexibility for varying usage levels.

viii) Traffic Management

A channelised right-hand turn on Jack Smyth Drive is proposed to accommodate future residential traffic growth, enhancing access beyond immediate facility needs.

On Longyard Drive, formalizing kerb and gutter up to the northern access point will improve functionality and safety for staff and bus movements, aligning with the Precinct's transport strategy.

ix) Local Road Context

Situated on Council-owned land (Lot 102 DP 1262475) west of the Tamworth Regional Hockey Complex, the Facility benefits from its location within a "super lot" that includes local roads like Jack Smyth Drive and Longyard Drive.

These roads remain ungazetted, preserving flexibility in Precinct-wide transport management.

The site's distance of over 600 m from the New England Highway ensures minimal impact on the State Road network, focusing the TIA's scope on local infrastructure solutions.

With a projected opening in late 2026, the infrastructure meets the needs of a growing population, supported by conservative assumptions in parking calculations.

Future scalability is ensured through recommended reviews, positioning Stage 1 as a robust foundation for a regional hub.

The proposal is not considered to have an adverse impact on traffic in the locality, and conditions of consent have been included in the recommendations at **Attachment A** to require the necessary roads works to be completed before the development is operations and to ensure they are designed and constructed in accordance with Council's Local Road Engineering Standards.

b) Outdoor Lighting

The DCP requires all developments shall demonstrate compliance with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*.

The applicant submitted further detailed information including a lighting report called *External Lighting Strategy Report – Tamworth Regional Aquatic Facility-0010443.00-31/05/2024-Introba* and landscaping plans that are integrated with the outdoor lighting plans which shown at **Attachment C – Landscape Plans**.

The Facility will include lighting within the following elements:

- Carpark and external path illumination.
- Front awning downlighting.
- Front façade lighting behind the architectural perforated cladding.
- Façade signage backlighting.

The lighting will be designed to ensure there is no nuisance light spill to adjacent sensitive receptors.

No large or high lux lighting will be utilised within the development that is observable externally

External lighting will be provided for safety and left operational 24/7. Light spill will be minimised through the use of downlights and shrouded luminaires.

External paths will use bollards with downlights to improve visibility of other path users at night.

The light design has been considered and complies.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the external lighting strategy to be included in the development.

c) Outdoor Signage

Two types of external facility signage will be implemented:

- Blade signage at the southern patron entry in the same style as the precinct (example sign shown in Appendix C) and located within the road verge.
- Backlit façade signage with the facility name (specific name still to be determined). These are located on the southern façade at the eastern end of the aquatics hall wall, and a smaller version on the northern façade adjacent to the group and staff entry airlock. These signs are low lux levels and so are not considered nuisance lighting (no dimming after 11pm).

The outdoor signage design has been considered and complies.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the outdoor signage be incorporated into the design prior to the issue of any Construction Certificate, and maintained in perpetuity.

d) Design

The facade of the building on the frontage to Jack Smyth Drive (main entry) is accentuated with a perforated metal screen. This screen will feature an appropriate design developed through the perforations.

The façade of the building on the frontage to Longyard Drive will be accentuated through varying building insets horizontally and vertically and include feature acoustic panelling on the low level roof.

e) Utilities and Services

The design has been carefully considered and complies with the provision of reticulated water, sewer, electricity and telecommunications available to the development.

f) Geology

The facility foundations have been designed based on the soil and rock investigations undertaken on the site. This has resulted in piled foundations into underlying rock below the site fill.

g) Landscaping

Shade trees are proposed throughout the carpark and path areas to maximise the provision of shade.

Garden beds within carparks to be protected by kerbs.

Species selection based on those in Council's Street Tree Management Plan and other drought tolerant species.

Plantings are to minimise the potential for reduced visibility around paths to ensure path users safety is prioritised. This issue is discussed further below under the heading Section 3.6 – Likely Impacts of the Development.

h) Soil and Erosion Control

Silt fencing will be implemented during construction and subsequent rehabilitation along the downslope drainage paths exiting the site.

Disturbed areas onsite will be rehabilitated with grass seeding.

Areas immediately around the facility will be rehabilitated through incorporation under hardstands (carpark and paths), planted and mulched in formal garden

beds, and seeded/turfed as retained green space. This includes the relocated drainage channel.

Dust mitigation controls will be implemented during construction, including the use of water cart dust suppression.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the implementation of erosion and sediment control in the construction of the development.

i) Construction and Operational Waste Management

Construction waste management will be managed by the Principal Contractor in line with the safeguards identified including construction waste to be sorted prior to disposal at a licensed disposal facility.

Spoil material to be retained onsite to mitigate the need for general soil waste to be removed from site.

j) Operational Waste

The Operational Waste Management Plan (OWMP) for the Tamworth Regional Aquatic Centre (TRAC) and Northern Inland Centre of Sport and Health (NICSH) is prepared to comply with relevant Australian, New South Wales (NSW), and local government legislation and guidelines.

Guidance is also drawn from NSW Better Practice Guides and Australia's National Waste Policy.

The primary purpose of the OWMP is to guide the planning process according to the aims of the corresponding local environmental plan (LEP).

The OWMP outlines waste generation estimates, bin requirements, and collection procedures for the operational phase of the TRAC and NICSH development.

Waste streams identified include general waste, recycling, food waste, secure documents, green waste, electronic waste, bulky items, sanitary waste, and medical waste.

The report recommends:

- 3 x 1100L bins for general waste, collected weekly.
- 3 x 1100L bins for recycling, collected weekly.
- Waste collection vehicle access from Longyard Drive, with entry and exit in a forward direction.
- Specific medical waste storage and collection procedures, including bunded storage areas, correct container labelling, and licensed contractor collection.

The plan details internal waste management procedures, including staff responsibilities for waste separation and transportation to the bin storage area.

Access requirements including adequate space for bin storage and collection vehicle manoeuvring, with clear pathways have been considered and are satisfactory.

Loading areas must be kept clear for collections.

A dedicated bin store is provided at the northern façade of the building. Internal waste bins to be transferred to the bin store using dedicated trolley.

Manual bin lifter to be used where otto bins are used.

Collection of 1100L bins from the bin store via the service loading area directly outside of the building.

The Operational Waste Management Plan (OWMP) for the Tamworth Regional Aquatic Centre (TRAC) and Northern Inland Centre of Sport and Health (NICSH) is prepared to comply with relevant Australian, New South Wales (NSW), and local government legislation and guidelines.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the recommendations and requirements of the Operational Waste Management Plan be implemented in the development.

k) *Electric Vehicle Charging*

The DCP requires the provision for electric vehicle chargers in accordance with the National Construction Code (Australian Building Codes Board) must be demonstrated and shown on submitted plans (where required).

The Applicant has proposed that provision will be made for the future installation of up to 32 charging stations within the southern carpark and 8 charging stations within the northern carpark.

Provision is made through pre-installed underground conduits from the charging station locations back to common electrical distribution boards within the facility. The substation capacity has been based on these charging stations being included.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring EV charging capability to be included in the car park.

The proposal complies with the provisions of the DCP and SEPPs, and as a result no potential specific environmental impacts (other than standard impacts nominated in Section 4) are further identified.

3.4 Section 4.15(1)(a)(iiia) – Planning agreements under s.7.4 of the EP&A Act

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

3.5 Section 4.15(1)(a)(iv) - Provisions of Regulations

Section 61 of the EP&A Regulation 2021 contains matters that must be taken into consideration by a consent authority in determining a development application, with no matters being relevant to the proposal.

Section 62 (consideration of fire safety) and Section 64 (consent authority may require upgrade of buildings) of the EP&A Regulation 2021 are not relevant to the proposal.

a) *National Construction Code (BCA)*

The proposal will be a single storey Sporting Complex Building and will have the following Classification under the Building Code of Australia.

- i. Class 9b – Aquatic & indoor sporting venue.
- ii. Class 10b- Swimming pools.

The proposal has a large volume of 53,590m³.

This volume exceeds the volume limitations for Type A construction.

A performance-based solution is proposed which will be subject to endorsement by the Fire Engineer and the Registered Certifier.

The structural support system for the roof has been designed to enable 100% future solar coverage of the roof.

These provisions of the EP&A Regulation 2021 have been considered and are addressed in the recommended conditions (where necessary).

3.6 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below.

The consideration of impacts on the natural and built environments includes the following:

a) Context and Setting

The site is highly disturbed and although there are threatened species and ecological communities in the wider area, they have not been identified at this site.

There are four endangered fauna species with a low likelihood of occurrence in the immediate vicinity of the proposed project. While it is unlikely that they will be found, construction crews should be familiar with their appearance and immediately stop work if one is sighted. Impacts are unlikely as habitat for the below species is not represented.

Goonoo Goonoo Creek is mapped as habitat for the Eel Tailed Catfish. This species is listed as threatened, and susceptible to drops in water quality.

The site has been previously disturbed through clearing, agriculture, and existing recreation facilities. There are no listed heritage items nearby. No European heritage items are expected to be impacted by the proposal.

A basic AHIMS search indicated that there are no Aboriginal sites recorded within the vicinity.

Conditions of consent have been included in the recommended conditions of consent to mitigate impacts during construction on water quality, and for an unexpected finds protocol to be established during earthworks at the site.

b) Construction Plant and Equipment

The construction process will utilize various plant and equipment, including earthworks machinery such as 30T excavators, dozers, and rollers, as well as concrete agitators and pumps.

Structural steel and tilt-up panels will be installed using mobile cranes, scissor lifts, and boom lifts.

The horizontal movement of materials will be carried out using manitou type 4WD forklifts, while vertical movement will be carried out using mobile cranes as required. The use of this equipment will help to ensure the efficient and safe completion of the construction project.

c) Construction Management

The proposed construction methodology for the facility involves several stages, including site establishment, relocation of existing sewer mains, temporary diversion of stormwater channels, and general site earthworks.

The contractor will implement a method of boring piles that minimizes the risk of pile collapse, and excavations and trenches will be benched or shored to stabilize excavated material.

d) Flooding

The engineering plan set has been revised, and details of flooding have been provided and are considered satisfactory subject to further investigation prior to the issues any s.138 Roads Act approval.

The key issue identified in the hydraulic modelling assessment of the Tamworth Regional Aquatic Centre (RAC) and Northern Inland Centre of Sport and Health is the potential impact of the proposed development on Greg Norman Drive Basin during a 1% AEP rainfall event.

The assessment was conducted to determine whether the changes proposed for the development would affect the basin, because it is the primary control proposed in managing the development detention strategy.

The hydraulic assessment was conducted through a TUFLOW model, which covered the characteristics of flow across the existing and proposed developed site.

The results showed that the proposed development's 1% AEP peak flow rates would not significantly impact Greg Norman Drive Basin, and notably the design conditions showed an improvement of flood depth and flood hazard risk along Longyard Drive.

The proposed 2x 600mm x 450mm box culverts taking flows from the swale south of Longyard Drive to the north of Longyard Drive was shown to be running full in the flood model, indicating its capacity to contain flows.

The comparison of the water surface elevation (WSE) between existing and developed conditions at Greg Norman Drive Basin revealed that there would be minimal impact to the basin.

The developed conditions showed a reduction in the critical event, with the WSE of the basin being 17 mm lower than the existing conditions.

This suggests that the basin is unlikely to require a capacity upgrade based on these results.

The modelling also showed that the proposed swale design re-directed around the RAC building has the capacity to contain flows in the critical 1% AEP rainfall event.

The conclusions drawn from the flood modelling are generally assumed to be applicable across other rainfall events and durations, given the nature and significance of the 1% AEP event.

However, it is noted that the behaviour of the swale and the Basin may differ in other rainfall events, durations, and patterns that were not tested within the scope of these works.

Climate change factors have not been considered in this analysis and may likely impact the flood characteristics and results of the site.

Nevertheless, the pre and post-development flood modelling shows a relative difference between the same durations, AEPs, and climate scenarios, suggesting that the afflux surrounding the site and impact on the Greg Norman Drive Basin would be similar across other climate scenarios.

To ensure the impact on the basin is understood in the other rainfall events, conditions of consent have been included in the recommended conditions at **Attachment A** to require:

The stormwater drainage system must be constructed to comply with the following requirements as a minimum: -

- a) Stormwater detention for the critical storm durations and frequencies in the range from the 20% AEP up to and including the 1% AEP events to maintain pre-developed flows;*
- b) Minimum freeboard in the Detention basin above the 1% AEP critical duration top water level shall be 500mm*
- c) The conveying of pre-developed flows from upstream catchments through the development site*
- d) All plumbing within the site must be designed and constructed in accordance with the relevant provisions of Australian Standard AS/NZS 3500.3 (as amended) Plumbing and Drainage – Stormwater Drainage and Council's current version of the Engineering Design Minimum Standards;*
- e) Temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;*
- f) All overland surface flow paths must have a practical and satisfactory destination with due consideration to erosion and sediment control during all stages of development. A system to prevent overland flows discharging onto adjoining properties shall be implemented;*
- g) Any interruption to the natural overland flow of stormwater drainage which could result in the disruption of amenity, or drainage or deterioration to any other property is not permitted, and*
- h) No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.*

e) Stormwater Management Strategy

The engineering plan set has been revised, and details have been provided that addresses the requirements as set out TRC's Engineering Design Minimum Standards and includes:

- a) Type of minor system proposed.
- b) Overland flow paths for excess flows generated by storms up to the 1% AEP.
- c) Management of flows entering the site from upslope sub-catchments
- d) Location of any trunk drainage systems
- e) Calculations of volumes for detention and calculations of discharges from site in Drains model for site
- f) Details regarding the Detention basin mentioned in Greg Norman Drive.
- g) Detention basin shown on cut fill plans

The Stormwater Management Strategy (SWMS) for the Tamworth Regional Aquatic Centre aligns with Tamworth Regional Council's Engineering Design Minimum Standards (Version 2, May 2023) and relevant flood advice conditions.

The strategy ensures compliance with the Council's legal point of stormwater discharge (LPOD) requirements and industry best practices for Water Sensitive Urban Design (WSUD).

The proposed drainage infrastructure aims to improve site conditions while mitigating flood risks and adhering to environmental management guidelines outlined by the Council and the Environmental Protection Agency (EPA).

The site development includes stormwater management infrastructure to ensure effective drainage and flood mitigation. The proposed works involve:

- Construction of a new aquatic centre, incorporating pools, seating, gym facilities, and amenities.
- Carparking and road works to facilitate access, including a new turning lane on Jack Smyth Drive and drainage upgrades along Longyard Drive.
- Swale diversion along the eastern boundary and upgrades to the northern Greg Norman Drive basin to manage overland flows and on-site detention (OSD) requirements.
- Integration of rainwater harvesting systems with separate catchments for storage and reuse in toilet flushing and irrigation.
- Application of WSUD treatment measures, including proprietary filtration systems, rain gardens, and stormwater treatment devices.

To ensure compliance with flood mitigation and stormwater quality standards, the following infrastructure and measures are recommended:

- Installation of a detention system providing 841m³ of stormwater storage, incorporated into the upgraded Greg Norman Drive basin.
- Rainwater harvesting for 87.5% of the total building roof area, plumbed to internal and external water use applications.
- Implementation of an Atlan Flow-filter model HS.2500/16 for pollutant filtration in stormwater drainage.
- Integration of rain gardens within the carpark to enhance stormwater quality treatment.
- Regular maintenance and monitoring by Tamworth Council, including scheduled inspections and servicing of filtration units and drainage infrastructure.
- Coordination with ongoing flood modelling and impact analysis to refine stormwater management strategies as necessary.

The Stormwater Management Strategy provides a comprehensive plan to manage flood risks, improve drainage, and enhance water quality for the Tamworth Regional Aquatic Centre development.

The strategy ensures compliance with statutory guidelines and integrates WSUD principles to mitigate environmental impacts.

Key components include a structured OSD system, rainwater reuse measures, and advanced filtration technologies.

The proposed stormwater solutions will enhance site sustainability while maintaining compliance with Tamworth Regional Council's regulations and best practice stormwater management principles.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the stormwater design to be finalised prior to the issue of any Construction Certificate.

f) Erosion and Sediment Control Measures

The erosion and sediment control measures will be consistent with relevant guidelines and will include the installation of sediment control devices such as silt fences and straw bales wrapped in geotextile.

These devices will be installed parallel to the contours of the site and immediately downslope of any areas where the natural ground surface has been disturbed.

The measures will also include the establishment of a single stabilized entry and exit point for stormwater, and the removal of temporary erosion and sediment control devices at the completion of the works or when the site is fully stabilized. Regular inspections and maintenance will be carried out to ensure the effectiveness of these measures and to prevent sedimentation.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring erosion and sediment control to be implemented in the development.

g) Environmental Management Plan

The Construction Environmental Management Plan (CEMP) will include an erosion and sediment control plan, which will be implemented and maintained to prevent sediment from moving off-site and entering water courses or drainage lines.

The plan will also aim to reduce water velocity, capture sediment on-site, and minimize the amount of material transported from the site to surrounding pavement surfaces.

Erosion and sediment control measures will be established before excavation begins and will remain in place until all surfaces have been fully restored and stabilized. Regular inspections and maintenance will be carried out to ensure the effectiveness of these measures.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring a Construction Environmental Management Plan (CEMP) prior to the issue of any Construction Certificate, and a Long Term Environmental Management Plan (LTEMP) for the stockpile of material suitable for recreational use.

h) The Noise and Vibration

Octave Acoustics was engaged to carry out an assessment of noise impacts from the Facility, and report was prepared and submitted with the application Acoustic Report– Tamworth Regional Aquatic Facility-AC485SB-01E02-22/05/2024-Octave Acoustic.

The investigation considered the noise impacts to the nearest sensitive receivers, using a 3D noise model of the Subject Site and surrounds developed by Octave Acoustics.

Trigger levels for assessment of noise from plant and equipment were set in accordance with the Noise Policy for Industry, using conservative estimates of background noise levels from Appendix A of AS 1055.3.

Assessment of preliminary mechanical plant found that compliance with the Noise Policy for Industry can be achieved during all periods by incorporating acoustic treatments such as acoustic screening, lined duct bends fitted to PAC unit intake and exhaust, and acoustic louvres at the plant room facade.

A detailed acoustic design is to be undertaken when mechanical equipment selections and layouts are finalised.

An assessment of additional noise levels generated by traffic visiting the Facility found that the relative increase in noise levels will be less than 2 dB and will therefore comply with the requirements of the NSW Road Noise Policy.

In summary, assessment indicates that overall noise emissions from the Tamworth Regional Aquatic Centre will comply with the relevant requirements of the Noise Policy for Industry and Road Noise Policy.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the recommendations and requirements of the acoustic report be incorporated into the design prior to the issue of any Construction Certificate.

i) Landscaping

A Landscape Design prepared by a suitably qualified professional has been provided *Landscaping Design Report – Stage 3 Design Development – Tamworth Regional Aquatic Facility-Doc 01-Feb 2025-Urban Spark Studio* and Landscaping Plans prepared by a suitably qualified architect, see **Attachment C – Landscaping Plans**

The Tamworth Regional Aquatic Centre landscape design follows best practices for ecological sustainability and biodiversity enhancement.

Collaboration with local organizations such as the Tamworth Regional Landcare Association and Wildflower Gardens for Good ensures compliance with regional environmental policies.

Water Sensitive Urban Design (WSUD) principles are integrated into the green corridor and rain gardens to support stormwater management regulations.

The project aligns with biodiversity strategies outlined by the NSW Government Architect's "Biodiversity in Place" framework, promoting habitat restoration and sustainable urban greenery.

The design incorporates various planting typologies that cater to different site conditions, ensuring accessibility and ecological resilience:

- *Indigenous Entry Garden & Central Plaza*
Features a mix of native plants like Aloe, Blue Flax Lily, Kangaroo Paw, and Bottlebrush to create a welcoming, biodiverse entrance.
- *Green Corridor*
Utilises wet and dry species suited for sun and shade, enhancing connectivity for local wildlife and improving stormwater filtration.
- *Car Park Planting*
Includes native ground covers and shrubs like Olive Tea Tree Shrub, Swamp Foxtail Grass, and Wallaby Grass to enhance water retention and minimize heat buildup.
- *Species-Rich Wildflower Turf*
Introduced to improve soil health, reduce water usage, and attract pollinators, ensuring a dynamic, ever-evolving landscape.
- *Tree Selection*
Hardy local native and exotic trees such as Blakely's Red Gum and Narrow Leaf Ironbark are chosen for their adaptability to Tamworth's climate.

To achieve long-term ecological and aesthetic benefits, the following measures are proposed:

- Native and Indigenous Planting: Continue prioritizing local flora to support regional biodiversity.
- Layered Planting Strategy: Implement diverse vegetation layers—from ground covers to tree canopies—to provide shelter and food sources for birds, insects, and small fauna.
- Sustainable Maintenance Approach: Engage local expertise, such as the Tamworth Regional Landcare Association, to oversee plant selection, site maintenance, and community engagement.
- Hydroseeding for Wildflower Turf: Employ this method for large-scale, cost-effective planting, ensuring seasonal diversity and minimal upkeep.
- Strategic Mowing Practices: Limit mowing to once per year to allow wildflowers to bloom and reseed, maintaining a healthy ecosystem.
- Rain Garden Optimization: Enhance WSUD tree selections, including River Bottlebrush and River She oak, to improve water retention and habitat quality.

The landscape design for the Tamworth Regional Aquatic Centre aims to create a resilient, biodiverse, and visually appealing environment.

By integrating native species, sustainable planting techniques, and strategic water management, the project contributes to regional ecological sustainability.

This approach not only enhances the site's aesthetic appeal but also supports long-term habitat conservation and climate adaptability.

The landscaping design has been carefully considered and complies.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the landscaping requirements to be completed to the issue of any Occupation Certificate.

j) Social Impact

The Social Impact Assessment (SIA) adheres to the NSW Department of Planning and Environment (DPE) Social Impact Assessment Guideline for State Significant Projects (February 2023) and its Technical Supplement.

This framework guides the assessment of potential social impacts from the Tamworth Regional Aquatic and Leisure Centre (TRALC) development.

i) Qualifications and Expertise

The SIA was prepared by "suitably qualified persons" as required by the SIA Guideline.

The report details the qualifications and experience of the authors, including expertise in social strategy, planning, and community needs assessment.

ii) Local and Strategic Alignment:

The proposal is aligned with various strategic policy drivers at federal, state, and local levels.

Key documents reviewed include the New England North West Regional Plan, Tamworth Regional Council's Local Strategic Planning Statement, and the NICSE Sports Hub Master Plan.

These policies emphasize promoting active lifestyles, driving regional economic growth, and providing high-quality sports infrastructure.

iii) Facility Accessibility:

The TRALC is designed to be a fully accessible aquatic facility, catering to all ages and abilities.

Accessible amenities are a core component of both the Aquatic Centre and the Northern Inland Centre of Sport and Health (NICSH).

iv) Transport and Connectivity:

Addressing community concerns about location, Tamworth Regional Council plans to collaborate with public transport providers to ensure affordable and convenient access to the NICSE site.

A transport strategy will be developed, leveraging existing transport routes serving nearby areas.

v) Affordability and Equity:

The proposed fee structure is benchmarked against comparable regional centres to ensure affordability.

Research into transport subsidy opportunities will be conducted to ensure equitable access to the TRALC.

vi) Inclusion and Social Cohesion:

The facilities are designed to promote social interaction, and community gathering.

The project intends to provide programs that cater to diverse groups in a safe and welcoming environment.

The Business Case demonstrates a regional need for the TRALC, with strong community support for its development.

The project addresses the ageing aquatic infrastructure and aims to provide a multi-functional, contemporary facility.

The TRALC is expected to generate significant economic and social benefits, including job creation, increased tourism, and improved health outcomes.

It aligns with the Tamworth Blueprint 100 (Population Plan) and supports the region's growth and liveability.

Concerns regarding location, accessibility, and the preservation of community memory are being addressed through ongoing engagement and strategic planning.

The project aims to create a valuable community asset that meets the needs of current and future generations.

The development of the TRALC is projected to have a positive social impact on the Tamworth region, encouraging increased participation in aquatic sports and recreational activities.

The project will contribute to the quality and liveability of the Region and address health aspects for various community sectors.

k) Economic impact

The project is anticipated to give significant economic benefits through jobs and consumer spending. The facility is anticipated to attract people to the area. Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.7 Section 4.15(1)(c) - Suitability of the site

The site suitability, including geotechnical stability, land remediation and civil works; water and sewer servicing; traffic, access, parking and drainage constraints; have been investigated and resolved.

The suitability of the site with respect to accessibility and crime prevention through environmental design objectives is addressed below:

a) **National Construction Code (NCC) 2022**

The development is governed by the National Construction Code (NCC) 2022 Volume One Building Code of Australia (BCA) and the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Sub-section 19(1)(c) of the Regulation mandates that all new works comply with current BCA requirements, though existing building features are exempt unless triggered by changes in use or consent authority stipulations.

The building is classified as a Class 9b Assembly Building with Type A construction, featuring one storey, an effective height under 12 metres, and a fire compartment volume of approximately 51,313 m³, exceeding standard limitations.

Compliance is assessed against BCA prescriptive [Deemed-to-Satisfy (DtS)] provisions, with performance-based solutions proposed where DtS is impractical.

Fire safety performance solutions require consultation with the NSW Fire Brigade during the Construction Certificate process under Sections 25-29 of the Regulation.

i) *Access And Egress*

The report addresses access and egress under BCA Section D, focusing on safe evacuation.

Key proposals include:

- Egress Gates: Two gates will be installed, unlocking during a fire to ensure compliant escape routes, addressing Council RFI 10.e. The crèche has been removed from the design to simplify egress planning.
- Travel Distances: A performance solution justifies an extended travel distance of 53 metres (versus 40 metres DtS) from the Change Village (D2D5, D1P4, E2P2) and 95 metres between exits (versus 60 metres DtS) (D2D6, D1P4, E2P2).
- Single Egress Path: The aquatic plant room's single egress via a roller shutter door is proposed for justification via a performance solution (D3D24, D1P4), though a breakout door is noted as an alternative to avoid this.
- Sanitary Facilities: Assessed under F4D4, facilities comply for a population of 824, with a 50/50 male-female split and an accessible unisex facility counted for each sex. A shortfall exists, requiring design adjustments or reduced occupancy.

These measures aim to meet BCA performance requirements (e.g., D1P4 for safe egress) where DtS provisions are exceeded.

The report identifies areas needing further development to ensure BCA compliance:

- **Non-Combustible Materials:** Confirm that external walls, common walls, shafts, and fire-resisting internal walls use non-combustible finishes (C2D10), with responsibility assigned to the Project Architect.
- **Fire Safety Performance Solutions:** Develop and document solutions for oversized fire compartments (51,313 m³, C3D3, C1P1, C1P2), extended travel distances, and hydrant placement deviations (E1D2, E1P3), in consultation with stakeholders and the certifying authority. Fire engineering briefs (FEBQ) should align with International Fire Engineering Guidelines, with FRNSW review ongoing.
- **Design Details:** Resolve outstanding items (e.g., wall/floor schedules, stair details, signage) at the Construction Certificate (CC) stage to verify compliance, as noted in Section 3's "Design Detail" and "Capable of Compliance" categories.
- **Swimming Pool Compliance:** Prepare a performance solution report by a civil/stormwater consultant to ensure internal pools meet G1P1, addressing water recirculation and barriers (G1D2).

These actions will refine the design without major alterations, leveraging both DtS and performance-based approaches.

DC Partnership concludes that the aquatic and sports health centre is capable of achieving BCA compliance through a blend of DtS provisions and performance-based solutions. No significant non-compliances have been identified at this stage, though design changes are pending incorporation.

The oversized fire compartment (53,590 m³ per Council, 51,313 m³ per report) is addressed via a fire-engineered solution, accepted by the design team and under FRNSW review.

Ongoing collaboration with the design team and certifying authority, alongside detailed development at the CC stage, will ensure compliance without substantial redesign.

The strategy balances regulatory adherence with practical implementation for this Class 9b, Type A construction project.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the design of the development to comply with the National Construction Code.

b) Design for Access and Mobility

The Access Design Assessment Report, prepared by Design Confidence for CO-OP Studio, evaluates the proposed development at Tamworth Regional Aquatic & Centre of Sport and Health against the National Construction Code – Building Code of Australia (BCA) Volume 1, 2022.

Key accessibility provisions assessed include Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12.

The development, classified as Class 9b (sporting venue) and Class 10b (swimming pool), must comply with the Disability Discrimination Act (DDA) 1992, integrated into the BCA via the Access to Premises Standard (2010) and standards such as AS1428.1-2009, AS1428.4.1-2009, and AS2890.6-2009.

Compliance with these standards ensures adherence to the DDA's premises component, though broader equality and functionality aspects remain the responsibility of the building owner. New works must align with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021, while existing structures are exempt unless upgrades are mandated by consent authorities.

The report outlines specific accessibility requirements for the development:

- **General Access** (D4D2-D4D4): Continuous accessible paths of travel (minimum 1000mm width), compliant doorways (850mm clear opening), and turning spaces (1540mm x 2070mm) are required, with exemptions under D4D5 for areas like plant rooms and kitchens.
- **Car Parking** (D4D6): Accessible spaces must meet AS2890.6-2009, with a minimum of 1 space per 50 parking spaces, featuring specific dimensions and pavement slopes not exceeding 1:40.
- **Signage** (D4D7): Braille and tactile signage must identify sanitary facilities, hearing augmentation areas, and exits, with 30% luminance contrast.
- **Hearing Augmentation** (D4D8): Systems must cover 80-95% of relevant areas, depending on the system type.
- **Sanitary Facilities** (F4D5-F4D7): At least one accessible unisex toilet and shower per specified ratio, with detailed circulation space and fixture requirements per AS1428.1-2009.
- **Swimming Pools** (D4D11): Pools exceeding 40m perimeter require accessible entry (e.g., ramps or lifts).
- **Adult Change Facilities** (F4D12): Required for venues with significant occupancy or large pools, featuring specific equipment like hoists and change tables.

The report identifies items for further review as the design progresses:

- **Architectural Details**: Final drawings must incorporate accessibility specifications (e.g., wet area details, door hardware, TGSI, and glazing indicators) per BCA and AS1428.1-2009, coordinated by the Project Architect.
- **Approvals and Certifications**: The Project Manager must provide Development Approval, stamped drawings, and Construction Certification details addressing accessibility.
- **Finishes and Systems**: An internal finishes schedule with luminance contrast values and a hearing augmentation specification compliant with BCA D4D8 are required from the Project Architect and Electrical Design Consultant.
- **Universal Design Enhancements**: Advisory recommendations include wider circulation paths (1800mm), improved acoustics, lighting (150-300 lx), rest seating every 60m, and enhanced wayfinding to exceed BCA minimums and align with DDA intent.

Based on the assessment, the development is deemed capable of achieving BCA accessibility compliance through either prescriptive deemed-to-satisfy provisions or a performance-based approach.

Compliance hinges on addressing the detailed design considerations in Section 3.0 and Appendix 2 of the report.

Continuous refinement during the design process, in collaboration with architectural documentation, ensures alignment with statutory requirements, enhancing accessibility, safety, and inclusivity at the Tamworth Regional Aquatic & Centre of Sport and Health.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the accessibility recommendations to be implemented in the development.

c) Crime Prevention Through Environmental Design

The project design includes

- *External paths and carparks lit. Bollards with downlights utilised for paths to increase visibility of other path users.*
- *Lighting to remain operational 24 hours per day due to 24-hour access to gym and program rooms.*
- *Roller shutters within main hallway to prevent access to the closed sections of the facility.*
- *Fencing around external rainwater tanks to minimise locations for concealment from facility users.*
- *Prominent CCTV cameras surrounding the facility and throughout.*
- *Facial recognition software being trialled as current aquatic facilities for banned patrons and repeat offenders. CCTV to be compatible with this software.*
- *24-hour gym access located adjacent to the main entry foyer with adequate lighting, good visibility of surrounding area (to prevent unexpected second parties approaching while entering), and CCTV coverage.*
- *24-hour gym to have provision for a duress system to be functional out of regular open hours. Duress to alert back to Council's security monitoring contractor or alternatively to the gym tenant's monitoring system.*
- *Duress alarms located at critical locations throughout facility (office, change rooms, toilets etc) alerting back to the security system for facility staff action.*
- *Two sets of entry controls to be adopted for the 24-hour gym access. This is an initial swipe access single door, followed by a secondary internal swipe gate entry. This reduces the ability for secondary patrons or potential trespassers from utilising the accesses without swiping in.*
- *The applicant has developed operational plans for all aquatic centres operated within the Local Government Area.*
 - *Council's Aquatic Operational Plan and*
 - *Aquatic Facilities Management Plan will apply to this new facility.*
 - *A Site-Specific Operational Plan will be developed for the new facility which will focus on the specific evacuation requirements of the facility as well as the maintenance and operation of the specific plant and equipment installed.*

The proposed project design incorporates multiple elements aligned with the Crime Prevention Through Environmental Design (CPTED) strategy, ensuring a safer and more secure environment for facility users.

The following assessment outlines how the design elements meet key CPTED objectives:

i) Reducing Crime Opportunities

The installation of bollards with downlights along external pathways and adequate lighting in car parks enhances visibility, thereby reducing potential concealment opportunities and opportunities for criminal activity.

Fencing around external rainwater tanks minimizes concealed areas that could be exploited for illicit purposes.

The implementation of a two-tier entry control system for the 24-hour gym (swipe-access single door followed by an internal swipe gate) effectively limits unauthorised access and discourages tailgating by secondary patrons or trespassers.

ii) Deterring Offender Decisions

Continuous 24-hour lighting, particularly around key access points and pathways, increases visibility and perceived risk for potential offenders.

The installation of CCTV cameras throughout the facility serves as both a deterrent and a means of incident documentation, reinforcing accountability.

Facial recognition software, integrated with the CCTV system, is being trialled at existing aquatic facilities to identify and restrict access to banned individuals and repeat offenders.

Roller shutters within the main hallway effectively restrict movement within closed sections of the facility, reducing potential unauthorized access.

iii) Enhancing Community Safety

The strategic placement of the 24-hour gym adjacent to the main entry foyer, coupled with adequate lighting and surveillance, ensures high visibility and reduces the likelihood of unexpected encounters.

Duress alarms positioned at critical locations (such as offices, change rooms, and toilets) provide an immediate response mechanism in case of emergencies.

Comprehensive operational plans, including the Council's Aquatic Operational Plan and Aquatic Facilities Management Plan, establish clear safety protocols and emergency response measures.

iv) Increasing Surveillance

The facility design promotes natural surveillance through the incorporation of transparent sightlines and well-lit areas, allowing users and staff to observe surroundings effectively.

Bollard downlights along pathways facilitate natural observation of pedestrians, enhancing perceived safety and deterring potential offenders.

Extensive CCTV coverage ensures that high-risk areas remain monitored at all times.

v) Controlling Access

Physical access control measures, such as roller shutters within hallways, restrict entry to closed areas and prevent unauthorized movement within the facility.

Multi-step entry controls for the 24-hour gym, incorporating a swipe-access single door followed by a secondary internal swipe gate, effectively mitigate unauthorized entry and security breaches.

vi) Reinforcing Territoriality

The installation of fencing around key areas establishes clear boundaries and discourages trespassing.

Well-maintained pathways, lighting, and signage convey a sense of ownership and responsible management, reinforcing the perception of a secure and controlled environment.

vii) Improving Space Management

Regular security monitoring, either by Council-appointed security personnel or the gym tenant's monitoring system, ensures continuous oversight and swift incident response.

The development of a Site-Specific Operational Plan for the facility addresses maintenance, security measures, and emergency preparedness, ensuring long-term safety and operational efficiency.

viii) Reducing Victimization and Fear of Crime

Duress alarms strategically placed in high-risk areas enable immediate alerts to security personnel, thereby reducing response time to emergencies.

The integration of CCTV and facial recognition software minimizes the risk posed by known offenders and unauthorized individuals.

The positioning of gym entry points in highly visible areas with adequate surveillance reduces the likelihood of individuals being approached unexpectedly by unauthorized persons.

The project design successfully incorporates CPTED principles, enhancing security, surveillance, access control, and space management to foster a safe and secure environment.

The integration of technological advancements, operational protocols, and physical security measures ensures an optimal balance between usability and crime prevention. This assessment confirms that the proposed facility aligns with best practices in urban design and crime prevention methodologies.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the crime prevention measures to be implemented in the development.

3.8 Section 4.15(1)(d) - Public Submissions

These submissions are considered in **Section 4** of this report.

3.9 Section 4.15(1)(e) - Public interest

a) Pedestrian Pathways

The engineering plan set has been revised, and details of work on pedestrian pathways have been provided and are considered satisfactory, subject to conditions including to extend the 2.5m wide pedestrian pathway for the full length of the site frontage in both Longyard Drive and Jack Smyth Drive.

This is to ensure the connectivity of the development in the context of the masterplan, and future developments to the west of the site are reasonably connected and is common practice for new commercial development in locations undergoing transition to achieve orderly and economic development objectives.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring pathways to be implemented in the development for the frontage of the proposal to ensure orderly development, to ensure public pathway connections are provided for future stages of the masterplan development.

b) Section 306 Contributions

Tamworth Regional Council operates and maintains the town water and sewerage services.

As a water and sewer authority Council is able to levy contributions under s. 64 - *Construction of works for developers*, under the *Local Government Act 1993* which states:

Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 applies to a council exercising functions under this Division in the same way as it applies to a water supply authority exercising functions under that Act.

This provision authorises Council to levy charges for connection to Council's reticulated water and sewerage infrastructure.

Council's process for calculation of headworks charges is to access the development in terms of ET's (Equivalent Tenements) and to multiply this by the charge for water and sewer headworks to determine the dollar amount of the contribution.

An 'equivalent tenement' or ET is considered to be the demand or loading a development will have on infrastructure in terms of the water consumption or sewer discharge for an average residential dwelling or house.

Council's current charges for the 2024/2025 financial year are :

- Water = \$4,690 and
- Sewer = \$1,739.

When assessing ET's Council uses the "Section 64 Determination of Equivalent Tenements Guidelines" produced by the NSW Water Directorate.

The applicant provided estimated Water and Sewer loadings and the ET values for both Water and Sewer were calculated using the Councils Headworks calculation from the General Policy Register.

The results of the Calculation were:

- Water 17.81ET; and
- Sewer 61.28ET.

The high Sewer calculation is explained by commercial development having a very high discharge rate to sewer 95% (From Councils General Policy Register) of water supplied. Residential sewer will generally have a sewer discharge rate of less than 50% of water supplied with the bulk of water used outside.

The ET rates determined were then multiplied by the respective Headworks charges.

A condition for payment of headworks contributions has been included in the recommended conditions at **Attachment A** as follows:

Pursuant to Section 306 of the Water Management Act 2000, Council (as the Local Water Supply Authority) requires the following contributions to be paid prior and sewer design plans provided to council for approval prior to the release of a Construction Certificate:

Headworks:

- Water = \$83,356

- Sewer – \$106,531

The above headworks contributions have been adopted under the 2024/2025 Council Annual Operation Plan. Revised rates adopted in subsequent Annual Operation Plans will apply to Headworks Contributions paid in later financial years.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the payment of the levy prior to the issue of any Construction Certificate.

c) 7.12 Contributions Plans

Section 7.12 of the *Environmental Planning and Assessment Act 1979* allows councils to impose development contributions to fund local infrastructure projects.

The following contributions plans are relevant pursuant to Section 7.18 of the EP&A Act and have been considered in the recommended conditions:

- *Tamworth Regional Council Section 94A (Indirect) Development Contributions Plan 2013*

Clause 2.8 of the *Tamworth Regional Council Section 94A (Indirect) Development Contributions Plan 2013* provides exemptions for certain types of development as follows:

Council will not provide exemption to development contributions made under this Plan other than exemptions afforded under direction of the Minister for Planning and Infrastructure.

At the time of commencement, these Ministerial exemptions included:

- *development undertaken by a 'social housing provider' for the purposes of 'seniors housing' as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;*
- *development for the purposes of a school (as defined by the Education Act 1990) that is a project under the Building the Education Revolution (BER) program;*

Developments by or on behalf of a public authority are not exempt from the payment of contributions.

Projects by, or on behalf of a public authority, are not exempt from the payment of s.7.12 contributions, therefore the subject development is not exempt.

The contributions plan requires a levy calculated to be 1% of the Estimated Cost of Development for projects over \$200,000. The development has an ECD of \$45,000,000.00 therefore a Section 7.12 contribution to the amount of \$450,000 is to be levied.

A condition of consent has been included in the recommended conditions at **Attachment A**, requiring the payment of the levy prior to the issue of any Construction Certificate.

d) General Public Interest

The proposal is considered to fit with the locality, with equitable access, and safety resolved, along with improvements to road networks and drainage proposed to provide the required pedestrian pathway linkages, kerb and gutter, and detention systems to ensure the development does not unreasonably impact the neighbourhood.

The geotechnical site conditions are resolved with removal of hazardous material identified with in existing fill material deposited at the site to landfill, with the

remainder of the non-hazardous waste material stockpiled adjacent the site to coincide with further stages of the aquatic centre including an external 50m pool and earth mounds for spectators. The non-hazardous waste material has been classified as inert, and chemically suitable for recreational use.

Impacts on the nearby manufactured home estate, such as plant noise and light spill, have been considered with impact reasonably mitigated using shielding of both noisy plant, and hoods on external light poles.

The building and its landscaping have been designed to achieve sustainable building objectives and include the innovative use of rain garden technology within the landscape scheme, and EV charging capability both provided to ensure energy saving technologies and innovations are employed within the development.

The site is on the edge of the masterplan area and somewhat isolated. Since passive surveillance is limited at this location, a suite of crime prevention measures has been included, such as CCTV and duress systems at entries, to ensure that customers are reasonably protected when accessing facilities particularly early in the morning and late at night which is common with gym and pool facilities.

The development site is located 7km from the town centre and is serviced by public transport.

The external appearance of the development is architecturally pleasing and well planned, with external pathways, signage, lighting, and entry points clearly identified, and of a high quality.

Following completion of the necessary investigations, and remedial actions proposed, the site planning has been resolved, and the site is considered conducive to the development.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The DA has not been required referred to any agencies for comment under integrated development and concurrence provisions of the EP&A Act.

This is because the development is not traffic generating development, and exemptions apply for the need to obtained a Controlled Activity Approval for excavation with 40 metres of a natural waterbody for development by or on behalf of a public authority.

4.2 Council Officer Referrals

The DA has been referred to various Council officers for technical review as outlined Table 6.

Table 6: Consideration of Council Referrals

Officer	Comments	Resolved
Building	Council's Building Officer reviewed the submitted building report and raised no objections subject to conditions.	YES
Health	Council's Senior Environmental Health Officer reviewed the submitted remediation action plan and raised no objections subject to conditions.	YES

Officer	Comments	Resolved
	These issues are considered in more detail above in the Statutory Considerations section of this report.	
Engineering	<p>Council's Engineering Officer reviewed the submitted geotechnical, civil and structural plans, stormwater concept plan, and public road works, and raised no objections to the development subject to conditions.</p> <p>These issues are considered in more detail above in the Statutory Considerations section of this report.</p>	YES
Traffic	<p>Council's Engineering Officer reviewed the proposal and raised no concerns in relation to traffic generation and car parking.</p> <p>These issues are considered in more detail above in the Statutory Considerations section of this report.</p>	YES
Waste	<p>Council's Operational Waste Manager reviewed the submitted operational waste management plan and raised no objection to the development subject to conditions.</p> <p>These issues are considered in more detail above in the Statutory Considerations section of this report.</p>	YES

4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan from 6 September 2024 until 11 October 2024 for a period of not less than 28 days. The notification included the following:

- Notification letters sent to adjoining and adjacent properties;
- Notification on the Council's website.

The Council received a total of three (3) unique submissions, comprising three (3) objections and no submissions in favour of the proposal.

The issues raised in these submissions are considered in **Table 7** below:

Table 7: Community Submissions

Issue	No of submissions	Council Comments
Objections relating to Project Justification		
Council's Financial Position has required SRV	3	All objections raised concern with Council's justification for the project

Issue	No of submissions	Council Comments
Unaffordable for council	2	based on Council's financial position and the project benefits. However, project viability is not a matter for consideration when assessing any DA. Therefore, the three (3) objections relating to the project justification have been given no weight in the assessment of this application.
Insufficient community demand	2	
Development is too expensive	1	
Majority of Ratepayers are against project	1	
Prioritise fixing existing public swimming pools	1	
Waste of Council funds	1	
Won't Use Pool	1	
Objections relating to Site Location		
Wrong Location	2	Two objections raised concern with Council's site location for the project due to its remoteness from the town centre, and the long distance many ratepayers live from the site. However, the project site location is not a matter for consideration when assessing any DA. Therefore, these three (2) objections relating to the location of the site have been given no weight in the assessment of this application.
No use to disparate rate payers	1	
Objections relating to Project Funding		
Against Council Financing Development	2	Two objections raised concern with Council' financing for the project, however, the project funding arrangements are not a matter for consideration when assessing any DA. Therefore, these two (2) objections have been given no weight in the assessment of this application.

The three (3) objections relate to the project justification, project site location, and project funding are not matters for consideration under Section 4.15 of the EP&A Act.

The matters for consideration relating to environmental planning instruments and zoning, mitigation of environmental impacts, investigation of the site suitability, and, with respect to the site planning and design of the project, the public interest, have been resolved and are considered reasonably satisfied.

The issues raised in objection relating to project viability, project site selection, and project funding, are outside the remit of the assessment and have been given any significant weight in the assessment of this application.

5. KEY ISSUES

The key issues relevant to the assessment of this application having considered the relevant planning controls and the proposal above in detail, are addressed further below:

5.1 Inadequacy of plans and documents

Further detailed information was provided including stormwater flood modelling, remediation action plan, detailed survey and engineering plans including details of downstream stormwater discharge arrangements, construction of foot path and raised pedestrian crossing details, kerb and guttering details within Jack Smyth Drive and along Longyard Drive, revised Statement of Environmental Effects.

All of the information inadequacy issues have been resolved.

5.2 Land Remediation

The contamination assessment undertaken as part of the DA process has identified the presence of asbestos-containing materials (ACM) within uncontrolled fill on-site.

A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) confirmed the presence of variable fill materials, including road-making materials, construction debris, and isolated asbestos contamination at select locations. While no significant chemical contamination was detected, remediation is necessary to ensure the site is suitable for the proposed recreational development.

To address these concerns, a Remediation Action Plan (RAP) has been developed, outlining key measures such as the removal and validation of contaminated soils, the implementation of an Unexpected Finds Protocol, and additional waste classification testing.

Three remediation strategies have been considered: on-site management, off-site disposal, or a combined approach balancing environmental protection with site constraints. Given the presence of identified contaminants, remediation is essential to comply with regulatory requirements and enable safe development.

In addition to remediation efforts, waste classification and stockpile management plans have been proposed to facilitate site reuse.

Approximately 100 tonnes of ACM waste will require disposal, while non-hazardous materials will be stockpiled adjacent to the site to be repurposed for landscaping, green mound development. Environmental controls, including erosion management and dust suppression, will be implemented to minimize impacts.

With these measures in place, the site will be rendered suitable for its intended recreational use, ensuring compliance with the *State Environmental Planning Policy (Resilience and Hazards) 2021*.

5.3 Sustainable Buildings

The proposed development meets these criteria by incorporating key sustainability features such as energy-efficient technologies, waste minimization strategies, and the installation of renewable energy systems.

The development proposal includes several measures to ensure compliance with the policy's objectives. These include the use of recycled materials in construction, the installation of energy-efficient LED lighting, and the integration of passive design elements to reduce cooling and heating energy demands.

The development plans for a 300kW solar panel system, with potential for expansion, and a Building Management and Control System (BMCS) for monitoring energy consumption across the facility.

Other water-saving initiatives include the use of modern pool filtration systems and stormwater harvesting to supply rain gardens. These measures collectively contribute to the overall sustainability of the project.

The application addresses the newly introduced requirement for quantifying embodied emissions in non-residential developments.

The project ensures that embodied emissions from construction are reduced by using recycled and low-emission materials, optimizing material use, and incorporating energy-efficient design principles.

The inclusion of a NABERS Embodied Emissions Materials Form confirms that the development meets the policy's requirements, with 80% of material costs associated with the building's structure, envelope, and external works being accounted for.

The proposed development meets the objectives of the *State Environmental Planning Policy (Sustainable Buildings) 2022* and contribute positively to sustainable urban development.

5.4 Vehicle Access and Traffic

The Traffic Impact Assessment (TIA) for the Tamworth Regional Aquatics Centre (TRAC) and Northern Inland Centre for Sport and Health (NICSH) is considered to adequately addresses traffic generation and car parking needs, aligning with the Tamworth Regional Council's Development Control Plan (DCP) 2010.

The facility requires 176 parking spaces based on its commercial, gymnasium, and staff specifications, yet it provides 187 spaces, including a 157-space visitor car park and a 30-space staff area, exceeding the DCP requirement by 11 spaces.

The TIA accounts for peak demand scenarios, estimating a worst-case need of 181 spaces, which is met through access to 854 overflow spaces within 50-100 metres at nearby facilities like the Tamworth Regional Hockey Complex and Sports Dome.

Traffic generation, projected at 976 vehicles per day with afternoon peaks, is supported by efficient access designs, such as a channelised right-hand turn from Jack Smyth Drive and one-directional circulation, ensuring safety and compliance with local standards.

The key issue centres on the Aquatic Facility integration with local infrastructure and active transport solutions to manage traffic impacts effectively.

Located over 600 metres from the New England Highway, the facility minimises strain on the State Road network, focusing instead on local roads like Jack Smyth Drive and

Longyard Drive (which the applicant proposed to remain as an un-dedicated vehicle access to allow flexibility for future development of the masterplan within a “super lot.”

The proposed upgrading works at Longyard Drive comprising access infrastructure and formalizing road features, will be designed and constructed to comply with local road standards to ensure that Longyard Drive may be readily gazetted at the appropriate time as delivery of the masterplan outcomes matures.

Delaying gazettal of Longyard Drive is considered to be reasonable in the context of a masterplan development.

The traffic conflict with pedestrians is mitigated by a dedicated pedestrian and cyclist access comprising new shared paths, a wombat crossing, and bicycle storage, aligning with the Precinct’s 40 km/hr High Pedestrian Activity Zone designation.

SIDRA analysis confirms the local network’s capacity through 2033, with all intersections maintaining a Level of Service (LOS) A.

During peak times coordinating with Precinct managers to prevent event-related conflicts, ensuring the development’s minimal impact on the surrounding transport network while supporting future scalability, will be required.

5.5 Crime Prevention Through Environmental Design

The proposed facility design incorporates multiple Crime Prevention Through Environmental Design (CPTED) strategies to enhance safety and security.

Key measures include the installation of well-lit external paths and car parks, roller shutters to restrict access to closed areas, and comprehensive CCTV coverage integrated with facial recognition software to monitor banned or repeat offenders.

The design also includes physical barriers, such as fencing around external rainwater tanks, and a multi-tiered entry control system for the 24-hour gym to prevent unauthorized access.

Duress alarms are strategically placed throughout the facility to ensure immediate response in emergencies, while operational plans ensure the ongoing maintenance of security and safety measures.

These design elements aim to reduce crime opportunities, deter potential offenders, and enhance community safety by increasing surveillance and controlling access.

High visibility, transparent sightlines, and continuous lighting discourage criminal activity by making areas more observable.

The inclusion of comprehensive security systems, such as CCTV, facial recognition software, and duress alarms, ensures a swift response to incidents and minimizes the likelihood of unauthorized access. Additionally, the Aquatic Facility operational plans focus on maintaining a secure and well-managed environment, further reinforcing territoriality and minimizing victimization or fear of crime among users.

5.6 Conflict of Interest Management Statement

The Council is managing potential conflicts of interests in this matter as follows:

- *The application will be referred to the regional planning panel to determine the development application.*
- *Council development assessment staff are not involved with preparing the DA and will remain separated from the project team.*

- *A private certifier will be engaged to undertake the certification for the development.*
- *Key project milestones following the development consent will be reported at a public council meeting.*

The subject DA is being reported to the Northern Regional Planning Panel by planning consultant contracted to Council by Local Government Management Solutions (LGNSW) to assess the proposal.

The DA has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.

6. CONCLUSION

The proposed development has been assessed having regard to all relevant matters for consideration prescribed by Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. The proposal is consistent with the relevant State Environmental Planning Policy, Tamworth LEP 2010, and the relevant Tamworth DCP requirements.

The proposed development is not inconsistent with the objectives of the SP3 - Tourist zone.

Consideration has been given to the social, economic and environmental impacts of the proposed development and no significant concerns are raised.

It is considered that the key issues as outlined in Section 5 have been resolved satisfactorily through amendments to the proposal and/or in the recommended conditions at **Attachment A**.

Following detailed assessment, and on balance, it is considered that DA2025-0039 should be approved subject to the attached recommended conditions of consent.

7. RECOMMENDATION

That the Development Application No. 2025-0039 for *Indoor Aquatics Centre and Sporting Excellence Facility* at Part Lot 102 DP 1262475 No. 7-9 Jack Smyth Drive, Hillvue be APPROVED under Section 4.16(1)(a) or (b) of the *Environmental Planning and Assessment Act 1979* subject to the recommended conditions of consent at **Attachment A**.

The following attachments are provided:

- Attachment A: Recommended Conditions of consent
- Attachment B: Architectural Plans
- Attachment C: Landscaping Plans
- Attachment D: Remediation Action Plan
- Attachment E: Civil Design Plans
- Attachment F: Survey Plans
- Attachment G: Stormwater Report
- Attachment H: Flood Report

ATTACHMENT A: RECOMMENDED CONDITIONS OF CONSENT

ATTACHMENT B: ARCHITECTURAL PLANS

See the following drawings under separate attachment document.

Project Ref No.	Sheet No.	Description	Rev No.	Date	Author
100358	DA000	Cover Sheet	C	18.02.2025	CO.OP Studio
100358	DA100	Site Analysis Plan	B	18.02.2025	CO.OP Studio
100358	DA101	Site Plan	D	18.02.2025	CO.OP Studio
100358	DA201	Ground Floor Plan	D	18.02.2025	CO.OP Studio
100358	DA202	Roof Plan	C	18.02.2025	CO.OP Studio
100358	DA401	Elevations	D	18.02.2025	CO.OP Studio
100358	DA501	Sections	D	18.02.2025	CO.OP Studio
100358	DA901	Building Signage	C	18.02.2025	CO.OP Studio
100358	DA961	Security Diagram	A	18.02.2025	CO.OP Studio
100358	DA971	Photomontages - Sheet 1	B	18.02.2025	CO.OP Studio
100358	DA972	Photomontages - Sheet 2	B	18.02.2025	CO.OP Studio

ATTACHMENT C: LANDSCAPE PLANS

See the following drawings under separate attachment document.

Project Ref No.	Sheet No.	Description	Rev No.	Date	Author
20250217	LA-04	General Plan USS - General Plan	07	18/02/2025	Urban Spark Studio
20250217	LA-18	Section USS - Section 01-02	07	18/02/2025	Urban Spark Studio
20250217	LA-19	Section USS - Section 03	07	18/02/2025	Urban Spark Studio
20250217	LA-20	Section USS - Section 04	07	18/02/2025	Urban Spark Studio
20250217	LA-21	Section USS - Section 05-06	07	18/02/2025	Urban Spark Studio
20250217	Tree 01	Planting Plan USS LA-Planting	07	18/02/2025	Urban Spark Studio
20250217	Tree 02	Planting Plan USS LA-Planting	07	18/02/2025	Urban Spark Studio

ATTACHMENT D: REMEDIATION ACTION PLAN

See the following drawings under separate attachment document.

Remediation Action Plan – Tamworth Regional Aquatic Facility-226965.01 Rev 0-04/03/2025-Douglas Partners

ATTACHMENT E: CIVIL DESIGN PLANS

See the following drawings under separate attachment document.

Project Ref No.	Sheet No.	Description	Rev No.	Date	Author
230459	C001	General Notes	C	14.03.2025	Creo
230459	C002	Existing Site Plan	A	14.03.2025	Creo
230459	C010	Site Bulk Earthworks Plan	A	14.03.2025	Creo
230459	C020	Civil Layout Plan – Sheet 1	C	14.03.2025	Creo
230459	C021	Civil Layout Plan – Sheet 2	C	14.03.2025	Creo
230459	C022	Civil Layout Plan – Sheet 3	C	14.03.2025	Creo
230459	C040	Civil Details – Sheet 1	C	14.03.2025	Creo
230459	C040	Civil Details – Sheet 2	C	14.03.2025	Creo
230459	C050	Crossover B99 Vehicle Clearance	C	14.03.2025	Creo

ATTACHMENT F: SURVEY PLANS

See the following drawings under separate attachment document.

Project Ref No.	Sheet No.	Description	Rev No.	Date	Author
25001	Sheet 2 of 2	Topographical Survey	A	20.03.2025	Hanlons

ATTACHMENT G: STORMWATER REPORT

See the following drawings under separate attachment document.

Stormwater Management Strategy– Tamworth Regional Aquatic Facility-230459-008-
SWMS-CL-NH Rev A-14/3/2025-Creo

ATTACHMENT H: FLOOD REPORT

See the following drawings under separate attachment document.

Flood Impact Assessment Report– Tamworth Regional Aquatic Facility-504_01 v01-
31/3/2025-Rain Consulting for Creo