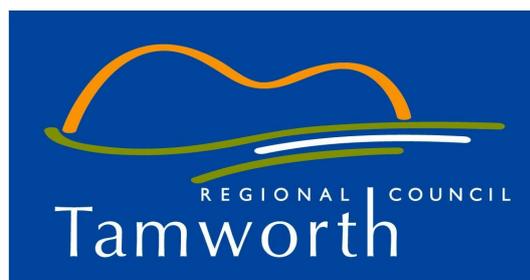


Planning & Community Services

Regional Services

Water Enterprises

Development News



Issue 1

December 2012



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Greetings

Improvements to our Development Application and Approval Processes

Following a recent review conducted across a wide range of Council work areas, TRC has identified a range of measures aimed at improving our development application and approval processes.

We are anticipating enhanced outcomes for all involved. One of these is to provide more frequent communication with industry members.

This newsletter is the first in a series of electronic communication and is one of the ways that we will be keeping you better informed.

You can also immediately expect:

- Early notification as to who your TRC contact is for each application;
- Notice of alternate arrangements when your TRC contact goes on leave;
- Fortnightly status updates from the TRC contact responsible for your application;
- Timely responses to phone messages or emails (with an indication of when a full response can be expected);
- A push for (free) pre-DA meetings ahead of lodging an application;

- Improved access to the duty planner for initial enquiries;
- Clarity around requirements for subdivision certificates (see page 2);
- Clarity around requirements for contamination assessments (see page 3).

During the first quarter of 2013 you can expect:

- Clarification on what standard of applications and plans are expected/ acceptable;
- Clarification of the engineering guidelines for street lighting;
- An invitation to a face-to-face forum, possibly timed with the release of the proposed Planning White Paper;
- Enhanced customer service capability in relation to development matters.

Further information will be distributed each month about other improvement measures in response to the sector's feedback, as well as answers to some of the specific questions you have raised or suggestions you have made.

Council thanks you for your constructive feedback to date and looks forward to ongoing dialogue aimed at achieving the community's vision of Tamworth being *a region of opportunity and prosperity - a place to call home.*

Staff News

Lucy Walker has commenced in her new role as Team Leader of the Development Assessment Team.

Joining Lucy and other team members are town planners Sam Lobsey (who came from Holroyd City Council in Sydney) and Dan Whale (a recent graduate who has worked in the private sector to date).



Strong Development activity continues

Up until 18 December 2012, approved development applications and complying development applications were worth an estimated \$75 million, not including the value of subdivisions. This is well on track to exceed the total for 2011/12 of \$96.1m.

Subdivisions are not included in these statistics because a value is not required to be shown for the development application and is therefore not recorded. At an estimated construction cost of say \$70K per urban lot, a DA for 50 new lots would be worth approximately \$3.5m.

This year major development approvals have included:

Transgrid Redevelopment \$13.2m, University of Newcastle health education facility \$10.2m, “Brubri” Poultry Broiler expansion \$3.4m, New offices at 217 Peel Street, Tamworth \$3.0m, Kensells motor showroom \$3.3m, Tamworth Jockey Club grandstand and conference facility \$2.3m.



Applications for Subdivision Certificates

We have recently reviewed the process surrounding the receipt and issue of subdivision certificates and final plans of subdivision. To improve our internal procedures and turnaround times, we are asking for your assistance with lodgement of the subdivision application and submission of associated information. With everyone’s cooperation we believe that by 1 February 2013 we will be in a position to turn around applications in 7 days:

Prior to Lodgement:

Prior to the lodgement of any application form, the developer or applicant to verify that all works required as part of the Development Consent have been completed, inspected and signed off by the relevant Council Divisions. Council’s Infrastructure Planning Division and Water Enterprises Directorate will provide applicants with written confirmation of the outcome of the Final Inspection. This includes the lodgement and acceptance of any required Works as Executed Plans.

Where outstanding works remain, the applicant may make appropriate arrangements with the relevant Division for the completion or bonding of those works. Written acceptance will be provided by Council of such arrangements, if agreement has been reached.

At Lodgement:

A completed Subdivision Certificate Application form—available on Council’s website hyperlink: [Subdivision Certificate Application Form](#) must be accompanied by:

- a. The Subdivision Certificate Application fee;
- b. A completed Developer Water Meter Issue Form. Details of the number of meters required and the location of water services is to be provided;
- c. Receipt numbers for payment of Section 94, Headworks and water meter application charges;
- d. Payment of the maintenance bond and/or agreed performance bond;
- e. Telecommunications and electricity authority provisioning letters. The letters are to be provided for each separate application and are to ensure that they correctly reference the allotments which are serviced; and
- f. A written acknowledgement that all Conditions of Consent have been complied with, the subdivision plan is in accordance with the approved Development Application plan, and where necessary, all works completed and approved by Council (including a copy of the Final Inspection sign off form). Where outstanding works remain, details of arrangements agreed with Council must be provided.

Please note that partial lodgement (i.e. without provisioning letters, “linen” plans, contributions etc) will not be accepted.

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More than just a city. More than just one place.

Development applications and potentially contaminated land

For some time there has been an inconsistency in the type of contamination assessments submitted to Council with development applications. When assessing a development application, Council is required to consider the requirements of *State Environmental Planning Policy No.55 - Remediation of Land (SEPP 55)* and the *Contaminated Land Planning Guidelines*. Clause 7 of [SEPP 55](#) includes the matters to be considered in determining a development application.



To enable Council to properly consider the requirements of this legislation, a Preliminary Investigation prepared by a suitably qualified person needs to be submitted to identify any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination and, based on the likely risk to the environment and/or human health, provide a basis for a more detailed investigation. Soil sampling may be required as part of a Preliminary Investigation, depending on the site history and results of the preliminary investigation.

Should the Preliminary Investigation identify the potential for contamination, a Detailed Investigation will then be required, which will need to include detailed soil sampling. Subject to the outcome of the Detailed Investigation, a Remedial Action Plan (RAP) may be required. Following the RAP, Site Validation and

Useful Links:

www.tamworth.nsw.gov.au
www.planning.nsw.gov.au
www.electronichousingcode.com.au
www.legislation.nsw.gov.au

It's nearly 2013!

Jackie, David, Warren, Doug, Peter, Bruce and the team take this opportunity to wish you all a very merry Christmas and prosperous 2013.

Council offices will be closed from 5.00 pm on Friday 21 December 2012 and we will be back on Wednesday 2 January 2013. We look forward to working with you in continuing to build a strong and thriving community.



Please help us to keep our database up to date by letting us know of any changes required to your contact details – call Planning & Community Services on 6767 5507 or email: trc@tamworth.nsw.gov.au.

Disclaimer: The information contained in this newsletter is not intended to be exhaustive in relation to development matters. It is recommended that you seek independent advice or make enquiries through Council's planners regarding specific projects.