TAMWORTH REGIONAL COUNCIL

ANNEXURES
for
ORDINARY COUNCIL AGENDA

10 MARCH 2026

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Tamworth REGIONAL COUNCIL
PO Box 555
Tamworth NSW 2340
P 02 6767 5555
E trc@tamworth.nsw.gov.au
www.tamworth.nsw.gov.au
ABN: 52 631 074 450

Tony Polvere
407/5 Warayama Place
ROZELLE NSW 2039

Dear Sir,

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

Pursuant to Section 4 - 18 (1)(a) of the Act, notice is hereby given of the determination by Council of Development Application No. DA2025-0204 (PAN-493986) for Subdivision of the site into 47 residential lots with associated road and service infrastructure on Lot 1 DP 1017953, Ta-Le 18-50 Mayne Drive WESTDALE.

In the determination of this application Council considered all matters listed under Section 4.15 of the Act. The development application has been determined by way of a refusal of consent for the following reasons:

Section 4.15(1)(a)(i) Environmental Planning and Assessment Act 1979

Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)

a) On the basis that the development application has failed to satisfy the following requirements of the Tamworth Regional Local Environmental Plan 2010:

Clause 7.14 Essential Services

i. Clause 7.14(1) of the TRLEP 2010 requires that development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the development are available, or that adequate arrangements have been made to make them available when required—

a. the supply of water,
b. the supply of electricity,
c. the disposal and management of sewerage,
d. stormwater drainage or on-site conservation,
e. suitable vehicular access.

The proposed subdivision development is not suitably serviced for the following reasons:

- The development does not provide suitable sewerage disposal for the majority of the lots through connection to Council sewer. Reticulated sewer is required for all lots, except the lot that contains the land zoned RU4 with a minimum lot size of 40ha (proposed lot 121). The development only proposes reticulated sewer for 9 of the 46 lots required.

- Legal access to the development cannot be provided without agreement from 51 and 53 Mayne Drive.

Note: Clause 7.14 Essential Services came into effect on 16 May 2025 with Amendment No. 27 to the TRLEP 2010. Prior to this date, the clause was still considered during the assessment pursuant to Section 4.15(1)(a)(ii) Environmental Planning and Assessment Act 1979. The proposed instrument was publicly exhibited from 5 June to 5 July 2024 and Chapter 9 of the TRLEP 2010 Phase 1 Planning Proposal 2024 was to insert a new 'Essential Services' Clause.

Section 4.15(1)(a)(iii) Environmental Planning and Assessment Act 1979

Tamworth Regional Development Control Plan 2010 (TRDCP 2010)

b) On the basis that the development application has failed to satisfy the following requirements of the Tamworth Regional Development Control Plan 2010:

Subdivision Development Controls

i. The development does not provide a satisfactory servicing strategy and preliminary engineering designs in relation to sewer. An extension to sewer infrastructure is required and this is not proposed in the development application.

ii. Residential lots are to be serviced by gravity sewer and the development has not made provision for this.

Section 4.15(1)(a)(iv) Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2021

c) On the basis that the development application has failed to satisfy the following requirements of the Environmental Planning and Assessment Regulation 2021:

i. To subdivide the lot and provide appropriate access to the resultant lots the existing Right of Carriageway needs to be dedicated as a public road. There are multiple easements over the same land:

Right of Carriageway 20 Wide DP 1017953 – shown as E
Right of Carriageway 20 Wide DP 1038239 – shown as J

The development does not demonstrate that this dedication can occur without agreement from 51 and 53 Mayne Drive.

The right of way in DP 1058239 benefits Lots 2,3,and 4 while burdening 3,4, and 5. To put that in addresses, the owners of 53, 21-23 and 17-19 Mayne Drive are all burdened by the right of way in this DP, and it benefits 53, 21-23 and 51, so all these parties would need to agree for it be extinguished by agreement.

The proposed public road would be located on the following properties:

- 17-19 Mayne Drive WESTDALE, Lot 5 DP 1038239
- 21-23 Mayne Drive WESTDALE, Lot 4 DP 1038239

The intensification of the use of the right of way as a result of the DA constitutes "development" of the land which is the subject of the right of way. The prospect of intensification is a relevant consideration in the assessment of the DA. In this case the right of way will intensify from being used by 5 lots to being used by 51 lots.

Owner's consent must be provided from all the owners of the land impacted by the intensification of the use of the right of way.

Section 4.15(1)(b) Environmental Planning and Assessment Act 1979

d) On the basis of the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality:

i. The large number of proposed residential lots without reticulated sewer in a residential area could pose an environmental health nuisance.

ii. The development provides insufficient vehicular access to 51 and 53 Mayne Drive.

Section 4.15(1)(e) Environmental Planning and Assessment Act 1979

e) On the basis that the development application has failed to satisfy the following requirements in the public interest:

i. The lack of provision of reticulated sewer infrastructure in a residential area where strategic sewerage planning has been planned is not in the public interest. Council's current sewer strategy for the subject site is gravity sewer system with connection point to Council's 300mm main.

ii. The development would disadvantage the 37 lots with onsite sewerage management systems in comparison to the neighbouring lots in the locality with reticulated sewer. The costs of development are being shifted from the developer to future residents.

iii. The development provides insufficient vehicular access to 51 and 53 Mayne Drive.

Under the provisions of Section 8.7 of the Act you may (within six (6) months of receipt of this notice) appeal to the Land and Environment Court against this determination.

Yours faithfully,

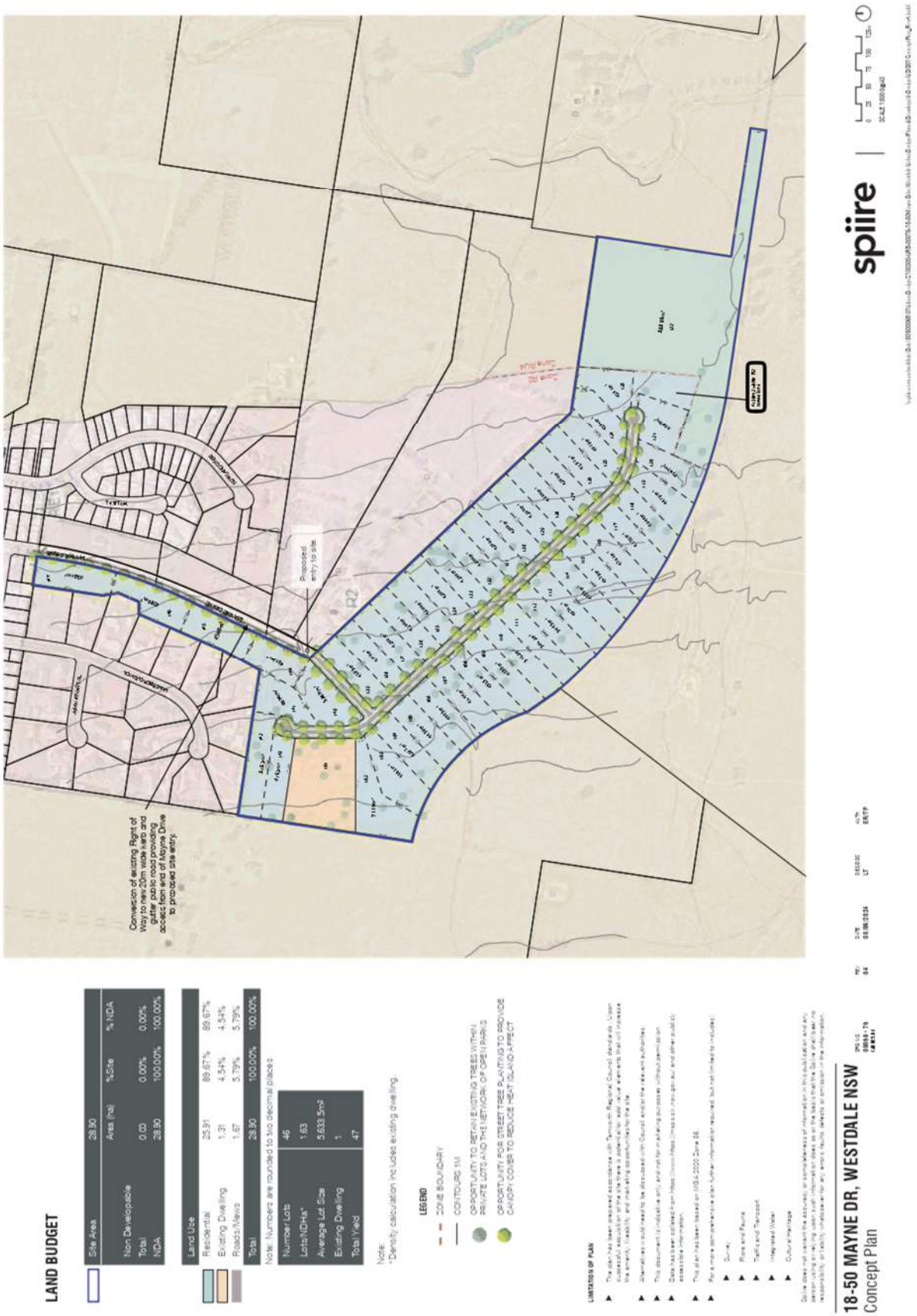
Vereker

Gina Vereker
Director, Liveable Communities

Contact: Jessica Allen (02) 6767 5778 or email: j.allen@tamworth.nsw.gov.au

Reference: SL/ja/DA2025-0204

26 September 2025


LAND BUDGET
Site Area 28.90
Area (ha) %Site %NDA
Non Developable 0.00 0.00% 0.00%
Total 28.90 100.00% 100.00%
NDA 28.90 100.00% 100.00%
Land Use
Residential 25.91 89.67% 89.67%
Existing Dwelling 1.31 4.54% 4.54%
Roads/Mews 1.67 5.79% 5.79%
Total 28.90 100.00% 100.00%
Note: Numbers are rounded to two decimal places
Number Lots 46
Lots/NDHa* 1.63
Average Lot Size 5,633.5m²
Existing Dwelling 1
Total Yield 47
Note:
*Density calculation includes existing dwelling
LEGEND
ZONE BOUNDARY
CONTOURS 1M
OPPORTUNITY TO RETAIN EXISTING TREES WITHIN PRIVATE LOTS AND THE NETWORK OF GREENWAYS
OPPORTUNITY FOR STREET TREE PLANTING TO PROVIDE CANOPY COVER TO REDUCE HEAT ISLAND AFFECT
Connection of existing Right of Way to new 20m wide kerb and gutter public road providing access from end of Mayne Drive to proposed site entry.
Proposed entry to site
R2
spiire
18-50 MAYNE DR, WESTDALE NSW
Concept Plan

RFS

NSW GOVERNMENT

Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Your reference: (CNR-78247) DA2025-0204
Our reference: DA20250326001137-Review of Determination-1

ATTENTION: Jessica Allen

Date: Tuesday 23 December 2025

Dear Sir/Madam,

Integrated Development Application
s100B – Subdivision – Torrens Title Subdivision
18-50 MAYNE DRIVE WESTDALE NSW 2340, 1//DP1017953

I refer to your correspondence dated 02/12/2025 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

Asset Protection Zones
The intent of measures is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the dwellings are below critical limits and prevent direct flame contact

1. At the issue of a subdivision certificate, the site around the existing building on lot 101 shall be managed as an inner protection area in perpetuity to a distance of 50m or the lot boundary, whichever is the lesser.

2. Prior to the issue of the subdivision certificate, section 88B easements under the 'Conveyancing Act 1919' are to be created. The easement is to ensure the lot accommodates the required distances for building setback from grass hazards on adjacent land. The name of the authority empowered to release, vary or modify any instrument must be Council.
The easements are to burden all lots except lots 137-141 and lots 144-47 inclusive.
The easement is to restrict the user from the construction of any Class 1, 2 and 3 building and any Class 10a building within 6 metres of a Class 1, 2 or 3 building within:

a. 10 metres of the western, south western and southern boundary;
b. 11m of the eastern, north eastern and northern boundary.

3. At the issue of a subdivision certificate, all new Lots are to be maintained as an inner protection area in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019 as follows*.

a. tree canopy cover should be less than 15% at maturity;

Postal address
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address
NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

b. trees at maturity should not touch or overhang the building;
c. lower limbs should be removed up to a height of 2m above the ground;
d. tree canopies should be separated by 2 to 5m;
e. preference should be given to smooth barked and evergreen trees;
f. large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
g. shrubs should not be located under trees;
h. shrubs should not form more than 10% ground cover; and
i. clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
j. grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
k. leaves and vegetation debris should be removed.

Access Requirements
The intent of measures is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area

4. Public access roads shall comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and specifically the following:

a. the entire length and width of the right of carriageway leading from Mayne Drive to the proposed development site is converted to and dedicated as a public road with the inclusion and installation of all appropriate servicing infrastructure;
b. access is provided to all existing and future structures;
c. the public access roads shall be two-wheel drive all-weather roads, no less than 8m wide kerb to kerb;
d. the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating.
e. traffic management devices are constructed to not prohibit access by emergency services vehicles;
f. an unobstructed clearance height of 4 metres shall be maintained;
g. maximum grades for roads shall not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
h. curves of roads shall have a minimum inner radius of 6m;
i. the road cross-fall shall not exceed 3 degrees;
j. vehicle turning heads shall incorporate a minimum 12 metres outer radius turning circle or turning heads compliant with A3.3. *Vehicle turning head requirements* of *Planning for Bush Fire Protection 2019*, and are clearly sign posted as a 'No Through' road;
k. 'No Parking' signs are to be erected within the turning head;
l. roll top kerbing shall be used to the hazard side of the road;
m. hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
n. hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - F*ire hydrant installations System design, installation and commissioning*; and
o. there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

Water and Utility Services
The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities

5. The provision of new water, electricity and gas must comply with the following in accordance with Table 5.3c of Planning for Bush Fire Protection 2019:

a. reticulated water is to be provided to the development where available;
b. fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2021;
c. hydrants are not located within any road carriageway;
d. Blue, reflective 'cats-eyes' are installed in the road way to indicate the location of hydrants;
e. fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021;
f. all above-ground water service pipes are metal, including and up to any taps;
g. where practicable, electrical transmission lines are underground;
h. where overhead, electrical transmission lines are proposed as follows:
    i. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
    ii. no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
i. reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
j. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
k. connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
l. above-ground gas service pipes are metal, including and up to any outlets.

General Advice – Consent Authority to Note
The assessment has relied on the referred documents identified below.

- Bushfire Assessment Report Subdivision by Bushfire Environmental Management Consultancy, dated 5/11/24, ref 241705.
- Landscape Plans by A Total Concept Landscape Architects dated 24/10/24.
- Subdivision Concept Plan by SPIIRE Urban Design, drawing number 00068-76, revision 04, dated 3 September 2024.
- Preliminary Biodiversity Assessment by Cedar Ecology, dated 4/11/24.

For any queries regarding this correspondence, please contact Wayne Sketchley on 1300 NSW RFS.

Yours sincerely,

Anna Jones
Manager Planning & Environment Srv (Nth)
Built & Natural Environment

RFS

NSW GOVERNMENT

BUSH FIRE SAFETY AUTHORITY

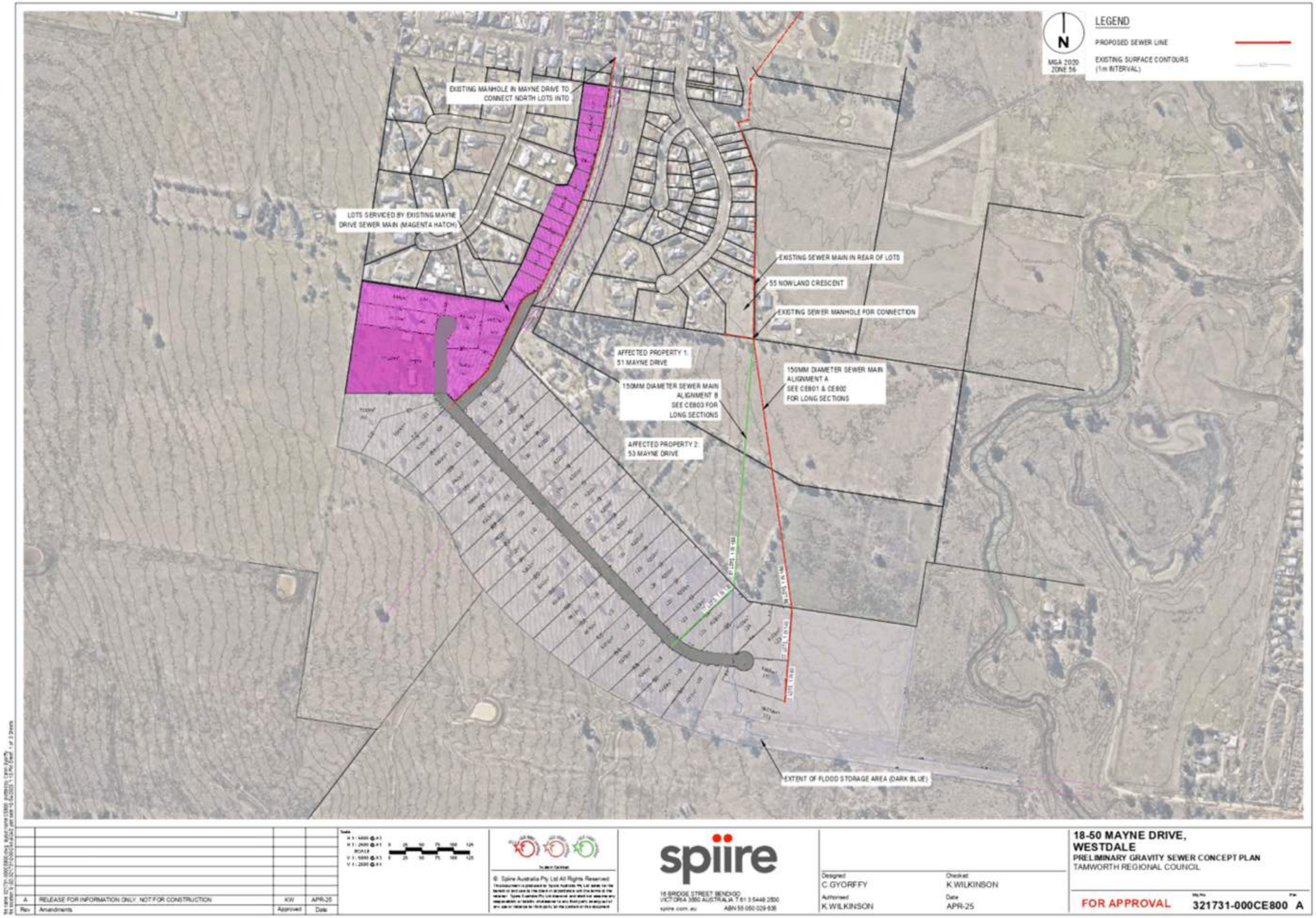
Subdivision – Torrens Title Subdivision
18-50 MAYNE DRIVE WESTDALE NSW 2340, 1//DP1017953
RFS Reference: DA20250326001137-Review of Determination-1
Your Reference: (CNR-78247) DA2025-0204

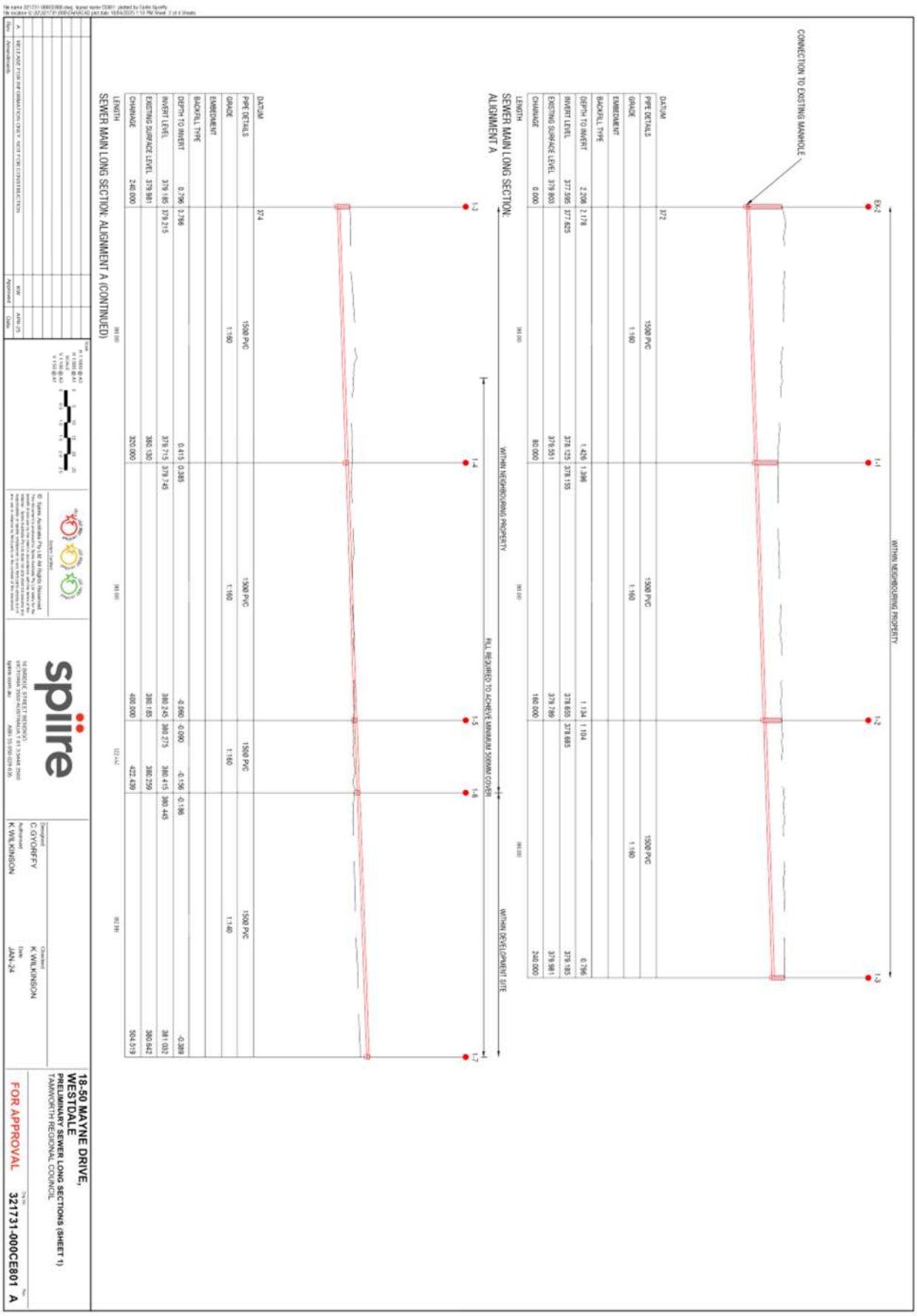
This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

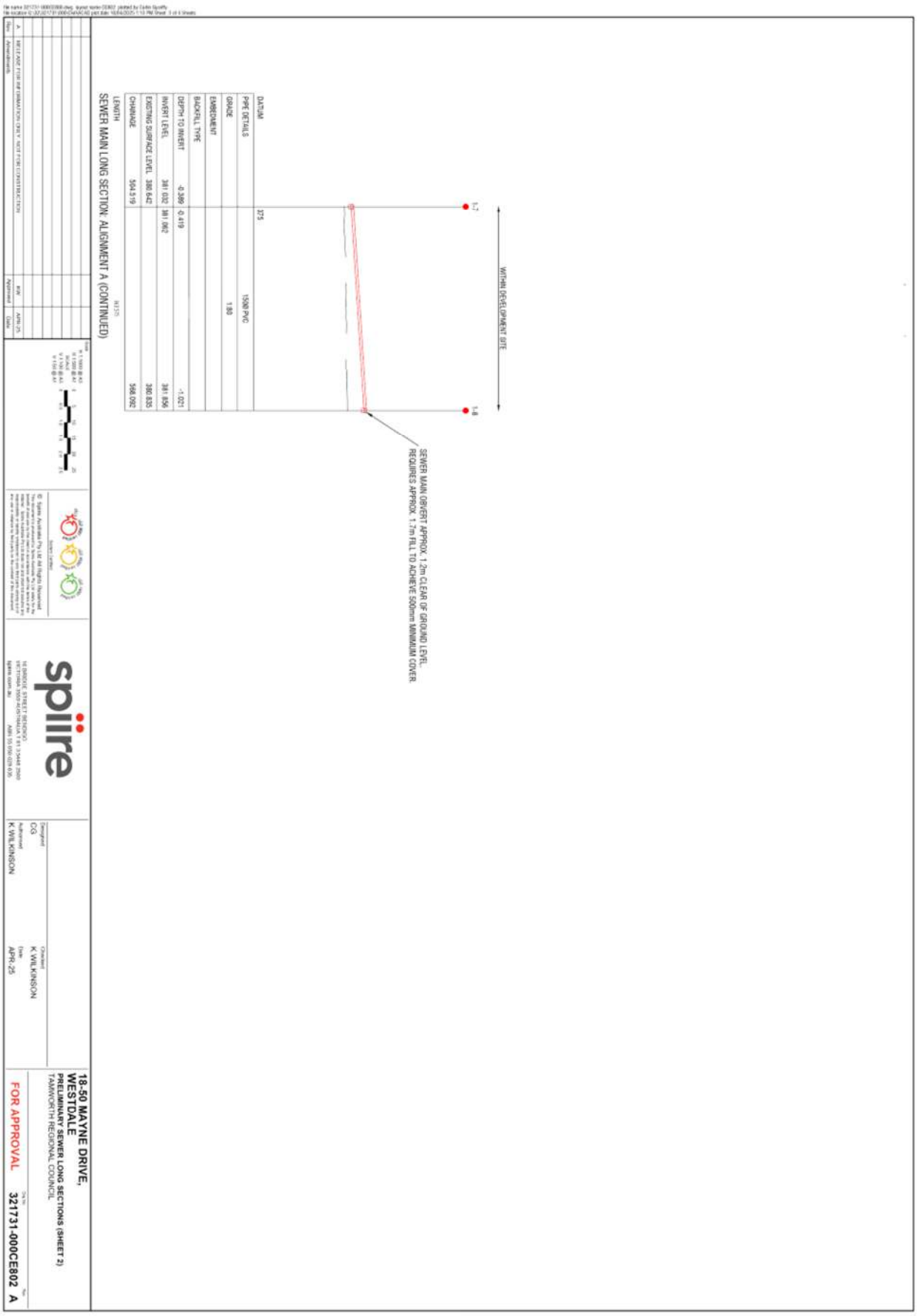
This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

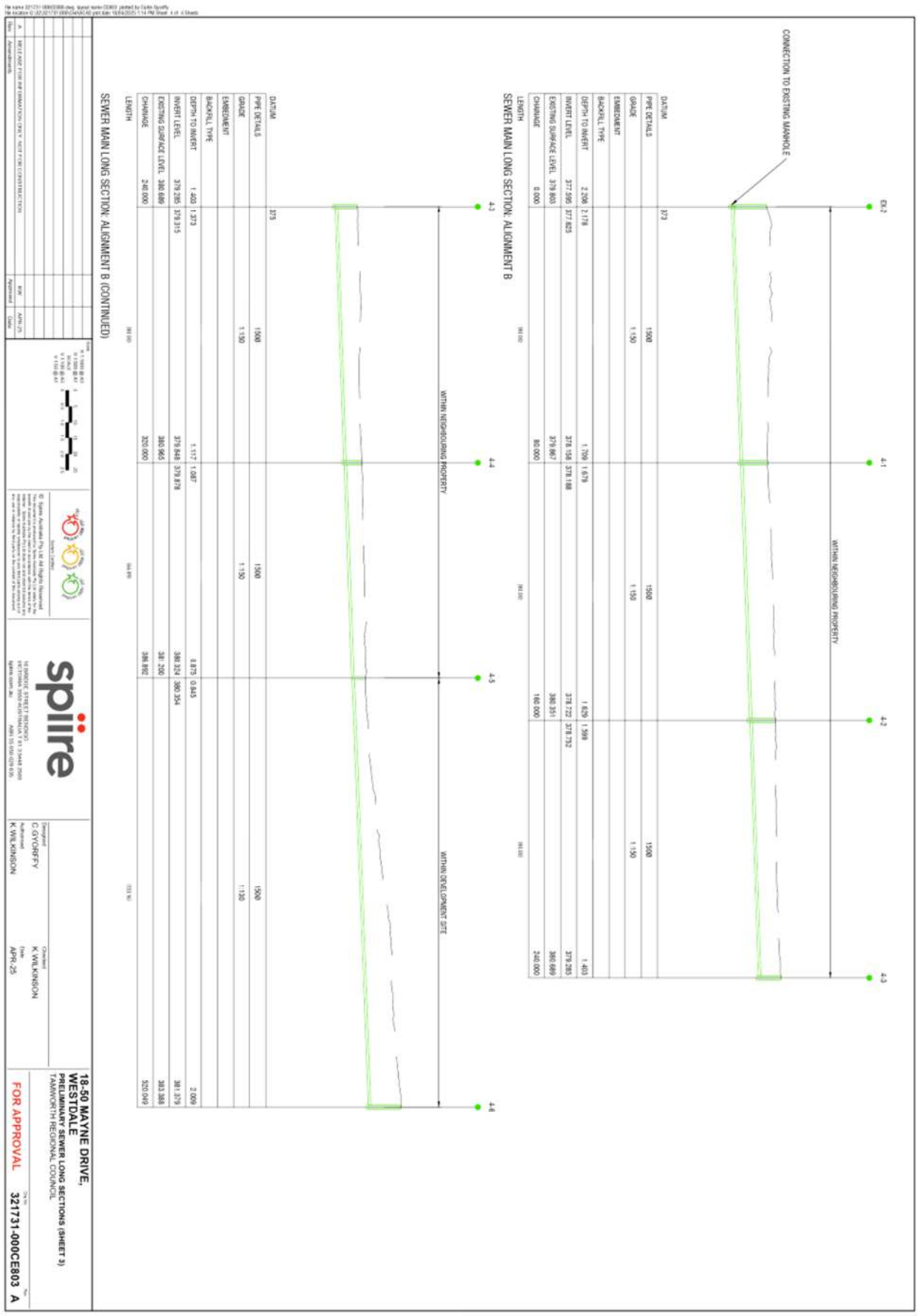
Anna Jones
Manager Planning & Environment Srv (Nth)
Built & Natural Environment

Tuesday 23 December 2025


N
MGA 2020
ZONE 56
LEGEND
PROPOSED SEWER LINE
EXISTING SURFACE CONTOURS
(1m INTERVAL)
EXISTING MANHOLE IN MAYNE DRIVE TO
CONNECT NORTH LOTS INTO
LOTS SERVICED BY EXISTING MAYNE
DRIVE SEWER MAIN (MAGENTA HATCH)
EXISTING SEWER MAIN IN REAR OF LOTS
55 NOWLAND CRESCENT
EXISTING SEWER MANHOLE FOR CONNECTION
AFFECTED PROPERTY 1:
51 MAYNE DRIVE
150MM DIAMETER SEWER MAIN
ALIGNMENT B
SEE CE803 FOR
LONG SECTIONS
150MM DIAMETER SEWER MAIN
ALIGNMENT A
SEE CE801 & CE802
FOR LONG SECTIONS
AFFECTED PROPERTY 2:
53 MAYNE DRIVE
EXTENT OF FLOOD STORAGE AREA (DARK BLUE)
A
RELEASE FOR INFORMATION ONLY. NOT FOR CONSTRUCTION
KW
APR-25
Rev
Amendments
Approved
Date
© Spiire Australia Pty Ltd All Rights Reserved
spiire
16 BRIDGE STREET BENDIGO
VICTORIA 3550 AUSTRALIA T 61 3 5448 2500
spiire.com.au
ABN 55 050 029 635
Designed
C.GYORFFY
Checked
K.WILKINSON
Authorised
K.WILKINSON
Date
APR-25
18-50 MAYNE DRIVE,
WESTDALE
PRELIMINARY GRAVITY SEWER CONCEPT PLAN
TAMWORTH REGIONAL COUNCIL
FOR APPROVAL
321731-000CE800
A


CONNECTION TO EXISTING MANHOLE
WITHIN NEIGHBOURING PROPERTY
FILL REQUIRED TO ACHIEVE MINIMUM 900MM COVER
WITHIN DEVELOPMENT SITE
SEWER MAIN LONG SECTION: ALIGNMENT A
SEWER MAIN LONG SECTION: ALIGNMENT A (CONTINUED)
18-50 MAYNE DRIVE, WESTDALE
PRELIMINARY SEWER LONG SECTIONS (SHEET 1)
TAMWORTH REGIONAL COUNCIL
FOR APPROVAL
321731-000CE801 A
spiire
K. WILKINSON
C.GYORFFY
JAN-24


SEWER MAIN LONG SECTION ALIGNMENT A (CONTINUED)
DATUM
PIPE DETAILS
GRADE
EMBEDMENT
BACKFILL TYPE
DEPTH TO INVERT
INVERT LEVEL
EXISTING SURFACE LEVEL
CHAINAGE
LENGTH
375
1500 PVC
1:80
-0.389
-0.419
381.032
381.062
380.642
504.519
-1.021
381.856
380.835
568.092
WITHIN DEVELOPMENT SITE
SEWER MAIN OBVERT APPROX. 1.2m CLEAR OF GROUND LEVEL
REQUIRES APPROX. 1.7m FILL TO ACHIEVE 500mm MINIMUM COVER
spiire
18-50 MAYNE DRIVE,
WESTDALE
PRELIMINARY SEWER LONG SECTIONS (SHEET 2)
TAMWORTH REGIONAL COUNCIL
FOR APPROVAL
321731-000CE802 A


CONNECTION TO EXISTING MANHOLE
WITHIN NEIGHBOURING PROPERTY
WITHIN DEVELOPMENT SITE
SEWER MAIN LONG SECTION: ALIGNMENT B
SEWER MAIN LONG SECTION: ALIGNMENT B (CONTINUED)
DATUM
PIPE DETAILS
GRADE
EMBEDMENT
BACKFILL TYPE
DEPTH TO INVERT
INVERT LEVEL
EXISTING SURFACE LEVEL
CHAINAGE
LENGTH
spiire
18-50 MAYNE DRIVE, WESTDALE
PRELIMINARY SEWER LONG SECTIONS (SHEET 3)
TAMWORTH REGIONAL COUNCIL
FOR APPROVAL
321731-000CE803 A

DE CENTRALISED WATER AUSTRALIA

Subdivision Wastewater Management Report

Brightway Development Group Pty Ltd

18-50 Mayne Dr, Westdale NSW 2340

30/01/2026

DOCUMENT CONTROL

Decentralised Water Australia Pty Ltd

Unit 2, 12 Channel Road Mayfield West NSW 2304

02 4960 2627

enquiries@decentralisedwater.com.au

Document Reference	r.0905.001.01_18-50maynedrwestdale_subdivisionwmr
Report Type	Subdivision Report
Title	Subdivision Wastewater Management Report
Project Manager	Scott Jordan
Author(s)	Scott Jordan Ben Asquith
Client	Brightway Development Group Pty Ltd
Client Contact	-
Client Reference	-

REVISION/CHECKING

REVISION HISTORY	DATE	CHECKED BY		ISSUED BY	
R.0905.001.01	30/01/26	BAA		SJ	
R.0905.001.01	30/01/26	BAA		SJ	

Acknowledgement

DWA acknowledges the Traditional Custodians throughout Australia and their continuing connection to land, water, culture and community, and pays respect to their Elders past, present and future.

Limitations Statement

This report and the associated services performed by Decentralised Water Australia (DWA) relate solely to the scope, budget, time, and access constraints as set out in the engagement agreement and quotation between DWA and the Client. DWA accept no liability for any use or reliance on this Report for any purpose not documented in this agreement and quotation by the Client. It has been prepared for the exclusive use of the Client and DWA accepts no liability for any use of or reliance upon this report by any third party.

The outcomes and recommendations contained in this report may have relied upon a range of information and data sources including information and discussions with the client, field investigations (limited to those described in this report), publicly available information and other sources. DWA have not verified the accuracy of third-party data, and any inaccuracies or inadequacies may influence the accuracy of our findings. Similarly, both the inherent variability of environmental and ground conditions and the passage of time can lead to changes in ground conditions and other factors which may affect the accuracy of our findings. The Client should seek advice from DWA on the accuracy of findings after more than six months has passed or where changes in relevant conditions are known to have occurred. Data and information collected during field investigations should not be taken as accurate and complete for all depths and locations across the site.

The report and services have been completed in accordance with relevant industry standards, guidelines, and government legislation as of the date of publication unless stated otherwise. Where an engineering design is included, this design has been based on site and construction plans as provided by the Client and/or their representative and documented in the report. DWA accepts no liability for the impact of any changes to site conditions and / or building layout and extents on our design where DWA were not notified of the changes prior to completing our services. Additional costs may be incurred where work has already been completed.

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Executive Summary

This Subdivision Wastewater Management Report has been prepared by Decentralised Water Australia Pty Ltd on behalf of Brightway Development Group Pty Ltd to support a development application for the subdivision of land at 18–50 Mayne Drive, Westdale NSW, into 47 residential lots. The report has been prepared for submission to Tamworth Regional Council and assesses the suitability of the land to accommodate on-site wastewater management systems for those lots where reticulated sewerage is not available.

The proposed subdivision comprises a mix of lots to be serviced by gravity sewer and lots to be serviced by individual on-site wastewater management systems. Lots 101 and 140 to 147 are proposed to connect to the existing sewer network. The remaining residential lots are proposed to be serviced by independent on-site wastewater management systems. This report demonstrates that, for those unsewered lots, the installation and long-term operation of compliant on-site wastewater management systems is both technically feasible and capable of being approved under the relevant statutory and policy framework.

A comprehensive site and soil evaluation was undertaken at a subdivision scale, incorporating desktop assessment, field investigation, soil test pit excavation, and laboratory analysis. The site is generally characterised by gentle slopes, a linear planar landform, and duplex soils typical of the Duri soil landscape, comprising loam to clay loam topsoils overlying light to medium clay subsoils. No major limitations to on-site wastewater management were identified across the site. Moderate constraints associated with soil water regime, clay-influenced subsoils, and proximity to minor drainage features were identified; however, these are considered manageable through appropriate system selection, conservative hydraulic loading rates, and compliant land application design.

The assessment identified a minor, non-perennial headwater drainage feature traversing the site that ultimately drains to Timbumburi Creek. This feature has been assessed as a constructed drainage line occupying a modified flow path rather than a natural watercourse. Notwithstanding its modified nature, the drainage line functions as a surface water conveyance pathway under existing site conditions and has therefore been treated conservatively as a sensitive feature for the purposes of this assessment. Appropriate setbacks have been applied in accordance with AS/NZS 1547:2012 and Tamworth Regional Council requirements.
An existing farm dam within the site is an artificial structure and, as advised by the proponent, will be removed as part of the proposed subdivision works. The dam has not

been assessed as a sensitive feature and does not influence the wastewater management outcomes presented in this report.

A Potential Effluent Management Area has been identified for each unsewered lot using a GIS-based assessment that applies relevant exclusion zones and setback distances. The assessment demonstrates that each unsewered lot contains sufficient suitable area to accommodate a compliant land application area sized to manage wastewater from a primary dwelling of up to five bedrooms and, where permissible in the future, a one-bedroom secondary dwelling. This confirms that the subdivision layout and minimum lot sizes are appropriate to support future Section 68 approvals for on-site wastewater systems without reliance on off-site land or non-compliant design concessions.

The preferred wastewater servicing strategy for unsewered lots is the use of individual secondary treatment systems with disinfection, coupled with sub-surface irrigation as the primary land application method. This approach is consistent with AS/NZS 1547:2012, the NSW On-site Wastewater Management Guidelines (2025), and Tamworth Regional Council's On-site Wastewater Management Plan. It provides a high level of public health and environmental protection, is well suited to the identified soil and site conditions and represents a robust and commonly approved solution within the local government area. Primary treatment systems have been excluded as unsuitable for the subdivision context due to their higher environmental risk and reliance on deeper unsaturated soil profiles.

Design wastewater flows and land application area sizing have been calculated using conservative occupancy assumptions and loading rates. Hydraulic, water balance, and nutrient assessments demonstrate that the proposed land application areas can sustainably manage effluent year-round without reliance on storage and without exceeding soil assimilative capacity. These outcomes provide a defensible technical basis for Council to be satisfied that on-site wastewater systems are a viable and approvable servicing option for the unsewered lots.

It is proposed that any future secondary dwellings be serviced by independent treatment systems and land application areas, separate from those servicing primary dwellings. This approach aligns with best practice, avoids speculative system oversizing at subdivision stage, reduces cumulative loading risks, and simplifies future approval, operation, and maintenance arrangements.

Operation and maintenance of on-site wastewater systems will be the responsibility of future lot owners and will be regulated through Council approval under the Local Government Act 1993. Systems will be required to be installed, operated, and maintained in accordance with NSW Health accreditation conditions, manufacturer requirements, and Council consent conditions.

In summary, this report demonstrates that for those lots not connected to reticulated sewerage, the installation and ongoing operation of on-site wastewater management systems is a feasible, sustainable, and approvable servicing solution. The proposed subdivision layout, site and soil conditions, and wastewater servicing strategy collectively satisfy the performance objectives of applicable legislation, Tamworth Regional Council policy, and relevant Australian and NSW guidelines.

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List of Tables

1 Introduction

This subdivision Wastewater Management Report (WMR) has been prepared by Decentralised Water Australia (DWA) for Brightway Development Group Pty Ltd. The report has been prepared to support a forty-seven-lot subdivision located at 18-50 Mayne Dr, Westdale NSW 2340.

1.1 Development Background

Brightway Development Group Pty Ltd have received a request for information relating to the Development Application (DA) submission to Tamworth Regional Council (TRC) to subdivide the original lot into forty-seven proposed lots. Lot sizes within the proposed subdivision range from 4,018m² (Lot 144) to 55,869m² (Lot 122). The residual lot, proposed Lot 101, which contains the existing dwelling, covers an area of 13,083m². The existing dwelling is serviced by an on-site wastewater management system, comprising a primary treatment unit and conventional trench land application area.

This report presents the outcomes of the project, which included a site and soil assessment, concept design, and comprehensive environmental evaluation for an on-site wastewater management system intended to accept, treat, and land apply wastewater from the proposed subdivision.

While several limitations were identified during the assessment, the site is generally considered well suited for on-site wastewater management. Based on the findings of the site and soil evaluation, it has been determined that a sustainable on-site sewage management solution is feasible for all proposed lots within the subdivision.

1.2 Site and Locality Information

The site is identified as 18-50 Mayne Dr, Westdale NSW 2340. The lot, which is approx. 40.4ha in size, is irregular in shape with a northern frontage to Mayne Drive. The slope is generally <5% toward the east with a linear planar landform.

A minor, nonperennial headwater drainage line traverses the site and drains directly to Timbumburi Creek, a higher order watercourse forming part of the local catchment network. Two additional drainage lines are located south of the site and converge downstream before also discharging to Timbumburi Creek. Surface runoff across most of the site occurs as sheet flow and follows a northwest to southeast orientation toward the creek, with a smaller portion directed to an existing stormwater pit at the southern end of Mayne Drive. Stormwater management for the development will be provided via a network of open swale drains, including drains at the rear of lots and within road reserves.

Open drains serving the western lots are specifically designed to intercept and mitigate external catchment flows (Drainage Management Strategy, Spire, 11/2024).

The site is predominantly cleared and currently used for pastoral purposes, with vegetation largely consisting of introduced pasture species and limited remnant native vegetation. Vegetation along the on-site drainage line forms a narrow riparian corridor, comprising a mix of native and exotic species, indicative of historic agricultural disturbance. Scattered trees are present intermittently but do not constitute a continuous native vegetation community.

Climatic conditions in Westdale are temperate, with warm summers and cool winters, reflecting the broader Tamworth region. Average annual rainfall ranges from approximately 700 to 800 mm, predominantly occurring in spring and summer, often associated with convective storm events. Potential evaporation is relatively high, averaging 1,400–1,600 mm per year, contributing to net moisture deficits across much of the year. Seasonal rainfall variability and elevated evaporation rates are key considerations for stormwater management, soil moisture availability, and the long-term performance of on-site wastewater systems.

An existing dwelling and associated structures is located in the north-west corner of the development site (proposed Lot 101). The dwelling is currently serviced by an on-site wastewater management system comprising a primary treatment unit and a conventional trench land application area.

The location of the site is shown in Figure 1 with details of the site are summarised in Table 1. The proposed subdivision is shown in Figure 2.

Table 1 Summary of Site Information

Site Information	
Property Details	18-50 Mayne Dr, Westdale NSW 2340 Lot 183 DP755215
Owner / Applicant	Brightway Development Group Pty Ltd
Allotment Size	40.4ha
Land Zoning	R2 – low density residential, RU4 – Primary Production Small Lots
Development Type	Subdivision – 1 into 47 lots
Description of proposed development	Proposed Lot 101: existing dwelling to be connected to gravity sewer. Proposed land area is 1.32 ha. Proposed Lots 140 through to 147 are designated for gravity sewer connection Proposed Lots 102 through to 139 are designated for Onsite Wastewater Treatment. Lot sizes vary from 4,039m² to 55,869m².
Water Supply	Reticulated Supply (proposed).
Power Supply	Grid connected (proposed)
Sewer Availability	Available to a limited No. of lots
Local Government Area	Tamworth Regional Council (TRC)

Figure 1 Locality Plan

0 0.75 1.5 km

Project: 0905
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Figure 2 Proposed Subdivision Plan

0 75 150 225 m

Project: 0905
Drawn: 30/01/2026
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2 Performance Objectives

The management of onsite wastewater systems in New South Wales for subdivision developments is governed by a framework of legislation, policies and technical standards designed to protect public health, water quality and the environment over the long term. In the context of subdivision, this framework ensures that proposed lots are of sufficient size, configuration and capability to sustainably accommodate onsite wastewater management systems where reticulated sewerage is unavailable.

Key legislative provisions are contained within the *Environmental Planning and Assessment Act 1979*, the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, supported by the *Protection of the Environment Operations Act 1997*. In assessing subdivision proposals, councils must also consider relevant technical guidance, including AS/NZS 1547:2012 – On-site Domestic Wastewater Management and the NSW Onsite Wastewater Management Guidelines (April 2025).

2.1 Development Approvals and Legislative Requirements

Subdivision development applications that propose or rely on onsite wastewater management systems must demonstrate, at the planning stage, that each proposed lot can accommodate a compliant onsite wastewater system. This requirement arises under the EP&A Act and relevant local environmental planning instruments, and forms a key consideration in determining subdivision layout, minimum lot sizes and development constraints.

While individual onsite wastewater systems are generally installed at the dwelling construction stage, the Local Government Act 1993 requires that the installation, alteration or operation of a sewage management facility be approved by Council under Section 68. For subdivision developments, councils typically require sufficient technical assessment to confirm that future Section 68 approvals can be obtained for each lot, based on demonstrated site suitability and system performance.

Council assessment focuses on ensuring that future onsite wastewater systems will meet statutory performance standards, including the prevention of disease, odour, contamination of land and waters, impacts on amenity, and risks to public and environmental health. Consideration is also given to appropriate buffer distances, effluent treatment levels, land application area sizing and long-term operability. Where applicable, systems must incorporate NSW Health–accredited devices and be installed and operated in accordance with accreditation conditions.

2.2 Policies, Standards and Guidelines

The assessment of onsite systems draws on a suite of technical and policy references, including (but not limited to):

- AS/NZS 1547:2012 – On-site Domestic Wastewater Management
- NSW Onsite Wastewater Management Guidelines (2025)
- NSW Groundwater Strategy (2022)
- Local Planning for Healthy Waterways using NSW Water Quality Objectives (2006)
- ANZECC Water Quality Guidelines for Fresh and Marine Waters (2000)
- NSW Oyster Industry Sustainable Aquaculture Strategy (2021)

These documents provide the framework for assessing site capability, effluent treatment requirements, land application areas and environmental protection measures across the subdivision. Treatment levels (Primary, Secondary or Advanced Secondary) are determined with regard to site sensitivity, soil and landscape constraints, catchment context, flooding risk and slope, ensuring suitable outcomes for future development on each lot.

2.3 Performance Compliance

The following table summarises how the legislative and guideline objectives are addressed in the context of this development. The system selection, design, and management measures ensure that effluent is appropriately treated and contained, public health is protected, environmental impacts are minimised, and Council and State requirements are fully satisfied.

Table 2 Performance Objectives Compliance

Legislative/Guideline Objective	Compliance Measure
Prevent the spread of disease by micro-organisms	Subdivision design enables installation of systems with appropriate treatment levels (Primary, Secondary or Advanced Secondary) and compliant setbacks in accordance with AS/NZS 1547:2012 and the NSW 2025 Guidelines.
Prevent the spread of foul odours	Future systems can be sited and designed to minimise odour impacts, with maintenance requirements established through approval conditions.
Prevent contamination of water, soil, and vegetation	Lots are sized and configured to accommodate compliant land application areas matched to soil and site conditions; higher treatment levels applied where site sensitivity requires.
Discourage insects and vermin	Subdivision design allows for sealed tanks and protected land application areas that prevent standing effluent and pest access.
Prevent human contact with untreated or inadequately treated effluent	Effluent management areas are located within private allotments and designed to restrict access; treatment and disinfection applied as required.
Promote resource reuse (nutrients, water, organic matter)	Treated effluent is suitable for controlled reuse within designated areas on each lot, subject to treatment level and site capability.
Minimise adverse amenity impacts	Lot layout and setbacks allow systems to be located away from sensitive receptors, reducing visual, odour and noise impacts.
Compliance with accredited devices	Future systems are to utilise NSW Health–accredited devices installed and operated in accordance with accreditation and Council conditions.
Resilience to site constraints (flood, slope, catchment sensitivity)	Subdivision planning accounts for constraints through appropriate lot sizing, system selection, floodproofing and treatment requirements.
Ongoing operation, maintenance, and monitoring	Approval pathways ensure future owners are subject to operating approvals, maintenance obligations and Council compliance requirements.

3 Tamworth Regional Council Strategic and Policy Context

Tamworth Regional Council (TRC) has established a comprehensive strategic and statutory framework to guide land subdivision and the provision of wastewater servicing infrastructure, including the use of on-site wastewater management systems where reticulated sewerage is unavailable or impractical. The performance objectives relevant to this subdivision are derived primarily from Council's strategic planning documents, statutory controls and its On-site Wastewater Management Plan (OWMP).

3.1 Council Strategic Planning Framework

Council's long-term planning framework, including Blueprint 100 and the Local Strategic Planning Statement, seeks to support orderly urban growth while ensuring development is serviced by infrastructure that protects public health, environmental values and downstream receiving environments. These strategies emphasise the need for infrastructure planning to be integrated with land release and subdivision design and recognise that interim or permanent on-site wastewater management systems may be appropriate in areas where reticulated sewerage is not immediately available.

The Tamworth Regional Housing Strategy further supports residential growth in established and emerging urban areas, including Westdale, subject to development demonstrating that essential services such as wastewater management can be provided in a sustainable manner. The strategy reinforces the need for subdivision proposals to address infrastructure constraints and servicing options at the planning stage.

3.2 Statutory Planning Controls

The Tamworth Regional Local Environmental Plan (LEP) 2010 and Development Control Plan (DCP) 2010 require subdivision proposals to demonstrate that each lot can be appropriately serviced. Where reticulated sewerage is available or feasible, connection is generally required. Where connection is not feasible, Council requires a detailed assessment demonstrating that on-site wastewater management systems can be installed and operated in accordance with Council policy and relevant Australian and NSW guidelines.

The DCP specifically requires subdivision applications to include a servicing strategy addressing wastewater management, and to demonstrate that proposed lots are suitable for their intended servicing arrangement over the long term.

3.3 TRC On-site Wastewater Management Plan (OWMP)

The Tamworth Regional Council On-site Wastewater Management Plan (OWMP) is the primary policy document governing the assessment, approval and management of on-site wastewater systems within the LGA. The OWMP establishes performance-based objectives to ensure that on-site wastewater systems:

- Protect public health and minimise risk to residents, neighbours and the wider community
- Prevent pollution of surface waters, groundwater and sensitive receiving environments
- Ensure sustainable long-term operation of wastewater systems within the constraints of the site
- Are compatible with the scale and density of development, particularly in subdivision scenarios

For subdivision developments, the OWMP requires a comprehensive land capability and wastewater assessment to demonstrate that each unsewered lot can sustainably accommodate an on-site wastewater management system within its boundaries. This includes consideration of soil characteristics, site area, slope, separation distances, effluent management areas, and cumulative impacts arising from multiple systems within the subdivision.

The OWMP also establishes Council's preference for reticulated sewerage where available, while recognising that on-site systems may be an acceptable servicing solution where sewer extension is not currently feasible and where performance objectives can be achieved. Importantly, the OWMP requires subdivision-scale planning to ensure that future connection to reticulated sewerage is not precluded and that interim on-site systems do not result in unacceptable environmental or public health impacts.

A summary of the OWMP requirements as related to subdivision development is provided in Table 3.

Table 3 Summary of OWMP Requirements

OWMP Requirement /Section	Description	How This Report / Subdivision Addresses It
Section 1.1 Plan Purpose	Establishes that the OWMP "minimises environmental, public health and economic risks associated with the assessment and installation of all on-site wastewater management systems" and guides assessment requirements for un-sewered allotments.	The report applies the OWMP purpose by evaluating risk factors for on-site systems on un-serviced lots and demonstrating compliance with environmental and health protection criteria.
Section 1.2 Risk-Based Approach	All un-sewered allotments are classified as Level 1 or Level 2 based on risk and constraint levels for on-site wastewater management; this classification dictates the level of supporting information required for development applications.	Lots within the subdivision have been assessed for OWMP classification to determine whether Level 1 or Level 2 reporting and investigations are appropriate and compliance pathways are followed.
Section 5 Subdivision of Land	Outlines subdivision-specific assessment pathways: Level 1 subdivisions have limited constraints and simpler reporting; Level 2 subdivisions require detailed land capability investigations and wastewater management reporting commensurate with site conditions.	**This subdivision requires a Level 2 assessment**. The report includes site-specific land capability assessment, soil and site constraints analysis and wastewater management system concept design in accordance with the relevant subdivision assessment level.
Section 5.2 Level 2 Subdivision Criteria	Requires comprehensive land capability evaluation, detailed soils analysis, and supporting wastewater system design reporting where higher risk conditions apply.	For lots classified as Level 2, the report includes detailed geotechnical and soil test data, hydraulic loading assessments, separation distances, and system sizing to satisfy OWMP Level 2 standards.
Section 6 Supplementary Information	Provides guidance on site and soil assessment requirements, including the technical basis for soil evaluations and risk-based determination of wastewater system suitability.	Site investigations have been undertaken consistent with OWMP guidance (soil tests, percolation tests and groundwater investigations) to inform appropriate system selection and risk assessment.
Section 8/9 Design Criteria	Establishes technical requirements for system selection and design, including	The report's proposed on-site wastewater system designs meet or

OWMP Requirement /Section	Description	How This Report / Subdivision Addresses It
	land application area sizing, minimum separation distances, and effluent quality / dispersal standards appropriate to risk classification.	exceed OWMP design criteria, with sizing, setbacks and effluent dispersal areas demonstrated to achieve sustainable performance outcomes.
Tables (8, 9, 11, 12)	Summarise performance and reporting requirements for different levels of assessment, soil classes, and design criteria that support compliance.	The report references and cross-checks relevant OWMP tables to ensure performance standards and reporting requirements are incorporated into assessments for each lot.

4 Site and Soil Evaluation

A site and soil evaluation of the subject land was undertaken in accordance with AS/NZS 1547:2012, including Section 5.2 and relevant appendices (notably Appendices B, C and D), together with the NSW Onsite Wastewater Management Guidelines (April 2025). For subdivision developments, the purpose of the site and soil evaluation is to establish whether the land is capable of being subdivided into lots that can each sustainably accommodate an onsite wastewater management system, having regard to site constraints, environmental sensitivity and long-term system performance.

The primary objective of the assessment was to collect sufficient information on site characteristics, soil properties and environmental constraints at a subdivision scale to support informed decision-making regarding:

- The suitability of the land for land-based onsite wastewater management systems; and
- The implications for subdivision layout, minimum lot sizes, wastewater management zones, and future system selection, siting and operation.

The assessment was undertaken in two stages.

Stage 1 – Desktop Assessment

Stage 1 comprised a desktop study to collate regulatory, planning and environmental information relevant to the site, the proposed subdivision and the surrounding area. This included a review of applicable planning instruments, mapped environmental constraints, catchment context and known infrastructure limitations. Geographic Information System (GIS) tools were used to identify and analyse spatial data relevant to onsite wastewater management, including topography, hydrology, soil landscapes, flood risk and proximity to sensitive receptors. The outcomes of the desktop assessment informed the scope and focus of the field investigation and assisted in identifying potential constraints that may influence subdivision design and wastewater management options.

Stage 2 – Site and Soil Assessment

Stage 2 involved a field-based site and soil assessment undertaken in accordance with AS/NZS 1547:2012, with emphasis on a representative, subdivision-wide evaluation rather than assessment of individual future lots. The assessment considered the land within and surrounding the study area, with particular attention to the interaction between surface form, slope, drainage patterns and the soil–water regime, as required by the NSW Guidelines.

The site inspection enabled the identification and assessment of environmentally sensitive receptors, such as watercourses, drainage lines, groundwater indicators, steep slopes and adjoining land uses, which may influence lot capability and wastewater system constraints.

A soil survey was undertaken across representative areas of the subdivision. Soil test pits were excavated to appropriate depths using an excavator, with soil profiles described, photographed and sampled for laboratory analysis. Consistent with AS/NZS 1547:2012 (Clause C3.5.4), a minimum of three representative sites were assessed; however, the final number and distribution of test locations were determined based on the scale of the subdivision and the degree of variability in landform and soil conditions across the site.

The findings of the site and soil evaluation were used to characterise land capability across the subdivision and to identify areas suitable or constrained for onsite wastewater management, informing subdivision design and future system requirements.

The overall aims of the assessment were to:

- Determine whether the land is suitable to be subdivided into lots capable of sustaining onsite wastewater management systems.
- Provide site- and soil-specific information relevant to future system selection, design and land application area sizing.
- Identify, analyse and evaluate risks arising from site and soil characteristics that may affect long-term system performance.
- Identify, analyse and evaluate risks to groundwater, surface water and public health associated with wastewater effluent; and
- Identify and refine mitigation, management and monitoring measures that can be incorporated into subdivision design and future onsite wastewater system approvals.

The field investigation for the proposed subdivision was undertaken on the **16 December 2025**.

The outcomes of the site assessment are presented in Section 4.1, with the soil assessment information in Section 4.4 and overall outcomes presented in Section 4.5. A plan showing the site, surrounding area and sensitive features is presented in Figure 3 with photos also provided for context in Section 4.3.

4.1 Site Assessment

Site assessment observations for the lot were determined based on AS1547, Section 5.2 (Site and Soil Evaluation). The evaluation utilised methodologies and procedures from Appendices B, C and D of AS1547 as well as the NSW Environment and Health Protection Guidelines, Section 4.3.3 and Table 4 (Site Assessment: Rating for On-site Systems).

Results and corresponding outcomes from the site assessment are presented in Table 4

Table 4 Desktop Site Assessment

Site Feature	Observation	Risk Classification	Assessed Outcome
Flood potential	Site and proposed lots located above Council defined flood levels	Minor limitation	Minimal influence on system selection or design
Exposure	High sun and wind	Minor limitation	Minimal influence on system selection or design
Slope %	0 - 6	Minor limitation	Minimal influence on system selection or design
Landform	Linear planar. Natural drainage but less effective with distance from crest. No spreading or acceleration.	Minor limitation	Minimal influence on system selection or design
Run-on and seepage	None, low	Minor limitation	Minimal influence on system selection or design
Erosion potential	No signs of erosion observed	Minor limitation	Minimal influence on system selection or design
Site drainage	No visible signs of surface dampness	Minor limitation	Minimal influence on system selection or design
Fill	No fill observed	Minor limitation	Minimal influence on system selection, design, or construction

Site Feature	Observation	Risk Classification	Assessed Outcome
Rocks and rock Outcrops	No surface rock observed	Minor limitation	Minimal influence on system selection or design
Vegetation	Mixed grass and trees	Minor limitation	Minimal influence on system selection or design
Sensitive receptors	Refer to Section 1.1 for detailed evaluation	Moderate limitation	Consider level of treatment and LAA location and design to minimise impacts on watercourses and sensitive receptors. Consider level of treatment and contained methods of land application such as sub-surface irrigation. Perform modelling as required.
Soil water regime	Most pits indicated imperfectly drained with TP6 moderately drained. No mottling or groundwater was observed in any pit at the time of excavation. Despite the dry conditions during logging, the presence of light to medium clay subsoils indicates restricted vertical permeability and the potential for episodic/seasonal saturation under prolonged wet conditions. Refer Section 4.4 for detailed evaluation	Moderate limitation	Consider level of treatment and LAA design to manage poorer soil water regimes. Adopt conservative design loading rate (DLR) to ensure adequate hydraulic performance.
Acid Sulfate Soils[1]	N/A	Minor limitation	Minimal influence on system selection or design

[1] NSW Government eSpatial Planning Viewer

Site Feature	Observation	Risk Classification	Assessed Outcome
Biodiversity Values Map[2]	No biodiversity values mapped	Minor limitation	Minimal influence on system selection or design
Drinking Water Catchment[1]	No	Minor limitation	Minimal influence on system selection or design
Aquaculture Areas[3]	No aquaculture mapped	Minor limitation	Minimal influence on system selection or design

[2] NSW Government Biodiversity Values Map and Threshold Tool
[3] NSW Fisheries Spatial Data Portal

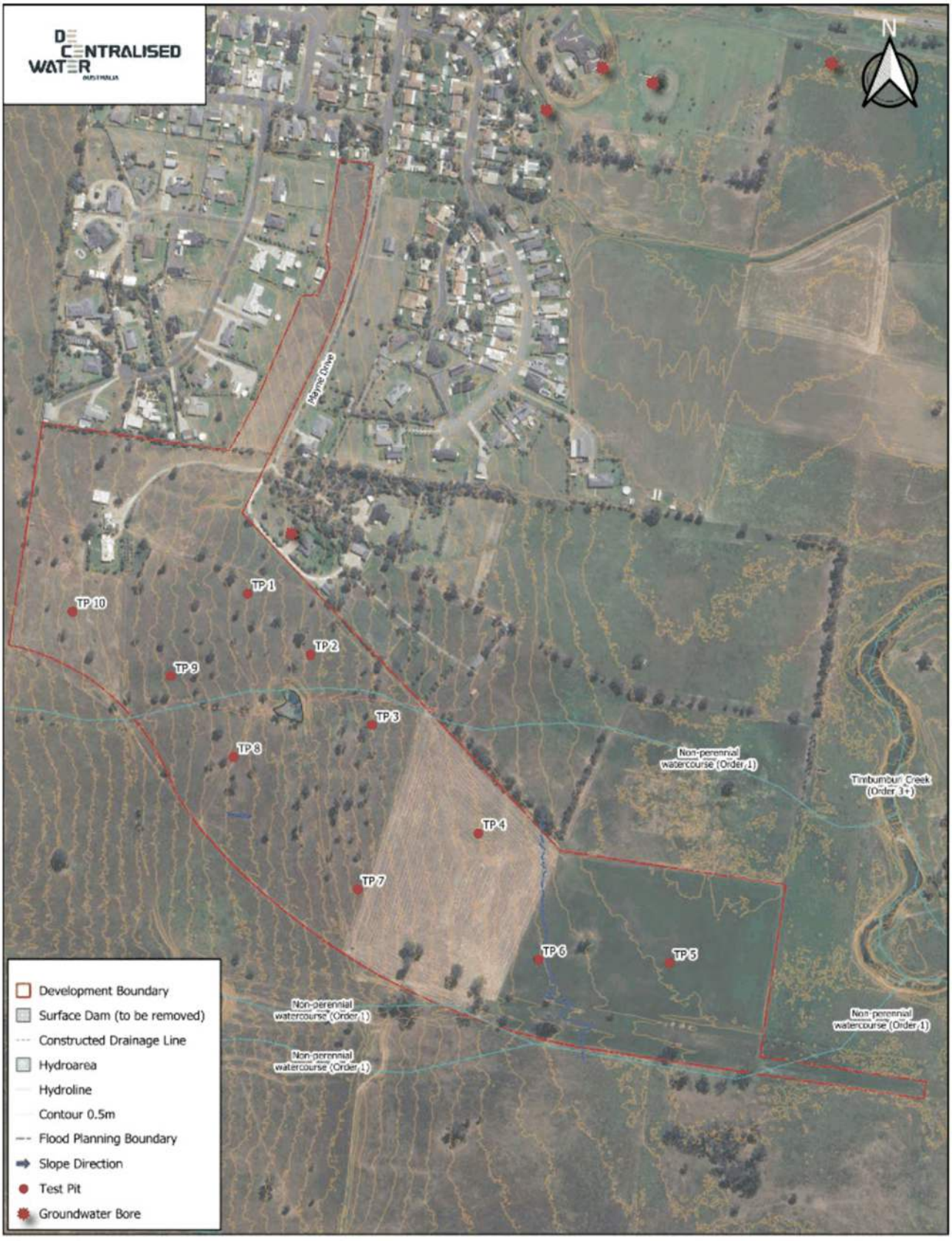

Figure 3 Site Assessment Plan

0 75 150 225 m

Project: 0905
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Revision: 01

4.2 Sensitive Feature Evaluation

4.2.1 Watercourses

Hydrological mapping and desktop review identified several mapped watercourses within and adjacent to the development site. A drainage feature traverses the site and is mapped as a Strahler Order 1 non-perennial headwater drainage line draining toward Timbumburi Creek. Two additional Strahler Order 1 headwater drainage lines are located immediately south of the site and converge downstream prior to discharging to Timbumburi Creek, which forms part of the local catchment network and is classified as a Strahler Order 3+ watercourse. The relationship between mapped drainage features is summarised in Table 5.

Table 5 Watercourse Identification

Feature	Relationship	Strahler Order
On-lot drainage channel (watercourse)	Direct to Timbumburi Creek	Order 1
Southern headwater drains	Converge with each other	Order 1 → Order 2
Southern downstream channel	Post-convergence	Order 2
Timbumburi Creek	Receiving watercourse	Order 3+

4.2.2 On-Lot Drainage Line Assessment (Existing Conditions)

Although hydrological mapping associates the on-lot feature with a Strahler Order 1 drainage position, detailed field inspection, terrain profiling and hillshade analysis indicate that the feature is more appropriately characterised as a constructed or modified drainage line rather than a naturally formed watercourse.

This conclusion is based on the following observations:

- The drainage feature is shallow, with limited incision generally in the order of approximately 250–350 mm.
- The feature lacks defined banks or a well-developed channel morphology.
- Riparian or moisture-dependent vegetation is absent; and
- Hillshade analysis indicates that the observed surface depression does not consistently align with mapped hydrological datasets.

These characteristics are indicative of a disturbed or constructed drainage feature occupying a modified headwater flow path, likely influenced by historical agricultural land management and surface water control practices.

Notwithstanding its constructed or modified nature, the drainage line functions as a surface water conveyance pathway under existing site conditions. Accordingly, and consistent with a precautionary approach to on-site wastewater management, the feature has been treated as a sensitive receptor for the purposes of this assessment. In accordance with AS/NZS 1547:2012 and Council practice, land application areas are excluded from the drainage line through the application of a minimum horizontal setback distance of 20m.

In support of this assessment:

- Photos 6 and 7 in Section 4.3
- Terrain profile analyses are shown in Figure 5, Figure 6, and Figure 7 with the surface dam profile shown in Figure 8.
- Hillshade analysis shown in Figure 9.

Watercourse Classification

Strahler stream order and planning watercourse class terminology represents distinct classification systems serving different assessment purposes. Strahler stream order defines a watercourse's position within the drainage network and does not infer ecological value or regulatory status. In contrast, planning watercourse classes (Class 1, 2 or 3) are administrative categories used to guide development controls based on environmental sensitivity. An Order 1 watercourse is not equivalent to a Class 1 watercourse.

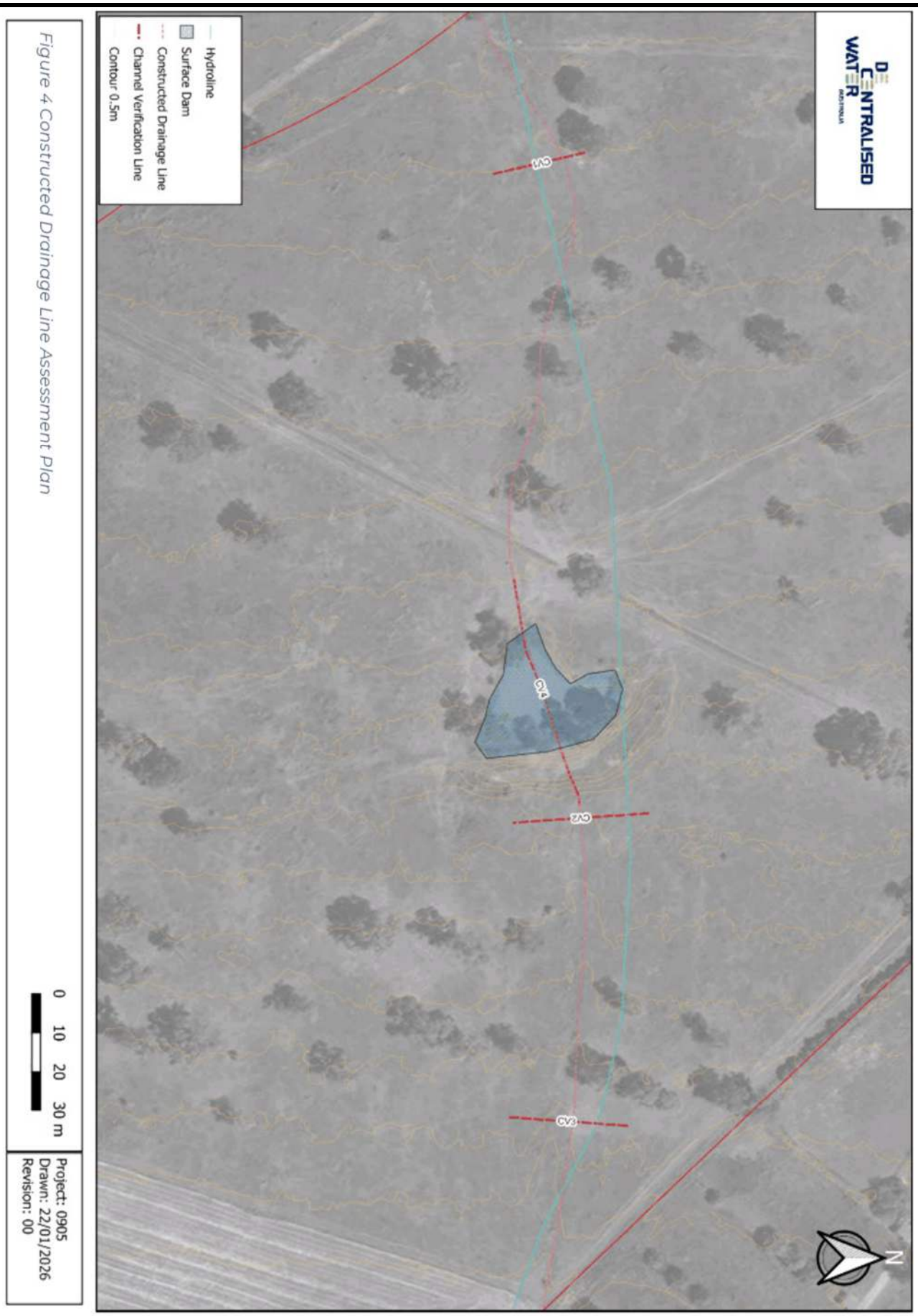

Figure 4 Constructed Drainage Line Assessment Plan

Figure 5 Profile CV 1

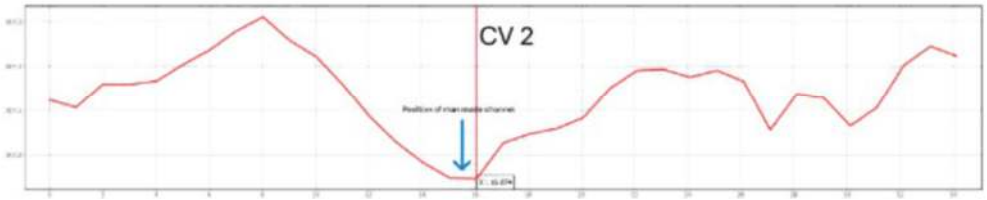

Figure 6 Profile CV 2

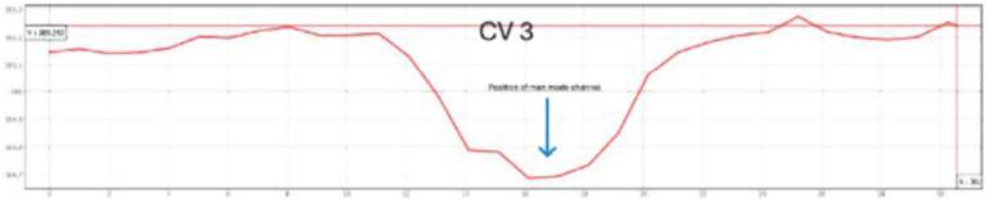

Figure 7 Profile CV 3

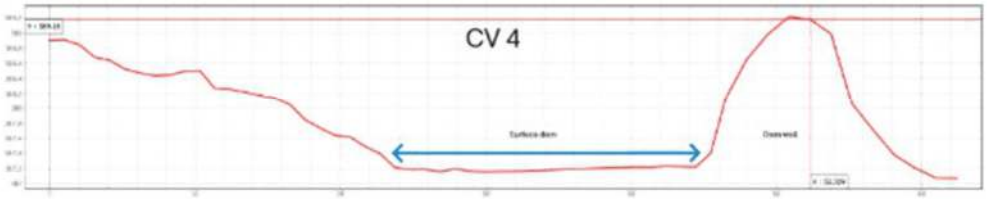

Figure 8 Profile CV 4 (Surface Dam)

Figure 9 Hillshade Analysis

0 50 100 150 m

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Revision: 00

4.2.3 Surface Dam

A small surface dam is located within the site and has historically been used for agricultural water storage. The dam is an artificial structure and does not represent a natural watercourse, drainage feature, or environmentally sensitive receptor for the purposes of this assessment.

For the purpose of this report, the proponent has advised that the surface dam will be removed as part of the proposed subdivision works. On this basis, the dam has not been assessed as a sensitive feature and has not been used to inform land capability, effluent setback distances, or the delineation of land application areas.

The wastewater assessment is therefore based on the underlying site conditions following removal of the dam, with surface water sensitivity addressed through assessment of the on-lot drainage line and downstream receiving environments only. No reliance is placed on the dam for stormwater conveyance, treatment, or attenuation in either existing or future conditions.

4.2.4 Existing Stormwater Behaviour

Under current (pre-development) conditions, surface runoff across the site occurs predominantly as broad sheet flow from the northwest toward the southeast, with localised concentration occurring along shallow surface depressions, including the on-lot drainage line. No formal stormwater interception, detention, or engineered conveyance systems are present across the site at the time of assessment.

The site assessment has therefore been undertaken based on existing stormwater behaviour and drainage conditions. The wastewater evaluation does not rely on, or assume, the implementation of future subdivision earthworks or drainage infrastructure that are yet to be constructed and approved. This approach is consistent with best-practice on-site wastewater assessment, which requires land capability and effluent management feasibility to be demonstrated independently of future civil works.

4.2.5 Future Drainage Management (Subdivision Context)

Separate civil engineering assessments have been prepared for the proposed subdivision, including an Infrastructure Servicing Report and a Drainage Management Strategy. These reports outline a future drainage framework for the developed subdivision that includes:

- Re-definition of site catchments under developed conditions.
- Conveyance of stormwater via a network of grassed swales located within road reserves and along the rear of selected lots.

- Interception and management of nuisance flow from external catchments to the west and north of the site; and
- Controlled discharge of stormwater toward Timbumburi Creek and, in part, to existing drainage infrastructure within Mayne Drive.

The proposed drainage strategy is based on developed-condition hydrology and assumes the construction of engineered drainage features designed to convey stormwater flows up to the 1% AEP event. Once implemented, these works are expected to formalise surface runoff paths across the subdivision and reduce (effectively eliminate) reliance on existing informal drainage depressions.

4.2.6 Relationship Between Drainage Strategy and Wastewater Assessment

While the proposed subdivision drainage works are expected to modify surface water behaviour across the site in the future, the wastewater assessment presented in this report does not rely on the implementation of those works to demonstrate site suitability or compliance. The identification of sensitive features, application of setback distances, and delineation of potential effluent management areas have been undertaken conservatively, based on existing site conditions.

This approach ensures that the wastewater assessment remains robust and defensible irrespective of the timing, staging, or detailed design of future drainage infrastructure, while remaining compatible with the drainage framework proposed for the subdivision.

4.2.7 Groundwater and Groundwater Dependent Ecosystem Evaluation

Groundwaters: Groundwater beneath the Westdale site occurs in unconfined alluvial aquifers, with levels influenced by local topography, seasonal rainfall, and recharge from adjacent creek and river systems. Depth to the water table is generally greater than 2 m below ground level, although low-lying drainage lines and depressions may experience seasonal ponding. Groundwater quality in the area is typically moderate to good, with salinity and dissolved solids generally low to moderate, reflecting natural geochemical conditions in alluvial sediments. While suitable for agricultural and domestic purposes, localized variation may occur, and site-specific groundwater monitoring is recommended to confirm conditions for on-site wastewater management system design and effluent dispersal (Australian Government. (2025). Namoi subregion groundwater systems: Context statement. Bioregional Assessments Program. https://www.bioregionalassessments.gov.au/assessments/11-context-statement-namoi-subregion/1142-groundwater-systems).

Groundwater Dependent Ecosystems (GDE): The Bureau of Meteorology's Groundwater Dependent Ecosystems (GDE) Atlas identifies landscape areas where ecosystems potentially interact with groundwater, including aquatic systems (rivers, wetlands, springs) and terrestrial vegetation that may rely on subsurface groundwater for part of their water requirements. The Atlas is a nationally comprehensive dataset designed to inform groundwater planning and environmental assessment by indicating where groundwater interaction may occur within mapped ecosystem extents.

In the broader Namoi catchment, aquatic GDEs include river systems such as the Namoi River and associated tributaries where baseflow contributions from groundwater can be significant for sustaining flow and ecosystem functions. Terrestrial GDEs represent vegetation communities that may access shallow groundwater or benefit from groundwater-supported soil moisture.

For the 18–50 Mayne Drive, Westdale development area, a review of the GDE Atlas indicates that there are no mapped GDE polygons directly encompassing the site for either aquatic or terrestrial categories. The local drainage features, including the minor headwater line and downstream connection to Timbumburi Creek (a tributary of the Namoi catchment), do not coincide with mapped groundwater-dependent ecosystems at the development scale. Consequently, the site itself is not interpreted as supporting groundwater dependent ecosystems that rely on groundwater discharge or shallow groundwater access as defined in the GDE Atlas. This suggests that, in the context of groundwater interactions identified in the Atlas, the development site is not directly influenced by GDEs such as groundwater-supported vegetation or baseflow-dependent aquatic ecosystems. (Bureau of Meteorology. (2012). *National Groundwater Dependent Ecosystems Atlas*. https://www.bom.gov.au/water/groundwater/gde).

Note: the GDE Atlas represents a broadscale potential interaction that may not capture very small or highly localised groundwater influenced features, particularly where groundwater influence occurs at fine scales below the resolution of the national dataset. Therefore, absence of a mapped GDE does not categorically rule out minor groundwater influence in very limited portions of the site but does indicate there are no significant groundwater dependent ecosystem values identified by the Atlas within the immediate project area.

4.2.8 Flooding

Council flood planning area mapping indicates that flood affectation of the development site is predominantly influenced by inundation from Timbumburi Creek. For the purposes of wastewater assessment, land within the mapped flood planning area is considered unsuitable for on-site effluent disposal. From a wastewater management perspective, the 1% AEP and 5% AEP flood extents are also critical, as they define the relevant flood levels for the wastewater treatment system and the effluent management area, respectively. Accordingly, developable lots and associated wastewater application areas are proposed outside flood-prone land, where soils are expected to remain unsaturated and free from flood influence. The flood planning information is shown in Figure 8.

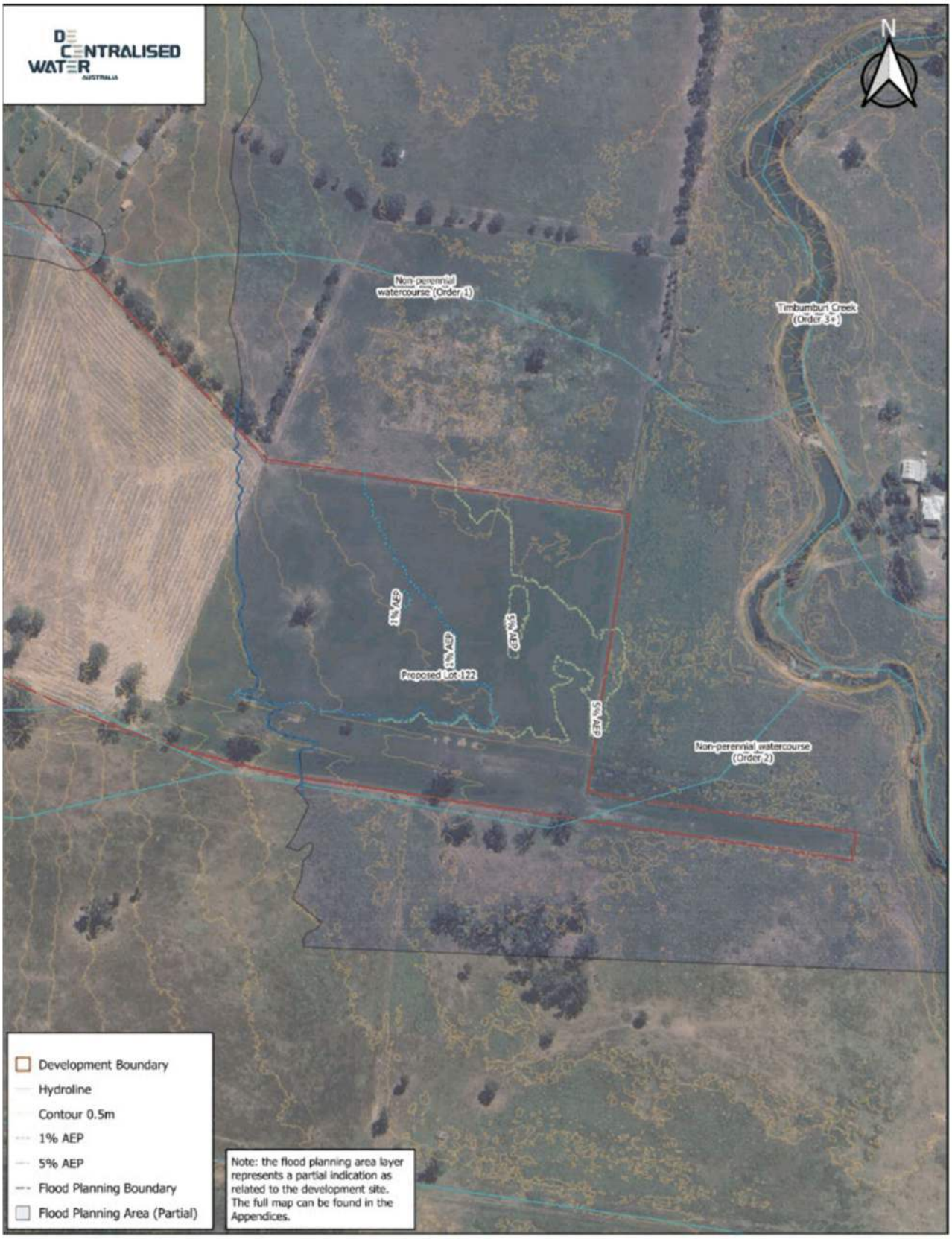

Figure 10 Flood Planning Information

0 50 100 150 m

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Revision: 00

4.3 Site Photos

Photo 1: Existing dwelling

Photo 2: View to the west of existing shed

Photo 3: View to south from entrance

Photo 4: Existing primary treatment system located on proposed Lot 101

Photo 5: Surface dam located on proposed lot 135

Photo 6: Drainage channel looking approx west from surface dam on Lot 135

Photo 7: Drainage channel looking up the channel from near TP3 towards surface dam on Lot 135

4.4 Soil Assessment

4.4.1 Landscape Information

The site is located on the Duri (du) soil landscape.

Landscape: This residual soil landscape typically consists of extensive undulating to rolling low hills and hills on Devonian and Carboniferous sedimentary rocks of the Duri Hills. Local relief is <100 m (mostly <60 m); slopes <10% and elevation 360 – 540 m. It is mostly cleared open-woodland and grassland used for agriculture. Landscape Variant dua (western variant) may have slightly different limitations due to westerly aspect and association with different geology types on the western side of the Melville Ranges.

Soils: extremely complex due to rapid changes in underlying lithology. Generally dominated by duplex soils such as moderately deep, moderately well-drained Red and Brown Chromosols (Noncalcic Brown Soils; Red-brown Earths) with minor occurrences of shallow, very well-drained Rudosols (Lithosols) around rock outcrops. Deep, imperfectly drained Red Vertosols (Red Clays) and deep to very deep, imperfectly drained Red and Brown Chromosols (Non-calcic Brown Soils) and possibly some Sodosols (Solodic Soils) occur along drainage lines and on sodic bedrock.

Qualities and Limitations: Complex soils; localised dieback; localised poor drainage; localised engineering hazard; gully erosion risk; inherent erosion risk; localised permanently high watertables; localised known discharge and recharge area; localised high run-on; localised dryland salinity; localised seasonal waterlogging; localised shallow soils; sheet erosion risk; localised wind erosion risk (under traditional cultivation). Soil materials have localised low wet strength; organic topsoils; stoniness; localised sodicity; localised high structural decline hazard; erodibility; localised hard setting surfaces; and low permeability.

4.4.2 Horizon Information

Topsoil (A horizon): The topsoil is generally well-formed band of moderate depth.

- Depth: generally, 150 – 600mm
- Texture: Loam to clay loam
- Structure: moderate
- Colour: brown to dark brown
- Coarse fragments: very few (<2%)

Subsoil (B horizon): The subsoil profile confirms a duplex soil, with a marked increase in clay content with depth and well-developed clay structure.

- Depth: generally, 400 – 600mmto at least 1.2 – 1.3m

- Texture: Light clay transitioning to medium clay with depth
- Structure: moderate to strong
- Colour: brown, reddish brown to chocolate brown
- Coarse fragments: very few (<2%)

4.4.3 Soil Information

A total of ten (10) test pits were excavated across the development site. The results indicate that soils across the site are relatively uniform and consistent with the Duri landscape. The soils form duplex profiles with moderate to strong structure and very low coarse fragment content. Drainage is predominantly imperfect, with no groundwater or mottling observed at the time of excavation. However, the clay rich subsoils represent a potential limiting layer under seasonal wet conditions. These characteristics represent moderate constraints for development that can generally be managed through site responsive onsite system design.

Discrete soil samples from the test pit determined to be the most representative of the location of the proposed land application area were analysed in-house for physical parameters including Emerson Aggregate Test.

A summary of the soil profiles along with their corresponding physical testing results is presented in the table below.

Table 6 Summary of Soil Profile Characteristics

Test Pit	Depth (mm)	Texture[4]	Structure	Colour	Coarse Fragments	EAT[5]	pH	ECe[6] (dS/m)
TP1, Proposed Lot 138	0 – 600	Clay loam (4)	Moderate	Dark Brown	<2% Very few	7	7.7	0.33
	600 – 800	Light clay (5)	Strong	Dark Brown	<2% Very few	7	8.9	0.60
	800 – 1200	Medium clay (6)	Strong	Medium Brown	<2% Very few	7	9.1	1.3
	Test pit terminated in medium clay							
TP2, Proposed Lot 135	0 – 200	Loam (3)	Moderate	Brown	<2% Very few	7	7.5	0.26
	200 – 900	Light clay (5)	Strong	Brown	<2% Very few	7	8.6	0.45
	900 – 1200	Medium clay (6)	Strong	Reddish Brown	<2% Very few	7	9.0	0.22
	Test pit terminated in MC							
TP3, Proposed Lot 132	0 – 250	Loam (3)	Moderate	Brown	<2% Very few	8	6.8	0.26
	250 – 800	Clay loam (4)	Moderate	Brown	<2% Very few	7	8.5	0.30
	800 – 1000	Light clay (5)	Strong	Dark Brown	<2% Very few	7	8.6	0.42
	1000 - 1200	Medium Clay	Strong	Brown	<2%Very few	7	9.0	0.95

[4] Soil category in brackets.
[5] EAT: Emerson Aggregate Test
[6] ECe: saturated soil extract electrical conductivity

Test Pit	Depth (mm)	Texture[4]	Structure	Colour	Coarse Fragments	EAT[5]	pH	ECe[6] (dS/m)
	Test pit terminated in medium clay							
TP4, Proposed Lot 127	0 – 400	Clay loam (4)	Moderate	Ligh Brown	<2% Very few	7	8.0	0.14
	400 – 1000	Light clay (5)	Moderate	Brown	<2% Very few	7	7.3	0.17
	1000 – 1200	Medium clay (6)	Moderate	Brown	<2% Very few	7	8.4	0.39
	Test pit terminated in medium clay					**TP4/3 - Phosphorus Sorption Capacity (mg/kg)**		**315**
TP5, Proposed Lot 122	0 – 300	Loam (3)	Moderate	Brown	<2% Very few	7	6.1	0.99
	300 – 900	Clay loam (4)	Strong	Brown	<2% Very few	7	8.1	1.1
	900 – 1200	Light clay (5)	Moderate	Light Brown	<2% Very few	7	8.5	0.74
	Test pit terminated in light clay							
TP6, Proposed Lot 121	0 – 150	Loam (3)	Moderate	Brown	<2% Very few	2	7.4	0.49
	150 – 1200	Light clay (5)	Strong	Reddish Brown	<2% Very few	7	8.0	0.34
	Test pit terminated in light clay							
TP7, Proposed Lot 115	0 – 600	Clay loam (4)	Moderate	Reddish brown	<2% Very few	7	7.5	0.22
	600 – 1200	Light clay (5)	Moderate	Reddish Brown	<2% Very few	7	8.0	0.25

Test Pit	Depth (mm)	Texture[4]	Structure	Colour	Coarse Fragments	EAT[5]	pH	ECe[6] (dS/m)
	Test pit terminated in light clay							
TP8, Proposed Lot 109	0 – 800	Light clay (5)	Strong	Reddish/brown	<2% Very few	7	8.0	0.25
	800 – 1200	Medium clay (6)	Strong	Reddish Brown	<2% Very few	7	8.8	0.64
	Test pit terminated in medium clay							
TP9, Proposed Lot 106	0 – 1200	Medium clay (6)	Strong	Reddish/brown	<2% Very few	7	7.8	0.27
	Test pit terminated in medium clay							
TP10, Proposed Lot 103	0 – 250	Loam (3)	Moderate	Reddish/brown	<2% Very few	8	7.6	0.32
	250 – 1200	Light clay (5)	Moderate	Reddish Brown	<2% Very few	7	8.7	0.40
	Test pit terminated in light clay					**TP10/2 - Phosphorus Sorption Capacity (mg/kg)**		**424**

4.4.4 Soil Laboratory Interpretation

This section presents the outcomes from the laboratory analysis of the soil samples. The information below provides information about each soil test with a summary of the soil results presented in Table 6. Interpretation of the results is provided in Table 7 (based on information contained in Hazelton and Murphy, 2016).

4.4.4.1 pH

The pH value of the soil can influence the soil conditions, vegetation growth and the mobility/availability of nutrients and metals. The pH range most suitable for plant growth is between 5.5 – 9.0 with remediation a consideration if the results fall outside the range. Soi pH can be adjusted with the addition of lime at a rate calculated for the soil result.

4.4.4.2 Salinity and Sodicity

Soil salinity is the accumulation of water-soluble salts in the soil. The predominant cations and anions that contribute to salinity are sodium, calcium, and magnesium in the form of chlorides, sulphates, or carbonates. Elevated salinity can impact plant growth and contribute to erosion and a change in soil texture. Salinity is directly proportional to the measured electrical conductivity of a soil - water extract with the standard units being decisiemens per metre (dS/m). The EC result is converted to ECe to reflect the estimated water-holding capacity of the soil with the conversion factor a function of the soil texture.

Hazelton and Murphy (2016) states that soils with a salinity (ECe) <2 dS/m are considered non-saline and will have negligible effects on plant growth. Soils with a salinity above 4dS/m may start to impact plants.

Sodicity is defined as the level of exchangeable sodium cations in the soil with implications of dispersion on wetting and shrink-swell properties. According to Hazelton and Murphy (2016), soils that are sodic can exhibit the following properties that may be detrimental to the application of wastewater:

- Surface crusting,
- Low infiltration and hydraulic conductivity,
- Hard and dense sub-soils,
- Susceptibility to gully and tunnel erosion.

Sodicity is determined using Exchangeable Sodium Percentage which is calculated as a function of the soluble sodium and cation exchange results. ESP of > 10% (Environment and Health Protection Guideline) is considered a major limitation which should be addressed.

A further indication of sodicity can be obtained from the results of the Emerson Aggregate Test (EAT). Generally, soils with an EAT class of 3(2), 3(1), 7 and 8 are unlikely to be sodic. EAT class of 3(3), and 2(1) may be sodic with class 2(2), 2(3) and 1 most likely to be sodic.

4.4.4.3 Phosphorus sorption capacity

The phosphorus sorption capacity refers to the ability of a soil to adsorb phosphorus. For effluent application areas (EAAs), a medium to high phosphorus sorption capacity, i.e. greater than the equivalent of 6,000kg/ha (approximately 375mg/kg), is preferred assuming activity extends to 100cm below the effluent application depth.

In practice, phosphorus sorption in soil typically occurs up to about one-quarter to one-half of its total capacity. Beyond this point, phosphorus leaching may occur if the nutrient is not removed through vegetation uptake. For EAAs, soils should ideally have a phosphorus sorption capacity sufficient to retain phosphorus for at least 50 years (expressed in mg P/kg soil) based on the anticipated phosphorus load.

Table 7 Soil Test Pit Result Interpretation

Soil Test	Observation	Interpretation
Emerson Aggregate Test (EAT)	- Values are predominantly 7, with isolated lower values in near surface horizons. - An EAT of 7 indicates stable, non-dispersive soil aggregates with good resistance to slaking and dispersion when wetted. - The results suggest a low risk of soil structural breakdown under effluent loading or stormwater infiltration.	From a wastewater perspective, the soils exhibit good aggregate stability which is favourable for maintaining infiltration capacity and minimising erosion of structural degradation when exposed to wetting and drying cycles.
pH	- Measured values generally range from 6.8 – 9.1 across the sampled horizons. - Surface and upper subsoils are typically neutral to mildly alkaline while some deeper clay subsoils are moderately alkaline.	The soils are not acidic and do not represent a risk of acid-related corrosion or inhibition or biological treatment processes. Mild to moderate alkalinity in deeper clay horizons is typical of the Duri soil landscape and does not represent a constraint to development of onsite wastewater systems.

Soil Test	Observation	Interpretation
	- The values fall within, or marginally above, the preferred range for most soil biological processes and renovation.	
Electrical Conductivity (ECe)	- Recorded values are low, generally less than 1.5dS/m with most samples below 1.0dS/m. - Values indicate non-saline to very slightly saline soils.	Salinity levels are low and not limiting. The soils are suitable for effluent irrigation and vegetation growth, with minimal risk of salt accumulation under normal system design and loading rates.
Phosphorus Sorption Capacity	- The result for TP4/3 is medium high. - The result for TP10/2 is high.	P-sorb results provide adequate sorption capacity and are not considered a limitation to effluent management.
Cation Exchange Capacity	- The result for TP4/3 is medium. - The result for TP10/2 is high.	TP4/3 – Medium CEC, indicating moderate nutrient retention typical of clay loam to light clay subsoils. No chemical constraint to effluent application identified. TP10/2 – High CEC, reflecting higher clay content and increased nutrient retention. Represents a manageable constraint due to potential reduced permeability under wet conditions.
Sodicity	- The result for TP4/3 is not indicative of sodicity. - The result for TP10/2 is indicative of some sodicity.	TP4/3 – Not indicative of sodicity. Low risk of dispersion or structural degradation. TP10/2 – Indicative of some sodicity. Represents a moderate limitation requiring conservative loading rates and maintenance of unsaturated soil conditions.

4.5 Site and Soil Evaluation Outcomes

The outcomes from the site and soil evaluation undertaken in accordance with AS1547 (2012) and the NSW Guidelines (2025) has identified no major limitations to on-site wastewater management across the subdivision site. Several moderate limitations have been identified that require consideration in system selection, land application design and management but are considered manageable through appropriate design and operational controls.

4.5.1 Major Limitations

Nil identified

Laboratory testing and filed observations indicate that soils across the site exhibit generally stable aggregate structure, low salinity, and no evidence of dispersive properties. EAT values are predominantly class 7 or 8, indicating non-dispersive soils with good resistance to slaking and dispersion when wetted. As such soil dispersion is not considered a risk.

4.5.2 Moderate Limitations

The following moderate limitations have been identified.

- **Soil water regime and subsoil permeability**: Soils across the site are predominantly duplex profiles, with loam to clay loam topsoils overlying light to medium clay subsoils. While no groundwater or mottling was observed during excavation, the clay rich subsoils represent a limiting layer that may restrict vertical drainage under prolonged wet conditions. These characteristics indicate an imperfect soil water regime, particularly on lower and mid-slope locations. This represents a moderate constraint requiring conservative hydraulic loading rate and appropriate land application methods to ensure long-term system performance.
- **Proximity to watercourses and sensitive receptors:** A minor, non-perennial Strahler Order 1 headwater drainage line traverses the site and drains to Timbumburi Creek, a higher order receiving watercourse. While this feature does not represent a prohibitive constraint, it increases site sensitivity from a wastewater management perspective and necessitates appropriate horizontal setbacks, exclusion of land application areas from riparian corridors, and adoption of treatment levels suitable with downstream protection objectives.
- **Flood planning area and influence (downstream):** Council flood mapping indicates that flood affectation is predominantly associated with Timbumburi

Creek. Although developable areas and proposed LAAs are located outside mapped flood prone land, the presence of downstream flooding reinforces the need to ensure that effluent application occurs in flood free, unsaturated soils, and that systems are designed to minimise mobilisation of contaminants during extreme rainfall events.

4.5.3 Management and Design Implications

The identified moderate limitations can be effectively managed through the following measures, which are incorporated into subsequent sections of this report:

DWA has also identified the following management controls to address the constraints identified and ensure the preferred system is designed correctly for the site:

- Selection of secondary or higher-level treatment systems where requried to reduce nutrient and pathogen loading.
- Adoption of sub-surface or controlled irrigation land application methods suited to clay-influenced soils.
- Use of conservative design loading rates based on the most limiting soil within 600mm of the application depth.
- Maintenance of compliant horizontal and vertical setbacks to watercourse, drainage lines and other sensitive receptors in accordance with AS1547 Appendix R.
- Exclusion of LAA's from flood affected land.

5 Available Area for Land Application

An evaluation of the available area potentially suitable for consideration as an effluent management area was undertaken across the development site. The GIS based evaluation applied the outcomes from the site and soil investigation in conjunction with criteria from AS1547 (2012) to identify and map areas that are less constrained by limiting features known to influence on-site wastewater selection and design. A concept of potential effluent management area (PEMA) was applied where the definition of '*PEMA*' is:

'*Total allotment area excluding dams, intermittent and permanent watercourses and open stormwater drains and pits in addition to the relevant buffer distances prescribed in AS1547 Appendix R for those features.*'

To assist in identifying the PEMA's a setback distance analysis was performed to determine appropriate setback distances for various site features that are referenced in AS1547 – 2012 Appendix R1/R2. As stated in the standard, local conditions and sensitive receiving environments typically require different setback distances. The table is used in conjunction with the outcomes from the site and soil evaluation to provide guidance on what would be an appropriate setback distance for the adopted land application method and design effluent quality against each relevant site feature.

Appendix R of the standard applies a risk-based approach to the determination of setback distances for the various site features. Each setback distance is a range rather than a single prescribed value with the physical horizontal or vertical setback distance determined as a function of a constraint scale for each site or system feature. Selection of a higher or lower distance for each relevant feature is based on the assessor's knowledge and experience using guidance notes included in the Appendix.

Table 8 presents the adopted or available setback distance for each site feature with Table 9 providing further information on the site features and other contributing factors that may influence selection and design of the treatment system and LAA. A summary of setback distances from important site features applied during the PEMA identification process is presented in Table 10.

Table 8 LAA Setback Distance Assessment

Site Feature	Distance available/ adopted	AS1547 Range Table R1	Contributing Factors Table R2
Horizontal setback			
Property boundary	5m	1.5 – 50m	Microbial (A) Slope (D) LAA Method (J)
Buildings/dwellings	5m	2.0 - >6m	
Surface water	20m	15 – 100m	Microbial (A) Surface water (B) Slope (D) Location of LAA (E) Drainage (F) Flood potential (G) LAA Method (J)
Bore/well[7]	50m	15 – 50m	Microbial (A) Groundwater (C) Geology and soils (H) LAA Method (J)
Vertical Setback			
Groundwater	>1.5m	0.6 - ≥1.5m	Microbial (A) Groundwater (C) Drainage (F) Flood potential (G) Geology and soils (H) Landform (I) LAA Method (J)
Hardpan or bedrock	>1m	0.5 - ≥1.5m	Microbial (A) Groundwater (C) LAA Method (J)

[7] National Groundwater Information System, Bureau of Meteorology (Australian Government)

Table 9 Site Features/Contributing Factors Evaluation

Site or system feature	Constraint Scale ← Lower constraint		Higher constraint →	Notes/Comments
Microbial (A)	☒ Lower microbial levels (e.g., secondary effluent + disinfection) ☒ Off-site management	☐ Some microbial reduction (e.g., secondary effluent)	☐ Higher microbial levels (e.g., primary effluent)	- Secondary treatment with disinfection considered most suitable based on site and soil assessment outcomes.
Surface water (B)	☐ Cat 1 – 3 soils ☐ >100m to downslope surface water ☒ Lower rainfall area ☒ No resource/environmental values in proximity	☐ 50 - 100m to downslope surface water	☒ Cat 4 – 6 soils ☒ <50m to downslope surface water ☐ Higher rainfall area ☐ High resource/environmental value	- Watercourses considered a moderate site constraint to some lots. A minimum setback distance of 20m has been adopted. - Secondary treatment with disinfection adopted.
Groundwater (C)	☒ Cat 5 – 6 soils ☒ Lower environmental value	☐ Cat 3 – 4 soils	☐ Cat 1 – 2 soils ☐ Gravel aquifer ☐ High environmental value	
Slope (D)	☒ 0 - 6% surface ☐ 0 - 10% subsurface	☐ 6 - 10% surface ☐ 10 - 30% subsurface	☐ >10% surface ☐ >30% subsurface	- Slope is not considered a constraint to satisfactory effluent management.

Site or system feature	Constraint Scale ← Lower constraint		Higher constraint →	Notes/Comments
Location of LAA (E)	☐ Most site and environmental features located upgradient	☒ Some site and environmental features located downgradient	☐ Most site and environmental features located downgradient	- Development on some lots is moderately constrained by the 1st order watercourse. Appropriate setback distances have been adopted.
Drainage (F)	☐ Cat 1 – 2 soils ☒ Gently sloping	☐ Cat 3 - 5 soils	☒ Cat 6 soils ☐ Visible seepage, moisture tolerant plants, or low-lying areas	- Drainage influenced by slope and landform.
Flood potential (G)	☒ >1:20 AEP LAA ☒ >1:100 AEP System	–	☐ <1:20 AEP LAA ☐ <1:100 AEP System	- Flooding not considered a limitation. Developable lots and effluent management areas can be located outside designated flood prone areas.
Geology and soils (H)	☐ Cat 3 – 4 soils ☒ Suitable geology	☐ Cat 2 & 5 soils	☒ Cat 1 & 6 soils ☐ Less suitable geology	- Soil category is a moderate constraint however manageable through system design and location.

Site or system feature	Constraint Scale ← Lower constraint		→ Higher constraint	Notes/Comments
Landform (I)	☒ Hill crests, convex side slopes and plains	-	☐ Drainage plains and incise channels	- Landform is not considered a limitation. Planar landform typical across the development site.
Application method (J)	☒ Sub-surface ☐ Sub-soil ☐ Mound	-	☐ Surface	- Sub-surface irrigation characteristics align best with the site and soil assessment outcomes.

Table 10 Summary of Feature Assessment Criteria

Feature	Applied Criteria
Property boundary	5m
On-lot drainage line and watercourses (south of lot)	20m
Slope	<30%
Groundwater Bore	50m

The Potential Effluent Management Area (PEMA) identified for each allotment represents the area within which a suitably sized Land Application Area (LAA) can be located in accordance with AS/NZS 1547:2012 and the NSW On-site Sewage Management Guidelines (2025). The PEMAs have been delineated considering site constraints, setback requirements, and the need to maintain adequate separation to property and environmental features. The Potential Effluent Management Area (PEMA) for each allotment is shown in Table 11.

As detailed in Table 11, each allotment contains sufficient area enabling the provision of an LAA sized to manage the hydraulic load from a development consisting of a primary dwelling equivalent to at least five bedrooms plus a secondary dwelling equivalent to a single bedroom. The identified PEMAs have been conservatively defined permitting sufficient usable area within each lot for a building envelope, associated structures and driveways.

A series of figures accompany this assessment to illustrate the spatial relationship between the PEMA, site topography and the relationship with the identified hydrolines and other sensitive features.

- Figure 11: Subdivision plan with allotment PEMA's and watercourses.
- Figure 12: PEMA Plan - North: Detailed plan of the northern section of the subdivision.
- Figure 13 PEMA Plan - South: Detailed plan of the southern section of the subdivision.

Table 11 Potential Effluent Management Area (PEMA)

Lot Number	Lot Size (m²)	PEMA (m²)	Lot Number	Lot Size (m²)	PEMA (m²)
101 (residual)	13,122	N/A	125	4,039	2,634
102	7,119	5,070	126	4,193	2,747
103	5,563	3,958	127	4,200	2,749
104	4,297	2,813	128	4,200	2,749
105	4,459	3,002	129	4,200	2,749
106	4,445	1,549	130	4,200	2,375
107	4,644	1,637	131	4,200	1,680
108	4,515	1,907	132	4,200	1,367
109	4,855	2,812	133	4,200	1,370
110	5,012	3,299	134	4,200	2,652
111	5,062	3,333	135	4,200	2,749
112	5,045	3,321	136	4,200	2,749
113	4,976	3,272	137	4,200	2,748
114	4,855	3,186	138	4,200	2,344
115	4,679	3,060	139	4,195	2,388
116	4,703	3,133	140	5,247	N/A
117	4,378	2,897	141	4,074	N/A
118	4,044	4,044	142	5,153	N/A
119	4,439	2,653	143	4,163	N/A
120	4,362	2,256	144	4,018	N/A
121	4,487	3,171	145	4,560	N/A
122	55,869	9,324	146	4,584	N/A

Lot Number	Lot Size (m²)	PEMA (m²)	Lot Number	Lot Size (m²)	PEMA (m²)
123	4,103	2,764	147	4,501	N/A
124	4,106	2,744			

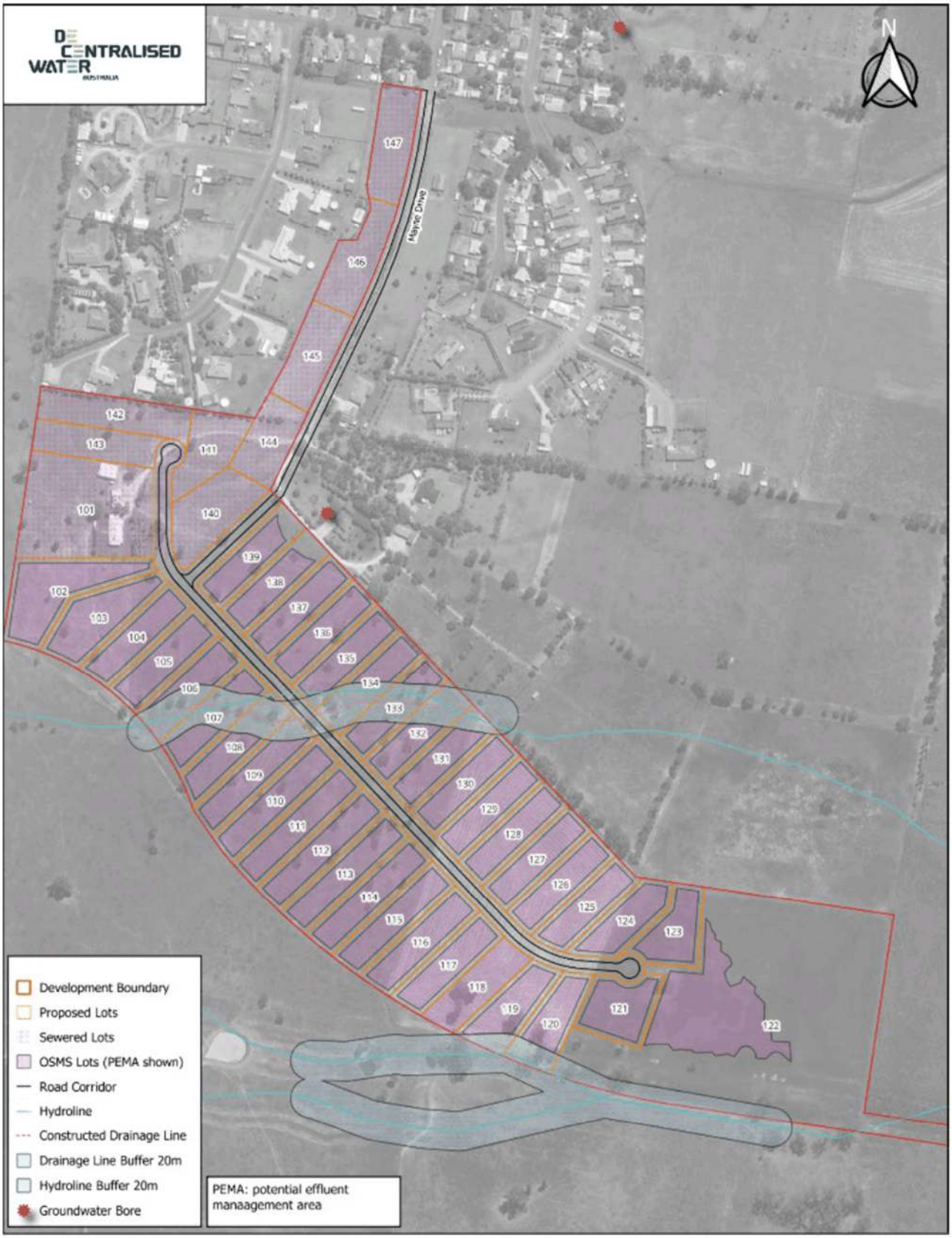

Figure 11 PEMA Plan Overview

0 50 100 150 m

Project: 0905
Drawn: 30/01/2026
Revision: 02

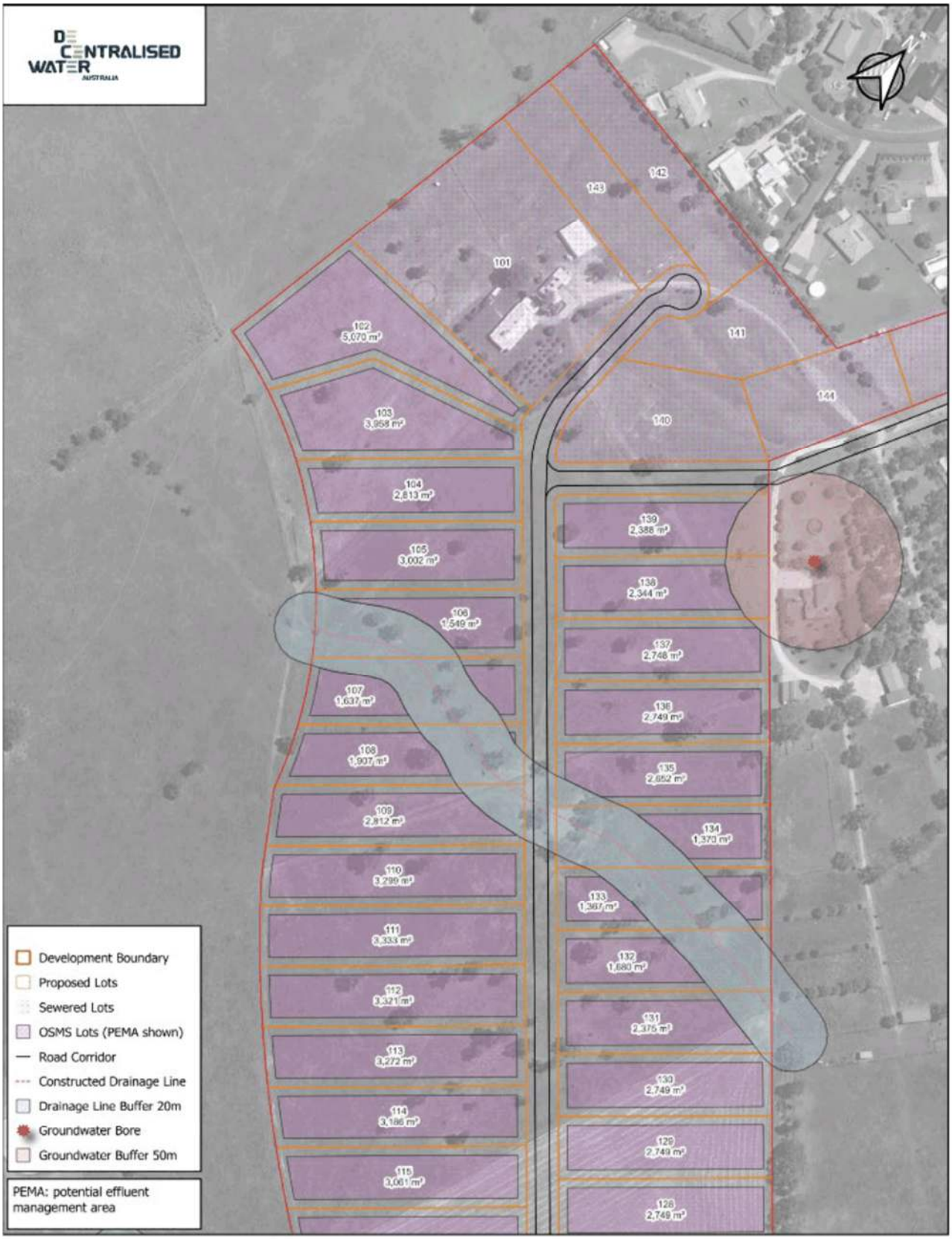

Figure 12 PEMA Plan - North

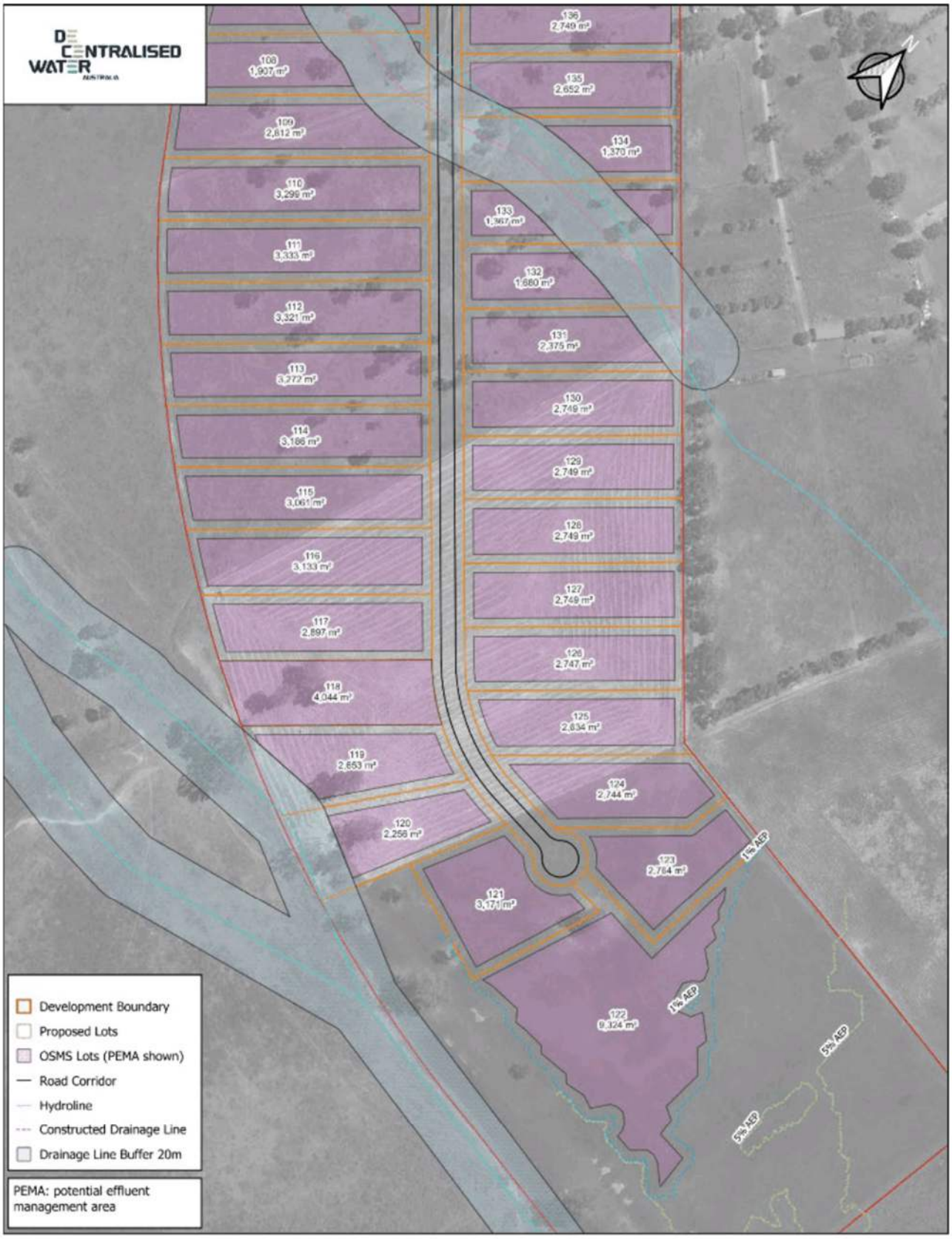

Figure 13 PEMA Plan - South

0 25 50 75 m

Project: 0905
Drawn: 30/01/2026
Revision: 02

6 On-site Wastewater Servicing Strategy

6.1 Wastewater Servicing Options Evaluation

Several broad options for wastewater servicing solutions were initially considered by DWA that encapsulated the full range of servicing strategies available for this site. These were shortlisted to a single preferred servicing option following an initial screening process as summarised in Table 12 below.

To further assess the suitability of the preferred option, an evaluation of project specific site and soil features was performed against Table K1 of AS1547. The outcomes of the evaluation are documented in Table 13.

Table 12 Outcomes of Initial Screening Process

No.	Potential servicing option		Evaluation	Progress?
	Treatment	LAA		
1	Sewer	N/A	Sewer is available to limited proposed lots within the property. (Lots 101, & 140 to 147)	Yes (for the specified lots)
2	Primary	Conventional bed	Primary wastewater treatment systems with conventional absorption beds rely on soil-based treatment processes to achieve performance outcomes and are therefore most suitable where Appendix K assessment criteria indicate adequate soil depth, favourable soil structure, acceptable permeability, and sufficient separation to groundwater and sensitive receptors. Conventional absorption beds typically require a minimum of approximately 600 mm of unsaturated soil beneath the trench base to achieve satisfactory attenuation and renovation. Based on the subdivision-scale site and soil evaluation, Appendix K criteria may be achievable on some lots, subject to lot-specific verification at the dwelling approval and S68 stage. Accordingly, primary treatment to conventional absorption beds remains a feasible option where Appendix K suitability criteria are satisfied and Council approval is obtained. At the subdivision scale, higher-level treatment systems provide a more consistent and conservative servicing outcome, while not precluding consideration of primary treatment systems on a case-by-case basis.	Possible on some lots subject to site specific assessment and Council approval

No.	Potential servicing option		Evaluation	Progress?
	Treatment	LAA		
3	Secondary	Surface irrigation	A secondary wastewater treatment system capable of producing disinfected effluent is a commonly utilised option where site and soil evaluations demonstrate that treated effluent can be safely applied to land while achieving an acceptable level of environmental and human health protection. The higher quality effluent produced by secondary treatment reduces pathogen and nutrient risks and allows for a broader range of land application methods. Disposal via surface spray irrigation involves the application of effluent above ground and is generally suited to sites that are not constrained by sensitive receiving environments, have sufficient soil depth of an appropriate category, and exhibit gentle slopes typically less than 10%. Surface spray irrigation can provide a cost-effective land application method compared to subsurface systems, where adequate buffer distances and site controls can be achieved. Based on the outcomes of the site and soil evaluation, this option may be considered feasible where Category 5 or 6 soils are present and where there are minimal sensitive receptors in proximity to the land application area. However, the suitability of surface spray irrigation is highly dependent on maintaining appropriate setback distances, managing climatic influences such as wind and rainfall, and ensuring that cumulative impacts within a subdivision context remain acceptable. Accordingly, while surface spray irrigation can be an approvable option under suitable site conditions, its application requires careful consideration relative to alternative disposal methods that provide a higher level of containment and long-term risk mitigation.	Possible on some lots subject to site specific assessment and Council approval
4	Secondary	Sub-surface irrigation	A secondary wastewater treatment system capable of producing disinfected effluent is considered suitable for the development due to its ability to achieve a high level of pathogen reduction and organic matter removal prior to land application. The improved effluent quality allows for greater flexibility in disposal while reducing potential risks to public health and sensitive environmental receptors. Disposal via sub-surface irrigation involves the controlled distribution	Yes

No.	Potential servicing option		Evaluation	Progress?
	Treatment	LAA		
			of treated effluent at a relatively shallow depth, typically approximately 150 mm below ground level, enabling effective use of the biologically active soil zone for nutrient uptake and further treatment. This disposal method minimises surface exposure, reduces the potential for runoff or ponding, and is compatible with sites where soil depth is sufficient for shallow installation but may be constrained at greater depths. Accordingly, the combination of secondary treatment and sub-surface irrigation provides a robust and environmentally protective wastewater management solution for the site.	

Table 13 Outcomes of Features Assessment Against AS1547 Appendix K

Selected Land Application	Feature	Details	Outcome
Sub-Surface Irrigation	**Slope Gradient**	Sub-surface irrigation: a maximum slope of 30% is recommended without specific design.	Achievable, slope gradient is not a limitation for OSSM
	Soil Depth	Sub-surface irrigation: preferably >0.6m below bottom of dripper line is desirable.	Achievable, soil depth is not a limitation for OSSM
	Soil Category	Sub-surface irrigation: suitable for most soil categories subject to satisfactory assessment, design and construction.	Achievable, soil category is not a limitation to OSSM
	Depth to Seasonal Water table	Sub-surface irrigation: preferably >1.2m however subject to assessment. Less critical due to shallow effluent application and lower areal loading rates.	Achievable
	Duration of continuous seasonal soil saturation	Prolonged saturation of upper soil Impedes treatment and hinders absorption. Periods of continuous saturation of the upper 0.4 m of the soil should not exceed several weeks at any one time.	Achievable
	Dispersive (sodic) soils	Most land application systems require satisfactory assessment and management of dispersive soils.	Achievable
	High content of stones, cobbles, and boulders	More important for trench and ETA systems.	Achievable

Selected Land Application	Feature	Details	Outcome
	Climatic Factors	Sub-surface irrigation: climatic factors not significant.	Achievable, climatic conditions favourable.
	Lot Size	Lot size requires a satisfactory level of assessment to understand the relationship between lot size and the land application type with consideration to site specific site and soil features and available setback distances to sensitive receiving environment.	Achievable, lot size is not a limitation for OSSM

6.2 Wastewater Management Approach for Secondary Dwellings

It is proposed that primary and any future secondary dwellings will be serviced by independent on-site wastewater management systems, each with its own dedicated land application area. This approach is considered sensible, appropriate and consistent with best practice for the following reasons.

6.2.1 System Capacity and Performance

Designing separate systems avoids the need to oversize a single treatment/LAA system to accommodate a speculative future development. This ensures that wastewater systems installed for primary dwellings are:

- Appropriately sized for actual occupancy at the time of construction,
- Operated within their optimal hydraulic and organic loading range; and
- Not reliant on unused or dormant capacity that may never be realised and may degrade performance.

6.2.2 Land Application Area Suitability

The site contains some variation in soil depth, texture and drainage characteristics. Providing separate LAA's allows:

- Each wastewater system to be sited in soils best suited to its loading rate,
- Application areas to remain outside flood-affected land and watercourse setbacks,
- Greater flexibility to respond to lot-specific constraints identified at the time oif the secondary dwelling development.

This approach reduces cumulative loading pressure on any single LAA and supports long term soil assimilation.

6.2.3 Risk Management and Environmental Protection

Separating wastewater systems reduces environmental risk by:

- Limiting the consequences of system malfunction to a single dwelling,
- Simplifying operation, maintenance and monitoring responsibilities, and
- Avoiding complex shared system arrangements that can lead to long-term management and compliance issues.

6.3 Wastewater Flows

6.3.1 Occupancy Assumptions

Design wastewater flows for the proposed subdivision have been determined with reference to AS1547 (2012) and NSW On-site Wastewater Management Guidelines (2025), using a conservative occupancy-based approach. Occupancy has been calculated based on:

- 2 persons for the first two bedrooms, and
- 1 person for each additional bedroom.

This approach reflects recognised industry practice and represents and reasonable defensible estimate of likely maximum occupancy for rural-residential dwellings.

In recognition of Councils request, this assessment also considers the potential for future development of secondary dwellings on lots where permissible. While the construction of primary or secondary dwellings is not part of the current application, the wastewater assessment adopts a future-proofed design basis to ensure long-term environmental protection and regulatory compliance.

Wastewater design flows have been calculated using a standard allowance of 150L per person per day. This rate has been adopted in accordance with AS1547 (2012) Table H. The rate also reflects the availability of a reticulated water supply to the development and the assumed use of contemporary water efficient fixtures and fittings. This adopted flow represents a conservative and widely accepted basis for estimating domestic wastewater generation in permanent residential developments and has been applied for both primary and secondary dwellings.

6.3.2 Primary Dwelling Occupancy Scenarios

Based on the adopted occupancy methodology, the following primary dwelling scenarios have been assessed. These scenarios reflect typical dwelling sizes anticipated within the subdivision and establish the basis for design flows for the on-site wastewater systems.

Table 14 Design Wastewater Flows – Primary Dwellings

Number of Bedrooms	Design Occupancy	Adopted Daily Wastewater Flow
3	5	750L/Day
4	6	900L/Day
5	7	1,050L/Day

6.3.3 Secondary Dwelling Consideration

For the purpose of wastewater assessment, it is assumed that any future secondary dwelling would comprise a 1-bedroom configuration, consistent with secondary dwelling typologies permitted under NSW planning controls. It can be assumed that the occupancy methodology for secondary dwellings is slightly different to that of primary dwellings as described below.

- 1-bedroom secondary dwelling → 2 persons

To ensure a conservative assessment and accommodate the upper end of likely usage, the wastewater design flow calculations assume a 1-bedroom secondary dwelling where a secondary dwelling may be constructed.

Table 15 Design Wastewater Flows – Secondary Dwellings

Number of Bedrooms	Design Occupancy	Adopted Daily Wastewater Flow
1	2	300L/Day

6.4 Wastewater Effluent Quality

Wastewater generated by both primary and any future secondary dwellings will typically comprise domestic wastewater derived from kitchens, bathrooms, laundries, and toilets. This wastewater typically comprises both blackwater and greywater as defined in AS1547 (2012).

Given the identified site and soil conditions, including clay-influenced subsoils all on-site wastewater systems are proposed to achieve a secondary level of treatment prior to land application. The adopted effluent quality criteria are presented in Table 16 and are consistent with:

- Performance expectations for secondary treated effluent under AS1546.3: 2017, and

- Typical effluent concentrations used for land application design

These effluent quality targets are suitable for both sub-surface and controlled surface irrigation methods proposed for the site.

Table 16 Wastewater and Effluent Quality Criteria

Parameter	Wastewater Vue[8]	Adopted Effluent Value
Biochemical Oxygen Demand	200 – 300mg/L	<20mg/L (90th percentile value per AS1546.3: 2017)
Total Suspended Solids	200 – 300mg/L	<30mg/L (90th percentile value per AS1546.3: 2017)
Total Nitrogen	20 – 100mg/L	35mg/L (Typical for secondary treated effluent)
Total Phosphorus	10 – 25mg/L	12mg/L (Typical for secondary treated effluent)
Faecal Coliforms	10^3 – 10^6 cfu/100mL	<30cfu/100mL (Maximum value per AS1546.3: 2017)

6.5 Land Application Design Basis

As outlined in Section 6.1, the on-site wastewater management system proposed for all allotments within the subdivision comprises a secondary treatment system with sub-surface irrigation as the preferred land application method, subject to Council approval.

The design parameters and assumptions used to derive the required land application area sizes are presented in Table 17. This table also documents the basis for parameter selection, linking design inputs to the outcomes of the site and soil assessment, relevant literature, and applicable guideline documents, including AS/NZS 1547:2012 and the NSW On-site Wastewater Management Guidelines.

It is proposed that treated effluent from each primary dwelling and any future secondary dwelling (where approved) will be managed by independent land application areas, rather than a shared or combined system. The rationale for separate land application areas is discussed below.

[8] Environment and Health Protection Guidelines (DLG 2025).

The provision of separate land application areas for primary and secondary dwellings is considered the most appropriate approach for this development for the following reasons:

- **Alignment with staged development:** Secondary dwellings, if pursued, would be constructed at a later date and subject to separate planning approval. Independent land application areas allow wastewater systems to be designed and implemented in response to actual dwelling configuration, occupancy, and site conditions at the time of development, rather than relying on speculative assumptions at subdivision stage.
- **Improved hydraulic and nutrient load management:** Separate land application areas prevent cumulative hydraulic and nutrient loading on a single area of land, reducing the risk of over-application, soil saturation, and long-term degradation of soil assimilation capacity.
- **Greater flexibility in siting:** Individual land application areas allow each system to be located in the most suitable soils available within a lot, taking into account slope, soil depth, drainage characteristics, setbacks to watercourses, and flood-affected land.
- **Reduced operational and maintenance risk:** Independent systems simplify system operation and maintenance by avoiding shared infrastructure. This reduces the likelihood of system failure affecting multiple dwellings and improves accountability for ongoing system management.
- **Regulatory clarity and compliance:** Separate land application areas enable Council to assess and approve wastewater systems for secondary dwellings on their individual merits, ensuring ongoing compliance with contemporary standards and policies without reliance on legacy approvals.
- **Consistency with best practice:** This approach is consistent with best-practice on-site wastewater management principles for rural-residential subdivisions, where long-term environmental protection and system resilience are prioritised.

Summary:

The use of independent land application areas for primary and any future secondary dwellings provides a robust, flexible, and environmentally protective wastewater management framework for the subdivision. This approach ensures that land application systems remain appropriately sized, conservatively loaded, and responsive to site-specific constraints over the life of the development.

Table 17 Land Application Design Sizing Parameters

Parameter	Value	Basis
Proposed LAA Type	**Sub-surface or Surface irrigation** (Refer L5 of AS1547)	Suitability to the site
Design Loading/Irrigation Rate	2mm/day	AS1547: 2012 Table M1 Category 6 soil
Soil Depth to Limiting Layer	~1.2m	Based on soil logs
Climate Data – Rainfall	SILO Data	SILO Data Qld Government
Climate Data - Evaporation	-31.1 (Lat), 150.9 (Long)	
Typical Effluent Quality Total Nitrogen	35mg/L	Secondary Effluent Quality
Typical Effluent Quality Total Phosphorus	12mg/L	
Adopted crop nitrogen uptake	250 kg/ha/year	25% of typical mixed grass (to account for reduced clippings removal and soil health).
Adopted crop phosphorus uptake	30 kg/ha/year	
P-sorption capacity	370mg/kg	Arithmetic mean from results for TP4/3 and TP10/2
Bulk density	1.4 g/cm^2	Typical
Soil P-sorption effectiveness	70%	Conservative value
Nitrogen lost to soil processes	20%	Geary and Gardner (1996)

Table 18 below presents a summary of the outcomes from the design basis and LAA sizing calculation process. Design outcomes for each of the primary and secondary dwelling configurations can be found in the tables below.

Table 18 Summary of Design Basis and LAA Size Outcomes

Number of Bedrooms	Design Occupancy (EP)	Adopted Daily Wastewater Flow (L/Day	Adopted LAA Size (m^2)
Primary Dwellings			
3	5	750L/Day	450
4	6	900L/Day	520
5	7	1,050L/Day	610
Secondary Dwelling			
1	2	300L/Day	180

Table 19 LAA Design Outcomes for 3-Bedroom Primary Dwelling

Calculation Method	LAA Size	Comment		
Hydraulic Calculations				
Hydraulic Equation	375m²	AS1547 (2012) equation		
Monthly Water Balance	433m²	Result reflects maximum land area required for zero storage (June)		
	430m²	Result for next largest LAA size based on zero storage (May)		
	149m²	Result for smallest (minimum) LAA size based on zero storage		
	12	Months of the year balanced based on adopted LAA size		
Nutrient Calculations		**Nutrient Utilisation Area (NUA) Data**		
		NUA	**LAA Width[9]**	**Downslope Buffer**
Nitrogen Balance	307m²	0m²	25m	0m
Phosphorus Balance	267m²	0m²		0m
Adopted LAA Size	**450m²**	A risk-based approach consistent with AS1547 (Section 2) has been applied in the determination of the most suitable LAA size. The area has been selected based on the outcomes from the hydraulic calculation (AS1547), monthly water balance and nutrient calculations in conjunction with relevant climatic characteristics. The design process and resulting LAA size also reflects an embedded high cumulative level of conservatism through the selection of conservative design and calculation assumptions such as DLR, EP and wastewater flow.		
Adopted DLR	**2mm/day**			
Effective DLR	**1.7mm/day**			

[9] Nominal LAA width selected. However, it is acknowledged that LAA widths will vary between allotments due to site and development specific factors. It is recommended that the land application area size, NUA assumptions and LAA location would be verified as part of the S68 application to Council for each allotment.

Table 20 LAA Design Outcomes for 4-Bedroom Primary Dwelling

Calculation Method	LAA Size	Comment		
Hydraulic Calculations				
Hydraulic Equation	450m²	AS1547 (2012) equation		
Monthly Water Balance	520m²	Result reflects maximum land area required for zero storage (June)		
	517m²	Result for next largest LAA size based on zero storage (May)		
	179m²	Result for smallest (minimum) LAA size based on zero storage		
	12	Months of the year balanced based on adopted LAA size		
Nutrient Calculations		**Nutrient Utilisation Area (NUA) Data**		
		NUA	**LAA Width[10]**	**Downslope Buffer**
Nitrogen Balance	368m²	0m²	25m	0m
Phosphorus Balance	320m²	0m²		0m
Adopted LAA Size	**520m²**	A risk-based approach consistent with AS1547 (Section 2) has been applied in the determination of the most suitable LAA size. The area has been selected based on the outcomes from the hydraulic calculation (AS1547), monthly water balance and nutrient calculations in conjunction with relevant climatic characteristics. The design process and resulting LAA size also reflects an embedded high cumulative level of conservatism through the selection of conservative design and calculation assumptions such as DLR, EP and wastewater flow.		
Adopted DLR	**2mm/day**			
Effective DLR	**1.7mm/day**			

[10] Nominal LAA width selected. However, it is acknowledged that LAA widths will vary between allotments due to site and development specific factors. It is recommended that the land application area size, NUA assumptions and LAA location would be verified as part of the S68 application to Council for each allotment.

Table 21 LAA Design Outcomes for 5-Bedroom Primary Dwelling

Calculation Method	LAA Size	Comment		
Hydraulic Calculations				
Hydraulic Equation	525m²	AS1547 (2012) equation		
Monthly Water Balance	606m²	Result reflects maximum land area required for zero storage (July)		
	603m²	Result for next largest LAA size based on zero storage (June)		
	209m²	Result for smallest (minimum) LAA size based on zero storage		
	12	Months of the year balanced based on adopted LAA size		
Nutrient Calculations		**Nutrient Utilisation Area (NUA) Data**		
		NUA	**LAA Width[11]**	**Downslope Buffer**
Nitrogen Balance	429m²	0m²	25m	0m
Phosphorus Balance	373m²	0m²		0m
Adopted LAA Size	**610m²**	A risk-based approach consistent with AS1547 (Section 2) has been applied in the determination of the most suitable LAA size. The area has been selected based on the outcomes from the hydraulic calculation (AS1547), monthly water balance and nutrient calculations in conjunction with relevant climatic characteristics. The design process and resulting LAA size also reflects an embedded high cumulative level of conservatism through the selection of conservative design and calculation assumptions such as DLR, EP and wastewater flow.		
Adopted DLR	**2mm/day**			
Effective DLR	**1.7mm/day**			

[11] Nominal LAA width selected. However, it is acknowledged that LAA widths will vary between allotments due to site and development specific factors. It is recommended that the land application area size, NUA assumptions and LAA location would be verified as part of the S68 application to Council for each allotment.

Table 22 LAA Design Outcomes for 1-Bedroom Secondary Dwelling

Calculation Method	LAA Size	Comment		
Hydraulic Calculations				
Hydraulic Equation	150m²	AS1547 (2012) equation		
Monthly Water Balance	173m²	Result reflects maximum land area required for zero storage (July)		
	172m²	Result for next largest LAA size based on zero storage (June)		
	60m²	Result for smallest (minimum) LAA size based on zero storage		
	12	Months of the year balanced based on adopted LAA size		
Nutrient Calculations		**Nutrient Utilisation Area (NUA) Data**		
		NUA	**LAA Width[12]**	**Downslope Buffer**
Nitrogen Balance	123m²	0m²	20m	0m
Phosphorus Balance	107m²	0m²		0m
Adopted LAA Size	**180m²**	A risk-based approach consistent with AS1547 (Section 2) has been applied in the determination of the most suitable LAA size. The area has been selected based on the outcomes from the hydraulic calculation (AS1547), monthly water balance and nutrient calculations in conjunction with relevant climatic characteristics. The design process and resulting LAA size also reflects an embedded high cumulative level of conservatism through the selection of conservative design and calculation assumptions such as DLR, EP and wastewater flow.		
Adopted DLR	**2mm/day**			
Effective DLR	**1.7mm/day**			

[12] Nominal LAA width selected. However, it is acknowledged that LAA widths will vary between allotments due to site and development specific factors. It is recommended that the land application area size, NUA assumptions and LAA location would be verified as part of the S68 application to Council for each allotment.

6.6 Treatment System Design Outcomes

6.6.1 Primary Dwellings

A single treatment system servicing option has been adopted to manage wastewater generated by each primary dwelling. The proposed system comprises a secondary treatment system with capacity to treat a peak wastewater flow of 1.5 kL/day, producing secondary treated effluent suitable for the adopted sub-surface irrigation land application method. Standard domestic wastewater load characteristics are assumed for design purposes.

The selected treatment capacity is consistent with the design wastewater flows assessed in Section 6 and provides sufficient allowance for variations in daily flow while maintaining treatment performance. Example effluent quality design values applicable to suitable treatment systems are provided in Table 24.

6.6.2 Secondary Dwellings

To maintain a high level of certainty and long-term performance for wastewater systems servicing primary dwellings, it is proposed that any future secondary dwelling approved on a lot be serviced by a separate secondary treatment system and a separate land application area, independent of the primary dwelling system.

This approach is considered appropriate for the following reasons:

- Secondary dwellings are typically not proposed as part of a primary dwelling application and would be subject to separate approval processes, requiring system design to reflect actual dwelling size, occupancy and site conditions at the time of development.
- Separate treatment systems avoid the need to oversize primary dwelling systems to accommodate speculative future wastewater loads, which can adversely affect treatment performance during early stages of operation.
- Independent systems reduce cumulative hydraulic and organic loading on individual treatment units and land application areas, improving reliability and reducing the risk of system failure.
- Operation, maintenance and compliance responsibilities are simplified, with each dwelling serviced by a system designed specifically for its wastewater load.
- The approach provides greater flexibility in system siting and design, allowing constraints such as soil variability, slope and setback requirements to be addressed on a dwelling-by-dwelling basis.

Summary:

The use of independent treatment systems for primary and any future secondary dwellings provides a robust and adaptable wastewater management framework consistent with AS/NZS 1547:2012 and NSW On-site Wastewater Management Guidelines.

Table 23 Adopted Treatment System Design

Design Parameter	Adopted Design Value
Secondary treatment system with disinfection	1.5kL/day (peak)
Biochemical Oxygen Demand (BOD_5)	20 mg/L (90th %)
Total Suspended Solids (TSS)	30 mg/L (90th %)
Total Nitrogen (TN)	35 mg/L (annual median)
Total Phosphorus (TP)	12 mg/L (annual median)

Several proprietary secondary treatment systems are available that are capable of achieving, or exceeding, the adopted effluent quality criteria. Suitable system types are summarised in Table 25.

Table 24 Potential Secondary Treatment Systems

System Type	Advantage	Disadvantage
Aerated Wastewater Treatment System (AWTS)	- Widely used system type with a broad range of manufacturers available. - Capable of achieving reliable secondary treatment performance. - Generally lower operator input compared to more complex systems. - Relatively small footprint for domestic-scale applications.	- Limited capacity to manage significant surge flows. - Moderate to high power and maintenance requirements, depending on system design. - Performance is influenced by the level and frequency of maintenance. - Access to qualified service providers may be limited in remote locations.

System Type	Advantage	Disadvantage
Recirculating Media Filter (Example: Packed bed reactor)	- Can operate as a largely passive, continuous system with lower operational costs. - Capable of achieving a high level of treatment performance.	- Potentially higher capital costs, depending on system type and configuration. - Limited number of manufacturers and suitably qualified installers.

6.7 Example Developed Lot – Wastewater Feasibility

To further demonstrate the practical feasibility of on-site wastewater management within the subdivision, an example developed lot layout has been prepared for the most constrained unsewered allotment (Proposed Lot 132). This lot was selected on the basis that it has one of the smallest Potential Effluent Management Areas (1,362m²) within the subdivision and is therefore representative of a worst-case development scenario.

The example layout illustrates a five-bedroom primary dwelling and a one-bedroom secondary dwelling, each serviced by an independent on-site wastewater management system and a dedicated land application area. The land application areas have been sized in accordance with the design basis adopted in this report, being 610m² for the five-bedroom primary dwelling and 180m² for the one-bedroom secondary dwelling and are configured to comply with all applicable setback requirements under AS/NZS 1547:2012 and Council policy.

The example demonstrates that, even on the most constrained lot within the subdivision, sufficient area exists to accommodate the following features while maintaining compliant setbacks to property boundaries, buildings and environmental constraints.

- A primary dwelling and a secondary dwelling.
- Separate wastewater treatment systems for each dwelling.
- Independent land application areas for each system; and
- Typical ancillary site features including driveway access, a rural shed and a swimming pool,

This example plan is provided for illustrative purposes only and is intended to demonstrate subdivision-scale feasibility. Final system selection, siting and design will be determined at the dwelling development stage and will be subject to approval under Section 68 of the Local Government Act 1993.

Figure 14 Example Developed Lot Layout

0 7.5 15 22.5 m

Project: 0905
Drawn: 23/01/2026
Revision: 00

7 Operation and Maintenance (Future Owner Responsibilities)

The wastewater management concept for the subdivision has been designed as a robust, low-maintenance solution suitable for rural-residential development. Ongoing operation and maintenance of on-site wastewater systems will be the responsibility of future lot owners, in accordance with AS/NZS 1547:2012, system manufacturer requirements, and Council conditions of consent.

7.1 Operation

- Future owners and occupiers should operate treatment systems in a manner that maintains treatment performance and protects soil and water quality, including:
- Avoiding disposal of food scraps, oils, fats, hygiene products, chemicals or hazardous substances into the wastewater system.
- Using biodegradable, low-phosphorus and low-sodium household cleaning products.
- Managing household water use to avoid excessive or highly concentrated daily flows, including avoiding multiple high-volume wash cycles on the same day.
- Using water-efficient fixtures and appliances.

7.2 Maintenance – Treatment System

- Future owners will be responsible for ensuring that treatment systems are:
- Serviced by a suitably qualified and accredited service provider at intervals specified under NSW Health accreditation requirements.
- Regularly monitored for alarms, faults or abnormal operation, with timely engagement of service technicians where required.
- Maintained in accordance with manufacturer specifications, including cleaning of filters and components as advised.

7.3 Maintenance – Land Application Area

- Future owners will be responsible for maintaining land application areas to ensure safe and effective effluent disposal, including:
- Routine mowing and upkeep of irrigation areas.
- Inspection and maintenance of irrigation infrastructure.

- Monitoring for surface ponding, seepage or persistent wet areas and addressing issues promptly.
- Maintaining effluent warning signage.
- Restricting vehicle access, livestock grazing and recreational use within land application areas.

Summary:

Operation and maintenance obligations for on-site wastewater systems will transfer to future lot owners at the time of dwelling development. Adherence to these responsibilities will ensure ongoing system performance, protection of receiving environments, and compliance with applicable standards and Council requirements.

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Appendix 1 Site and Soil Assessment Information

Sheet 1: Soil Sampling Schedule and Results of pH, EC and Emerson Aggregate Test Analysis

Site Address	Sample Name	Sample Depth (mm)	Texture Class	EAT [1]	Rating [2]	pH_f [3]	$pH_{1:5}$ [4]	Rating	$EC_{1:5}$ (dS/m)	ECe (dS/m) [5]	Rating	Other analysis [6]
18 - 50 Mayne Drive, Westdale	TP1/1	600	CL	7	Low		7.74	Mildly alkaline	0.036	0.33	Non-saline	
	TP1/2	800	LC	7	Low		8.90	Strongly alkaline	0.075	0.60	Non-saline	
	TP1/3	1200	MC	7	Low		9.10	Very strongly alkaline	0.186	1.30	Non-saline	
	TP2/1	200	L	7	Low		7.50	Mildly alkaline	0.026	0.26	Non-saline	
	TP2/2	900	LC	7	Low		8.60	Strongly alkaline	0.056	0.45	Non-saline	
	TP2/3	1200	MC	7	Low		8.98	Strongly alkaline	0.032	0.22	Non-saline	
	TP3/1	250	L	8	Low		6.80	Neutral	0.026	0.26	Non-saline	
	TP3/2	800	CL	7	Low		8.49	Strongly alkaline	0.033	0.30	Non-saline	
	TP3/3	1000	LC	7	Low		8.60	Strongly alkaline	0.052	0.42	Non-saline	
	TP3/4	1200	MC	7	Low		9.00	Strongly alkaline	0.136	0.95	Non-saline	
	TP4/1	400	CL	7	Low		7.96	Moderately alkaline	0.016	0.14	Non-saline	
	TP4/2	900	LC	7	Low		7.30	Neutral	0.021	0.17	Non-saline	
	TP4/3	1250	MC	7	Low		8.37	Moderately alkaline	0.056	0.39	Non-saline	
	TP5/1	300	L	7	Low		6.10	Slightly acid	0.099	0.99	Non-saline	
	TP5/2	900	CL	7	Low		8.10	Moderately alkaline	0.126	1.13	Non-saline	
	TP5/3	1200	LC	7	Low		8.50	Strongly alkaline	0.092	0.74	Non-saline	
	TP6/1	150	L	2	High		7.35	Mildly alkaline	0.049	0.49	Non-saline	
	TP6/2	1200	LC	7	Low		8.05	Moderately alkaline	0.042	0.34	Non-saline	
	TP7/1	600	CL	7	Low		7.50	Mildly alkaline	0.025	0.22	Non-saline	
	TP7/2	1200	LC	7	Low		8.00	Moderately alkaline	0.032	0.25	Non-saline	
	TP8/1	800	LC	7	Low		7.98	Moderately alkaline	0.031	0.25	Non-saline	
	TP8/2	1200	MC	7	Low		8.75	Strongly alkaline	0.092	0.64	Non-saline	
	TP9/1	1200	MC	7	Low		7.84	Moderately alkaline	0.038	0.27	Non-saline	
	TP10/1	250	L	8	Low		7.57	Mildly alkaline	0.032	0.32	Non-saline	
	TP10/2	1200	LC	7	Low		8.70	Strongly alkaline	0.050	0.40	Non-saline	

Notes: (also refer Interpretation Sheet 1)

[1] The modified Emerson Aggregate Test (EAT) provides an indication of soil susceptibility to dispersion.

[2] Ratings describe the likely hazard associated with land application of treated wastewater.

[3] pH measured in the field using Raupac Indicator.

[4] pH and EC are measured on 1:5 soil:water suspensions using a calibrated hand-held pH/EC/temp meter.

[5] Electrical conductivity of the saturated extract (Ece) = $EC_{1:5}$(µS/cm) x MF / 1000. Units are dS/m. MF is a soil texture multiplication factor.

[6] External laboratories used for the following analyses, if indicated:

- CEC (Cation exchange capacity)
- Psorb (Phosphorus sorption capacity)
- Bray Phosphorus
- Organic carbon
- Total nitrogen

Interpretation Sheet 1 - pH, EC & Emerson Aggregate Class

Interpretation of Soil pH (1:5 Soil:Water)
(rating based on Hazelton & Murphy (2016))

pH	Rating
0.00 to 4.50	Extremely acid
4.51 to 5.00	Very strongly acid
5.01 to 5.50	Strongly acid
5.51 to 6.00	Moderately acid
6.01 to 6.50	Slightly acid
6.51 to 7.30	Neutral
7.31 to 7.80	Mildly alkaline
7.81 to 8.40	Moderately alkaline
8.41 to 9.00	Strongly alkaline
9.01 to 14.00	Very strongly alkaline

preferred range

Multiplier Factors for Calculating ECe
(taken from Hazelton & Murphy (2016))

Texture Class	Applicable Soil Textures	MF
S	Sand, loamy sand, clayey sand	23
SL	sandy loam, fine sandy loam	14
L	loam, loam fine sandy, silty loam	9.5
CL	clay loam, sandy clay loam	8.6
LC	light clay	8.6
MC	medium clay	7.5
HC	heavy clay	5.8

Interpretation of ECe (1:5 Soil:Water)
(rating based on Hazelton & Murphy (2016))

Ece (dS/m)	Rating
0.00 to 2.00	Non-saline
2.01 to 4.00	Slightly saline
4.01 to 8.00	Moderately saline
8.01 to 16.00	Highly saline
16.00 up	Extremely saline

increasing hazard

Interpretation of Emerson Aggregate Class
(rating describes likelihood of dispersion)

EAT Class	Rating
1	High
2(1)	Mod
2(2)	Mod
2(3)	High
2(4)	High
3(1)	Low
3(2)	Low
3(3)	Mod
3(4)	Mod
4	Low
5	Low
6	Low
7	Low
8	Low

Results of External Laboratory Analysis																							
Site Name	Sample Name		CEC (cmol(k g))	Rating	Ca (mg/kg)	Rating	Mg (mg/kg)	Rating	Na (mg/kg)	Rating	K (mg/kg)	Rating	ESP (%)	Rating	P-sorp. (mg/kg)	Rating	Bray P (mg/kg)	Rating	Total Nitrogen (%)	Rating	Organic Carbon (%)	Rating
18 - 50 Mayne Drive, Westdale	TP4/3		24.4	M	2386	H	1352	VH	173	H	172	M	3	NS	315	MH	-	n/a	-	n/a	-	n/a
	TP10/2		36.6	H	3710	H	1538	VH	1136	VH	121	M	13	S	424	H	-	n/a	-	n/a	-	n/a

Interpretation Sheet 2 - CEC, P-Sorption, Bray P, Organic carbon, Total nitrogen

Interpretation of CEC
(rating based on Hazelton & Murphy (1992))

Rating	CEC (me/100g)	Ca (mg/kg)	Mg (mg/kg)	Na (mg/kg)	K (mg/kg)
VL	0.00 to 6.00	0.00 to 400.00	0.00 to 36.50	0.00 to 23.00	0.00 to 78.20
L	6.01 to 12.00	400.01 to 1000.00	36.51 to 121.50	23.01 to 69.00	78.21 to 117.00
M	12.01 to 25.00	1000.01 to 2000.00	121.51 to 365.00	69.01 to 161.00	117.01 to 274.00
H	25.01 to 40.00	2000.01 to 4000.00	365.01 to 972.00	161.01 to 460.00	274.01 to 782.00
VH	40.01 up	4000.01 up	972.01 up	460.01 up	782.01 up

VL=very low, L=low, M=medium, H=high, VH=very high

Interpretation of ESP
(rating based on Hazelton & Murphy (1992))

Rating	ESP (%)	Description
NS	0.00 to 6.00	Non-sodic
S	6.01 to 15.00	Sodic
SS	15.01 to 25.00	Strongly sodic
VSS	25.01 up	Very strongly sodic

↓ increasing hazard

Interpretation of Phosphorus Sorption Capacity
(rating based on Hazelton & Murphy (1992))

Rating	P-sorption (mg/kg)	Description
L	0.00 to 125.00	Low
M	125.01 to 250.00	Medium
MH	250.01 to 400.00	Medium-High
H	400.01 to 600.00	High
VH	600.01 up	Very high

↑ increasing hazard

Interpretation of Bray Phosphorus
(rating based on Hazelton & Murphy (1992))

Rating	Bray P (mg/kg)	Description
VL	0.00 to 5.00	Very Low
L	5.01 to 10.00	Low
M	10.01 to 17.00	Moderate
H	17.01 to 25.00	High
VH	25.01 up	Very high

Interpretation of Soil Nitrogen (TN)
(rating based on Hazelton & Murphy (1992))

Rating	TN (%)	Description
VL	0.000 to 0.050	Very Low
L	0.051 to 0.150	Low
M	0.151 to 0.250	Medium
H	0.251 to 0.500	High
VH	0.501 up	Very high

Interpretation of Soil Organic Carbon (OC)
(rating based on Hazelton & Murphy (1992))

Rating	OC (%)	Description
VL	0.00 to 1.50	Very Low
L	1.51 to 2.00	Low
M	2.01 to 3.00	Medium
H	3.01 to 5.00	High
VH	5.01 up	Very high

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**			1
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1 0.2 0.3 0.4 0.5 0.6		600mm		CL	Moderate	Dark Brown	Nil	VF	D	
0.7 0.8		800mm		LC	Strong	Dark Brown	Nil	VF	D	
0.9 1.0 1.1 1.2		1200mm		MC	Strong	Choc Brown	Nil	VF	D	
1.3 2.0	Excavation terminated in MC									

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**		2	
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1 0.2		200mm		L	Moderate	Brown	Nil	VF	D	
0.3 0.4 0.5 0.6 0.7 0.8 0.9		900mm		LC	Strong	Brown	Nil	VF	D	
1.0 1.1 1.2		1200mm		MC	Strong	Reddish brown	Nil	VF	D	
1.3 2.0	Excavation terminated in MC									

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**		3	
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	6 - 10	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1 0.2		250mm		L	Moderate	brown	Nil	VF	D	
0.3 0.4 0.5 0.6 0.7 0.8		800mm		CL	Moderate	brown	Nil	VF	D	
0.9 1.0		1000mm		LC	Strong	Dark brown	Nil	VF	D	
1.1 1.2		1200mm		MC	Strong	Brown	Nil	VF	D	
1.3 2.0	Excavation terminated in MC									

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**			4
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1 0.2 0.3 0.4		400mm		CL	Moderate	Light brown	Nil	VF	D	
0.5 0.6 0.7 0.8 0.9		900mm		LC	Moderate	Brown	Nil	VF	D	
1.0 1.1 1.2 1.3		1250mm		MC	Moderate	Brown	Nil	VF	D	
2.0	Excavation terminated in MC									

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**			5
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1 0.2 0.3		300mm		L	Moderate	Brown	Nil	VF	D	
0.4 0.5 0.6 0.7 0.8 0.9		900mm		CL	Strong	Brown	Nil	VF	D	
1.0 1.1 1.2		1200mm		LC	Moderate	Light brown	Nil	VF	D	
1.3 2.0	Excavation terminated in LC									

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**			6
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Moderately drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1		150mm		L	Moderate	Brown	Nil	VF	D	
0.2										
0.3										
0.4										
0.5										
0.6										
0.7		1200mm		LC	Strong	Reddish brown	Nil	VF	D	
0.8										
0.9										
1.0										
1.1										
1.2										
1.3	Excavation terminated in LC									
2.0										

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**			7
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1 0.2 0.3 0.4 0.5 0.6		600mm		CL	Moderate	Reddish Brown	Nil	VF	D	
0.7 0.8 0.9 1.0 1.1 1.2		1200mm		LC	Moderate	Reddish brown	Nil	VF	D	
1.3 2.0		Excavation terminated in LC								

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**			8
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8		800mm		LC	Strong	Reddish Brown	Nil	VF	D	
0.9 1.0 1.1 1.2		1200mm		MC	Strong	Reddish Brown	Nil	VF	D	
1.3 2.0	Excavation terminated in MC									

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**		9	
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

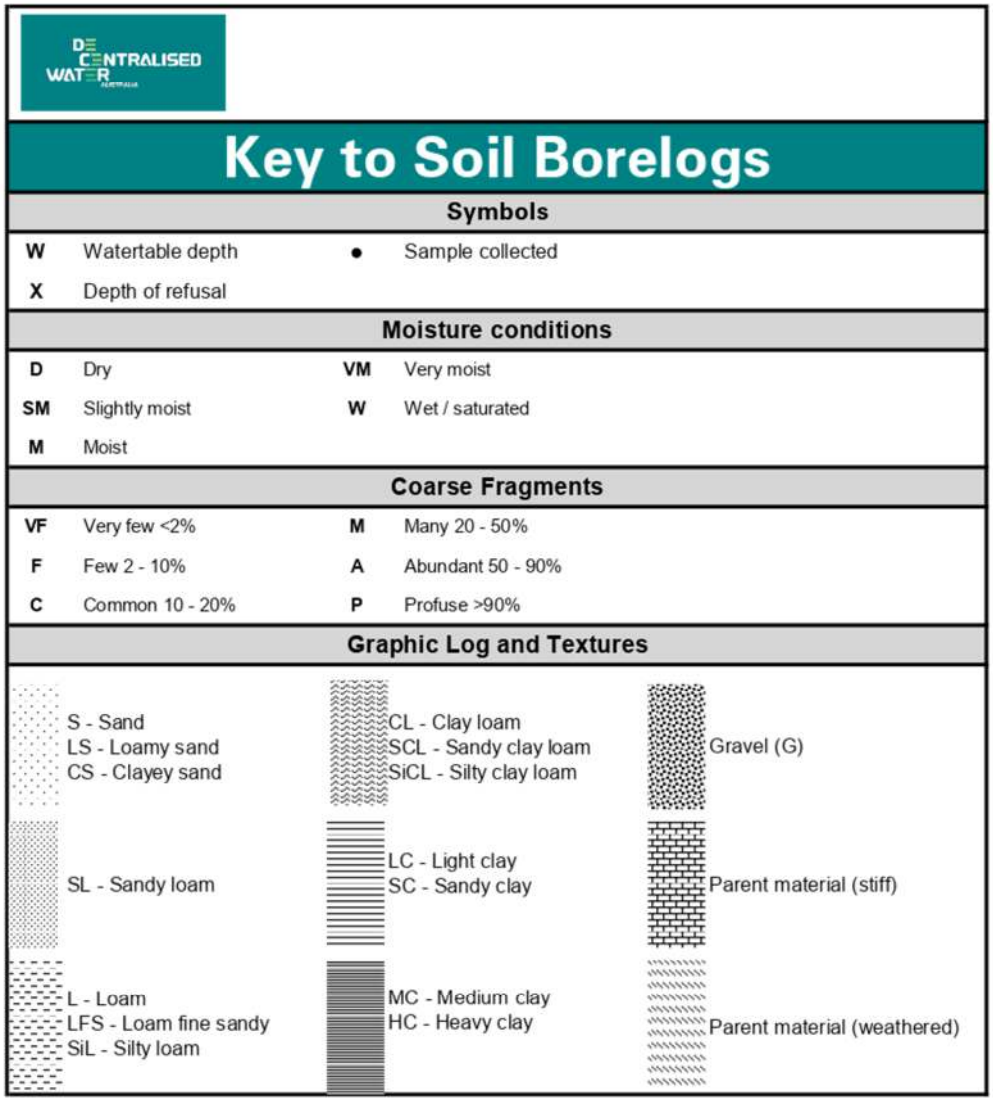
Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1		1200mm		MC	Strong	Reddish Brown	Nil	VF	D	
0.2										
0.3										
0.4										
0.5										
0.6										
0.7										
0.8										
0.9										
1.0										
1.1										
1.2										
1.3	Ecavation terminated in MC									
2.0										

Soil Bore Log

Client	Brightway Pty Ltd	**Test Pit No**			10
LGA	Tamworth	**Topography**	Extensive rolling to undulating hills		
Site Address	18 - 50 Mayne Drive, Westdale	**Geology**	Complex folded Carboniferous & Devonion		
Logged by	SJ	**Soil Type**	Duri		
Date	16/12/2025	**Slope**	0 - 5	**Aspect**	East
Project	#0905	**Drainage**	Imperfectly drained	**Exposure**	High
Excavation method	Excavator	**Surface condition**	Hardsetting	**Surface**	Grass

PROFILE DESCRIPTION

Depth (m)	Graphic Log	Sampling depth/name	Horizon	Texture	Structural Grade	Colour	Mottles	Coarse Fragments	Moisture Condition	Comments
0.1		250mm		L	Moderate	Reddish Brown	Nil	VF	D	
0.2										
0.3		1200mm		LC	Moderate	Reddish Brown	Nil	VF	D	
0.4										
0.5										
0.6										
0.7										
0.8										
0.9										
1.0										
1.1										
1.2										
1.3	Excavation terminated in LC									
2.0										



DECENTRALISED WATER AUSTRALIA

Key to Soil Borelogs

Symbols

W	Watertable depth	•	Sample collected
X	Depth of refusal		

Moisture conditions

D	Dry	VM	Very moist
SM	Slightly moist	W	Wet / saturated
M	Moist		

Coarse Fragments

VF	Very few <2%	M	Many 20 - 50%
F	Few 2 - 10%	A	Abundant 50 - 90%
C	Common 10 - 20%	P	Profuse >90%

Graphic Log and Textures

S - Sand
LS - Loamy sand
CS - Clayey sand

CL - Clay loam
SCL - Sandy clay loam
SiCL - Silty clay loam

Gravel (G)

SL - Sandy loam

LC - Light clay
SC - Sandy clay

Parent material (stiff)

L - Loam
LFS - Loam fine sandy
SiL - Silty loam

MC - Medium clay
HC - Heavy clay

Parent material (weathered)

du DURI

Landscape— 560.1 km² extensive undulating to rolling low hills and hills on Devonian and Carboniferous sedimentary rocks of the Duri Hills. Local relief <100 m (mostly <60 m); slopes <10%; elevation 360 – 540 m. Mostly cleared open-woodland and grassland used for agriculture.

Landscape Variant dua— western variant; may have slightly different limitations due to westerly aspect and association with different geology types on the western side of the Melville Ranges.

Soils— extremely complex due to rapid changes in underlying lithology. Generally dominated by duplex soils such as moderately deep, moderately well-drained Red and Brown Chromosols (Non-calcic Brown Soils; Red-brown Earths) with minor occurrences of shallow, very well-drained Rudosols (Lithosols) around rock outcrops. Deep, imperfectly drained Red Vertosols (Red Clays) and deep to very deep, imperfectly drained Red and Brown Chromosols (Non-calcic Brown Soils) and possibly some Sodosols (Solodic Soils) occur along drainage lines and on sodic bedrock.

Qualities and Limitations— Complex soils; localised dieback; localised poor drainage; localised engineering hazard; gully erosion risk; inherent erosion risk; localised permanently high watertables; localised known discharge and recharge area; localised high run-on; localised dryland salinity; localised seasonal waterlogging; localised shallow soils; sheet erosion risk; localised wind erosion risk (under traditional cultivation). Soil materials have localised low wet strength; organic topsoils; stoniness; localised sodicity; localised high structural decline hazard; erodibility; localised hardsetting surfaces; and low permeability.

LOCATION AND SIGNIFICANCE

Extensive rolling to undulating hills and low hills on Devonian and Carboniferous sedimentary rocks of the Duri Hills. This landscape is dominant and extensive between the Peel Fault and the Melville Ranges in the northern half of the Tamworth sheet. Type location for this landscape is north of Duri (Grid Reference 2 92000E, 65 49000N).

LANDSCAPE

Geology and Regolith

Complex folded Carboniferous and Devonian sedimentary rocks of the Tamworth Fold Belt. The Devonian geology units include the Baldwin Formation, Keepit Conglomerate, and Mandowa Mudstones (Geological map codes Dub, Duk and Dum respectively). Lithologies in these formations include arenite, polymictic conglomerate, greywacke and mudstone.

The Carboniferous geological units include the Tangaratta Formation, the Namoi Formation and Talcumba Sandstone (Geological map codes Clt, Cln and Clu respectively). Lithologies in these units include mudstone, feldspathic arenite, sandstone, polymictic conglomerate and siltstone.

These units strike generally parallel to one another in a north-west to south-easterly direction. There is a marked change in the strike of these rocks south of Duri where they tend in a roughly north to south direction.

It is likely that this landscape includes some of the Cainozoic gravels mapped by Riddler (1991). The gravels were deposited either as terrace material from the Peel River or as ancient andesitic footslope colluvium from the Melville Ranges.

Terrain

Extensive rolling to undulating hills and low hills. Local relief to 100 m, but mostly <60 m; slopes <10%; elevation

range 360 – 540 m. Hills are generally convex in cross-section with long, waning gently inclined sideslopes. Drainage is generally widely spaced, tributary and interrupted. Sheetflow is the dominant drainage pattern due to the low slopes in this landscape.

Vegetation

Open-woodland and closed-grassland largely cleared for agriculture.

Dominant species include *Eucalyptus albens* (white box), *E. melliodora* (yellow box), *E. blakelyi* (Blakely's red gum) and *E. camaldulensis* (river red gum). Other species include *Angophora floribunda* (rough-barked apple), *Callitris glaucophylla* (white cypress pine), *Notelaea microcarpa* (native olive), *Senna artemisioides* (silver senna), *Pimelea neo-anglica* (poison pimelea), *Bursaria spinosa* (blackthorn), *Acacia decora* (western golden wattle), *Acacia farnesiana* (mimosa bush) (introduced), *Olearia elliptica* (sticky daisy bush), *Cassinia laevis* (cough bush), *Geijera parviflora* (wilga), *Brachychiton populneus* (kurrajong), *Maytenus cunninghamii* (yellow berry bush), *Senna barclayana* (smooth senna) and *Eremophila deserti* (turkeybush).

Ground cover species include *Stipa aristiglumis* (plains grass) (dominates grassland), *Themeda australis* (kangaroo grass), *Danthonia* spp. (wallaby grasses), *S.* spp. (speargrasses), *Bothriochloa ambigua* (red grass), *Chloris truncata* (windmill grass), *B. decipiens* (red grass), *S. setacea* (corkscrew grass), *C. ventricosa* (tall chloris), *Eragrostis* spp. (love grasses) and *Aristida vagans* (three-awned speargrass) and *Dianella* sp. (blue flax lily).

Land Use

This landscape has a long history of cropping, beginning last century. Soldier settlement blocks are common. Much of the original landscape was subdivided into small blocks, which were used largely for cereal cropping. Cropping is still a dominant land use in this landscape, although grazing on perennial pastures or cropping with pasture rotations is becoming more common. Rural residential hobby farms are also becoming more common. This landscape includes residential, rural residential and industrial areas of Tamworth City and the village of Duri.

Land Degradation

Extensive sheet erosion is a feature of this landscape and is a result of a long cropping history of duplex soils. Moderate to severe rill erosion and gully erosion are common. Some small salinity outbreaks can be found on lower slopes and hillslope/drainage plain junctions. Soil structure decline is common due to the long-term use of disc ploughs in non-rotational farming systems. In many cases, topsoils are absent from the centre of traditional cropping paddocks due to the scouring effect of disc ploughing.

Included Soil Landscapes

Small areas of Warral Station **(ws)** soil landscape occur in Duri soil landscape as they are too narrow or small to precisely map at the base scale of 1:25 000, such as at the Longyard golf course or to the north of Tamworth Airport in Tamworth.

Landscape Variants

The areas mapped as **dua** are different from most of this landscape only in that they occur on the western side of the Melville Ranges. Having a different general aspect and being adjacent to a different suite of landscapes from most of **du**, there may be slightly different soil and landscape limitations in these areas. Otherwise, they have similar soil and landscape features.

LANDSCAPE QUALITIES AND LIMITATIONS

Complex soils; localised dieback; localised poor drainage; localised engineering hazard; gully erosion risk; inherent erosion risk; localised permanently high watertables; localised known discharge area; localised known recharge area; localised high run-on; localised dryland salinity; localised seasonal waterlogging; localised shallow soils; sheet erosion risk; localised wind erosion risk (under traditional cultivation).

Erodibility

	Non-concentrated flows	Concentrated flows	Wind
du1	high	high	very low
du2	high	high	very low
du3	high	high	very low
du4	low – high	high	very low
du5	low	high	very low
du6	low	high	very low

Erosion Hazard

	Sheetflow	Concentrated Flow	Wind
Grazing	low	high	low
Cropping	moderate – high	very high	low

SOILS **Variation and Distribution**

Soils are highly variable over tens of metres with soils not necessarily related to position on slope. This is due to the high variability of the underlying geology. Soil map confidence is 95%. Generally dominated by duplex soils such as moderately deep, moderately well-drained Red and Brown Chromosols (Non-calcic Brown Soils; Red-brown Earths) with minor occurrences of Rudosols (Lithosols) around rock outcrops. Deep, imperfectly drained Red Vertosols (Red Clays) and deep to very deep, imperfectly drained Red and Brown Sodosols (Solodic Soils) in drainage lines and occasionally on sodic bedrock.

Dominant Soil Materials

du1—Hardsetting brown clay loams (A1 horizons).
Reddish brown to brown (5YR 4/4 to 7.5YR 3/4 – 5/4, occasionally 4/6) sandy clay loam to silty clay loam (clay loam dominant); predominantly massive, earthy, occasionally weak pedality, polyhedral

Banks, Robert G. 2001. Soil Landscapes of the Tamworth 1:100 000 Sheet. Department of Land and Water Conservation, Sydney

(2- 5 mm) smooth-faced peds; field pH 5.5 – 7.0; gravels and fine gravels absent to common (0 – 20%); some localities have few small manganiferous nodules.

du2—Structured heavy clay topsoils (A1 horizons).
Dark reddish brown to dark brown (5YR 3/4 – 7.5YR 3/4) light to heavy clay; strong pedality with polyhedral (2 – 5 mm) to angular blocky (10 -20 mm) smooth-faced peds; field pH 6.0 – 8.0; fine gravels absent to many (0 – 50%).

du3—Bleached silty clay (A2, A2e horizons).
Yellowish red (5YR 5/6) (dry: bleached (5YR 6/4)) silty clay; massive, earthy; field pH 7.0.

du4—Brown light to medium clay (B1, B2, B22 and BC horizons).
Dark brown to dark yellowish brown (7.5YR 3/4 to 10YR 4/6) light to medium clay; weak to strong pedality with sub-angular to angular blocky (5 – 50 mm) smooth-faced peds; field pH 6.0 – 8.0; gravels and fine gravels very few to abundant (<2 – 90%).

du5—Red medium heavy clay (B2, B22 horizons).
Dark reddish brown to yellowish red (2.5YR 3/4 to 5YR 5/6) light to heavy clay; strong pedality with angular blocky, occasionally prismatic (10 – 50 mm) smooth-faced peds; field pH 6.0 – 7.0; gravels common to many (10 – 50%), fine gravels and cobbles very few (<2%); some localities have very few to few (<2 – 10%) manganiferous nodules.

du6—Red heavy clay (B2 horizon).
Yellowish red (5YR 3/6) heavy clay; strong pedality with prismatic (100 – 200 mm) smooth-faced peds; field pH 8.5; gravels and fine gravels very few to few (<2 – 10%).

TYPE PROFILES

Type Profile 1: ridge.

Dominance: 10% of soil landscape
Soil classification: moderately well-drained, moderately deep, Haplic Subplastic Red Chromosol (Non-calcic Brown Soil)
Surface condition: firm
Depth: 50 cm
Rooting depth: 65 cm
Location: Emblem 1:25 000 map sheet; road cutting on Garoo Road (Grid Reference 303500E, 6524000N). Soil Data Card 5. Voluntary/native pasture

Layer 1, A1 **du1**, 0 – 10 cm	brown (7.5YR 5/4) clay loam; moderately pedal, polyhedral smooth-faced peds (2 – 5 mm); dry: moderately weak force; few(2 – 10%) other cobbles (60 – 200 mm); common (10 – 25/10x10 cm) fine roots; field pH 6.0; clear (20 – 50 mm) boundary to…
Layer 2, B2 **du5**, 10 – 50 cm	reddish brown (2.5YR 3/4) heavy clay; strongly pedal, prismatic smooth-faced peds (20 – 50 mm); dry: moderately strong force; common (10 – 20%) parent material gravels (6 – 20 mm); common (10 – 25/10x10 cm) fine roots; field pH 6.0; gradual (50 – 100 mm) boundary to siltstone/mudstone.

Type Profile 2: crest.

Dominance: 5% of soil landscape
Soil classification: imperfectly drained, moderately deep, Haplic Self-mulching Red Vertosol (Red Clay)
Surface condition: cracked
Depth: 80 cm
Rooting depth: 100 cm
Location: Duri 1:25 000 map sheet, red clay inside gate at "Leonara" (Grid Reference 290775E, 6541525N). Soil Data Card 100. Improved pasture

Layer 1, A1 **du2**, 0 – 5 cm	dark reddish brown (5YR 3/4) heavy clay; strongly pedal, angular blocky smooth-faced peds (10– 20 mm); dry: moderately strong force; few (1 – 10/10x10 cm) fine roots; field pH 8.0; gradual (50 – 100 mm) boundary to…
Layer 2, B2 **du6**, 5 – 80 cm	yellowish red (5YR 3/6) heavy clay; strongly pedal, prismatic smooth-faced peds 100 – 200 mm; moderately moist: moderately strong force; common (10 – 25/10x10 cm) fine roots; field pH 8.5.

Type Profile 3: midslope.

Dominance: 40% of soil landscape
Soil classification: moderately well-drained, moderately deep, Mottled Eutrophic Red Chromosol (Non-calcic Brown Soil)
Surface condition: soft
Depth: 70 cm

Banks, Robert G. 2001. Soil Landscapes of the Tamworth 1:100 000 Sheet. Department of Land and Water Conservation. Sydney

Rooting depth: 80 cm
Location: Duri 1:25 000 map sheet, Tamworth Gowrie Road (Grid Reference 295374E, 6544718N). Soil Data Card 184. Cropping

Layer 1, A1 **du1**, 0 – 10 cm	reddish brown (5YR 4/4) clay loam; massive, earthy; dry: moderately weak force; very few (<2%) parent material fine gravels (2 – 6 mm); common (10 – 25/10x10 cm) fine roots; field pH 7.0; abrupt (5 – 20 mm) wavy boundary to…
Layer 2, B2 **du4**, 10 – 15 cm	brown (7.5YR 4/4) (brown mottles) light clay; weakly pedal, angular blocky (5 – 10 mm) smooth-faced peds; dry: moderately weak force; very few (<2%) parent material fine gravels (2 – 6 mm); common (10 – 25/10x10 cm) fine roots; field pH 7.0; abrupt (5 – 20 mm) wavy boundary to…
Layer 3, B22 **du5**,15 – 50 cm	yellowish red (5YR 4/8) medium-heavy clay; strongly pedal, angular blocky smooth-faced peds (10 – 20 mm); moderately moist: moderately firm force; very few (<2%) parent material fine gravels (2 – 6 mm); few (1 – 10/10x10 cm) fine roots; field pH 7.0; abrupt (5 – 20 mm) smooth boundary to…
Layer 4, C 50 – 70cm	yellowish red (5YR 5/6) (orange mottles) fine sandy clay; moderately pedal, angular blocky, sandy; moderately moist: moderately firm force; field pH 7.0; bedrock reached.

Type Profile 4: open-depression.

Dominance: 30% of soil landscape
Soil classification: poorly drained, moderately deep, Vertic Eutrophic Brown Chromosol (Red-brown Earth)
Surface condition: soft
Depth: 60 cm
Rooting depth: 150 cm
Location: Winton 1:25 000 map sheet, near cemetery on New Winton Road (Grid Reference 283655E, 6559091N). Soil Data Card 181. Improved pasture

Layer 1, A1 **du1**, 0 – 8 cm	reddish brown (5YR 4/4) clay loam; massive, granular, earthy; dry: moderately weak force; few (2 – 10%) fine gravels (2 – 6 mm); few (1 – 10/10x10 cm) fine roots; field pH 5.5; clear (20 – 50 mm) boundary to…
Layer 2, B2 **du4**, 8 – 45 cm	dark yellowish brown (10YR 4/6) light-medium clay; moderately pedal, angular blocky (10 – 50 mm) smooth-faced peds; moderately moist: moderately firm force; few (2 – 10%) fine gravels (2 – 6 mm); field pH 7.0; clear boundary to…
Layer 3, B22 **du4**, 45 – 60 cm	strong brown (7.5YR 4/6) medium clay; moderately pedal, angular blocky (10 – 50 mm) smooth-faced peds; moderately moist: moderately firm force; field pH 8.0; layer continues.

Type Profile 5: lower slope.

Dominance: 15% of soil landscape
Soil classification: moderately well-drained, moderately deep, Haplic Eutrophic Red Chromosol (Red-brown Earth)
Surface condition: firm
Depth: 60 cm
Rooting depth: 150 cm
Location: Winton 1:25 000 map sheet, Carey's Lane (Grid Reference 285180E, 6563137N). Soil Data Card 186. Voluntary/native pasture

Layer 1, A1 **du1**, 0 – 20 cm	reddish brown (5YR 4/4) silty clay loam; massive, earthy; moderately moist; common (10 – 25/10x10 cm) fine roots; field pH 6.5; gradual (50 – 100 mm) boundary to…
Layer 2, A2 **du3**, 20 – 30 cm	yellowish red (5YR 5/6) silty clay; massive, earthy; moderately moist; common (10 – 25/10x10 cm) fine roots; field pH 7.0; gradual (50 – 100 mm) boundary to…
Layer 3, B22 **du5**, 30 – 60 cm	yellowish red (5YR 3/6) heavy clay; strongly pedal, angular blocky smooth-faced peds (20 – 50 mm); moist; few (1 – 10/10x10 cm) fine roots; field pH 7.0; layer continues.

SOIL QUALITIES AND LIMITATIONS

Soil Conservation Earthworks (Small Farm Dams)

The Red Chromosol subsoils are generally unsuitable for dam construction without care and attention to compaction as they are either too aggregated or are highly expansive. Subsoils of Brown Chromosols and some Sodosols are generally suitable for simple dam construction. Site suitability is limited by shallow soil depths in some locations because of the high variability of underlying rock type, depth and strength.

Rural Capability and Sustainable Land Management Recommendations

Low limitations for grazing. Moderate limitations for cropping.

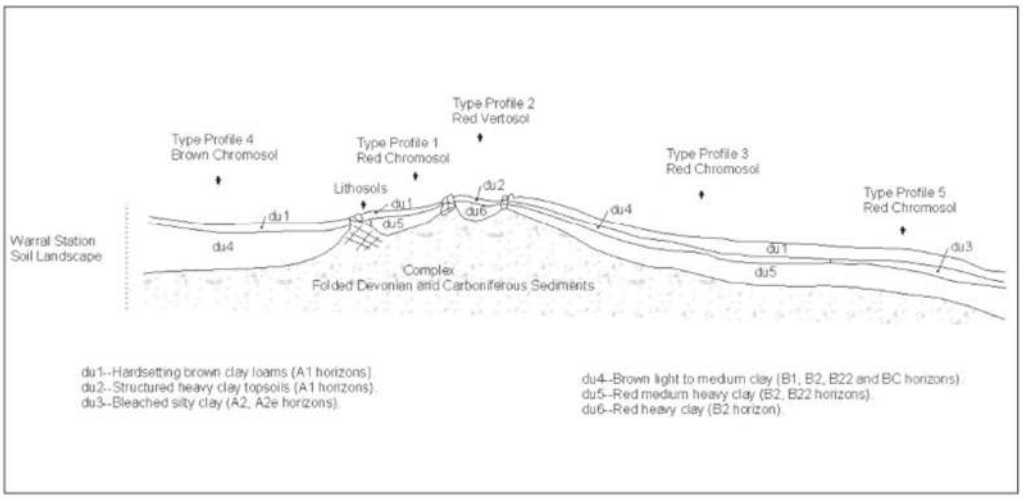
Chromosols, which dominate this landscape, generally have only moderate fertility and are subject to severe structure decline. For this reason, the landscape is unsuitable for continuous cropping. Grazing on native or improved pastures is recommended with occasional cropping for pasture re-establishment. Tree cover should be maintained between 15 and 30%, preferably in shelter belts to reduce soil moisture loss.

Banks. Robert G. 2001. Soil Landscapes of the Tamworth 1:100 000 Sheet. Department of Land and Water Conservation. Sydney

Urban Capability

Low to moderate limitations for urban development.

Many soils have moderate to high soil engineering hazard. Lower slope junctions with adjacent landscapes can be sites of saline groundwater discharge and care must be taken not to overcharge the landscape and exacerbate this potential problem. Generally limited depth of soil to shallow, fractured shales creates difficulties with standard septic waste disposal.



■ *Distribution diagram of Duri soil landscape illustrating occurrence and relationship of dominant soil materials.*

Banks, Robert G. 2001. Soil Landscapes of the Tamworth 1:100 000 Sheet. Department of Land and Water Conservation. Sydney

Soil Chemistry Profile
Mehlich 3 - Multi-nutrient Extractant

Sample Drop Off: 16 Chilvers Road, Thornleigh NSW 2120
Tel: 1300 30 40 80
Em: info@sesl.com.au
Web: www.sesl.com.au

Batch N°: 71559 **Sample N°: 1** **Date Report Generated: 22/01/2026** **Report Status: Final**

Client Name:	**Decentralised Water Consulting**	Project Name:	**0905 Brightway P/L 18-50 Mayne Dr Westdale NSW**
		SESL Quote N°:	
Client Contact:	**Scott Jordan**	Sample Name:	**0905 Westdale TP 4/3**
Client Order N°:		Description:	**Soil**
Address:	**2/ 12 Channel Rd Mayfield West NSW 2304**	Test Type:	**PSI_Curve_5, ECEC_M3**

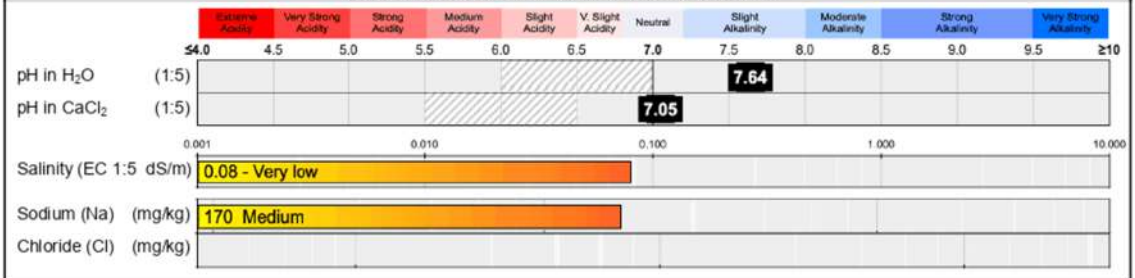
RECOMMENDATIONS

The sample was submitted to SESL by client.

Analysed by SESL Australia NATA #15633

Results only requested.

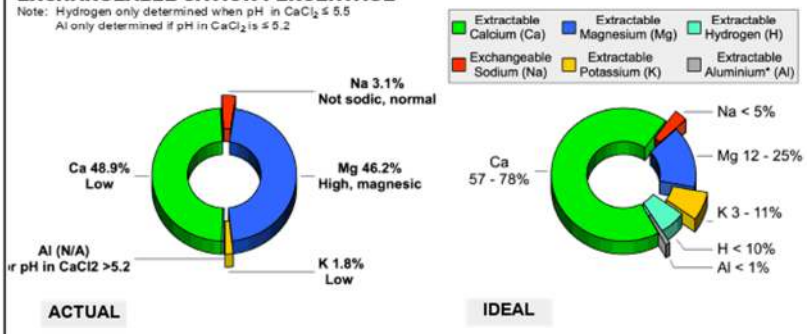
pH and ELECTRICAL CONDUCTIVITY



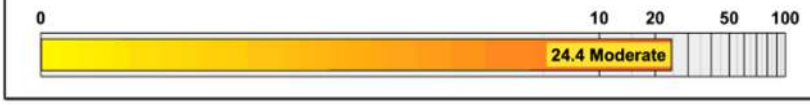
CATION BALANCE

EXCHANGEABLE CATION PERCENTAGE

Note: Hydrogen only determined when pH in $CaCl_2 \leq 5.5$
Al only determined if pH in $CaCl_2$ is ≤ 5.2



EFFECTIVE CATION EXCHANGE CAPACITY (eCEC) (cmol(+)/kg)



CATION RATIOS

Ratio	Result	Target Range
Ca:Mg	**1.1**	3 – 6
Comment: Calcium low		
Mg:K	**30**	2.6 – 5.0
Comment: Potential Potassium		
K/(Ca+Mg)	**0.02**	< 0.07
Comment: Acceptable		
K:Na	**0.59**	N/A

EXCHANGEABLE CATIONS (cmol(+)/kg)

Na:	K:	Ca:	Mg:	H:	Al:
0.75	0.44	11.93	11.27	-	-

eCEC does not include correction for soluble salts as standard. Where exchangeable calcium exceeds 80 % of eCEC and/or salinity exceeds 0.75 dS/m, alternative methods are recommended to determine true eCEC.
The units of eCEC *cmol(+)/kg* are the SI unit and are equivalent to *meq/100g*.

Soil Chemistry Profile
Mehlich 3 - Multi-nutrient Extractant

Sample Drop Off: 16 Chilvers Road, Thornleigh NSW 2120
Tel: 1300 30 40 80
Em: info@sesl.com.au
Web: www.sesl.com.au

Batch N°: 71559 **Sample N°: 1** **Date Report Generated: 22/01/2026** **Report Status: Final**

Client Name: **Decentralised Water Consulting**
Client Contact: **Scott Jordan**
Client Order N°:
Address: **2/ 12 Channel Rd, Mayfield West NSW 2304**

Project Name: **0905 Brightway P/L 18-50 Mayne Dr Westdale NSW**
SESL Quote N°:
Sample Name: **0905 Westdale TP 4/3**
Description: **Soil**
Test Type: **PSI_Curve_5, ECEC_M3**

PLANT AVAILABLE NUTRIENTS

EFFECTIVE AMELIORATION DEPTH (mm): ○ 100 ○ 150 ○ 200 **DESIRED FERTILITY CLASS:** ○ Low ○ Moderate ○ High

Major Nutrients	Unit	Result	Very Low / Low / Marginal / Adequate / High	Result (g/sqm)	Desirable (g/sqm)	Adjustment (g/sqm)
Nitrate-N (NO_3)	mg N/kg	-		-	-	Did not test
Phosphorus (P)	mg P/kg	-		-	-	Did not test
Potassium (K)	mg/kg	170		33.9	69	35.1
Sulfur (S)	mg S/kg	-		-	-	Did not test
Calcium (Ca)	mg/kg	2400		478.8	491.6	12.8
Magnesium (Mg)	mg/kg	1400		279.3	51.3	Drawdown
Iron (Fe)	mg/kg	-		-	-	Did not test
Manganese (Mn)	mg/kg	-		-	-	Did not test
Zinc (Zn)	mg/kg	-		-	-	Did not test
Copper (Cu)	mg/kg	-		-	-	Did not test
Boron (B)	mg/kg	-		-	-	Did not test

Explanation of graph ranges:

Very Low — Growth is likely to be severely depressed and deficiency symptoms present. Large applications for soil building purposes are usually recommended. Potential response to nutrient addition is >90 %.

Low — Potential "hidden hunger", or sub-clinical deficiency. Potential response to nutrient addition is 60 to 90 %.

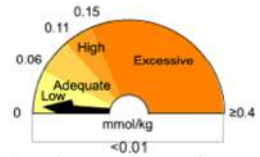
Marginal — Supply of this nutrient is barely adequate for the plant, and build-up is still recommended. Potential response to nutrient addition is 30 to 60 %.

Adequate — Supply of this nutrient is adequate for the plant, and and only maintenance application rates are recommended. Potential response to nutrient addition is 5 to 30 %.

High — The level is excessive and may be detrimental to plant growth (i.e. phytotoxic) and may contribute to pollution of ground and surface waters. Drawdown is recommended. Potential response to nutrient addition is <2 %.

NOTES: Adjustment recommendation calculates the elemental application to shift the soil test level to within the **Adequate** band, which maximises growth/yield, and economic efficiency, and minimises impact on the environment.
Drawdown: The objective nutrient management is to utilise residual soil nutrients. There is no agronomic reason to apply fertiliser when soil test levels exceed **Adequate**.
• g/sqm measurements are based on soil bulk density of 1.33 tonne/m³ and effective amelioration depth.

Phosphorus Saturation Index



Low. Plant response to applied P is likely.

Exchangeable Acidity

Adams-Evans Buffer pH (BpH):	-
Sum of Base Cations (cmol(+)/kg):	**24.4**
Eff. Cation Exch. Capacity (eCEC):	**24.4**
Base Saturation (%):	**100**
Exchangeable Acidity (cmol(+)/kg):	-
Exchangeable Acidity (%):	-

Lime Application Rate (g/sqm)

– to achieve pH 6.0:	**0**
– to neutralise Al:	-

Calculated Gypsum Application Rate (CGAR)
(g/sqm) to achieve 67.5 % exch. Ca: **0**

The CGAR is corrected for the selected effective amelioration depth (mm) and any Lime addition to achieve pH 6.0.

PHYSICAL DESCRIPTION

Texture: -	Munsell Colour: -	Organic Carbon (OC %): -
Estimated clay content: -	Structure Size: -	Organic Matter (OM %): -
Tactually gravelly: -	Structural Organisation: -	Est. Field Capacity (% water): -
Tactually organic: -	Structural Unit: -	Est. Permanent Wilting Point (% water): -
Calculated EC_{SE} (dS/m): -	Potential infiltration rate: -	Est. Plant Available Water (% water): -
Requires EC and Soil Texture result.	Est. Permeability Class (mm/hr): -	Est. Plant Available Water (mm/m): -

Consultant: Pardis Biparva PB

Authorised Signatory: Owen Guy

Soil Chemistry Profile
Mehlich 3 - Multi-nutrient Extractant

Sample Drop Off: 16 Chilvers Road, Thornleigh NSW 2120
Tel: 1300 30 40 80
Em: info@sesl.com.au
Web: www.sesl.com.au

Batch N°: 71559 **Sample N°: 2** **Date Report Generated: 22/01/2026** **Report Status: Final**

Client Name:	**Decentralised Water Consulting**	Project Name:	**0905 Brightway P/L 18-50 Mayne Dr Westdale NSW**
		SESL Quote N°:	
Client Contact:	**Scott Jordan**	Sample Name:	**0905 Westdale TP 10/2**
Client Order N°:		Description:	**Soil**
Address:	**2/ 12 Channel Rd Mayfield West NSW 2304**	Test Type:	**PSI_Curve_5, ECEC_M3**

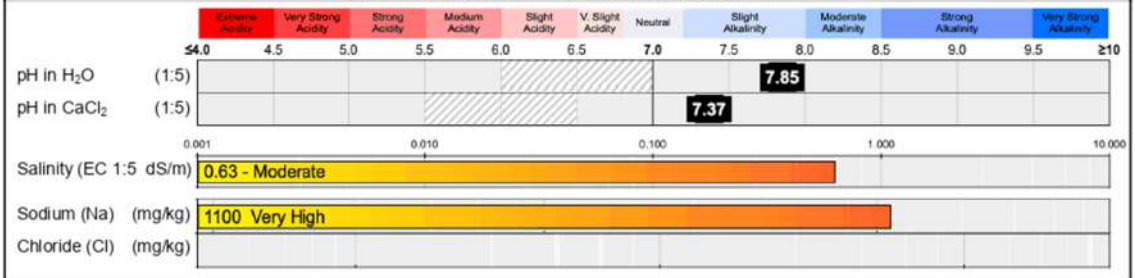
RECOMMENDATIONS

The sample was submitted to SESL by client.

Analysed by SESL Australia NATA #15633

Results only requested.

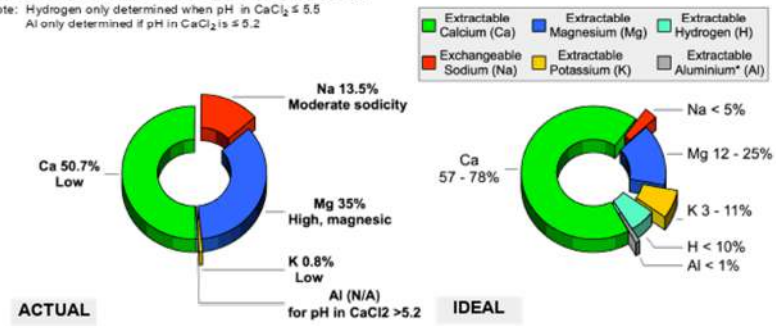
pH and ELECTRICAL CONDUCTIVITY



CATION BALANCE

EXCHANGEABLE CATION PERCENTAGE

Note: Hydrogen only determined when pH in $CaCl_2 \leq 5.5$
Al only determined if pH in $CaCl_2$ is ≤ 5.2



EFFECTIVE CATION EXCHANGE CAPACITY (eCEC) (cmol(+)/kg)

CATION RATIOS

Ratio	Result	Target Range
Ca:Mg	1.4	3 – 6
Comment: Calcium low		
Mg:K	40	2.6 – 5.0
Comment: Potential Potassium		
K/(Ca+Mg)	0.01	< 0.07
Comment: Acceptable		
K:Na	0.06	N/A

EXCHANGEABLE CATIONS (cmol(+)/kg)

Na:	K:	Ca:	Mg:	H:	Al:
4.94	0.31	18.55	12.82	-	-

eCEC does not include correction for soluble salts as standard. Where exchangeable calcium exceeds 80 % of eCEC and/or salinity exceeds 0.75 dS/m, alternative methods are recommended to determine true eCEC.
The units of eCEC *cmol(+)/kg* are the SI unit and are equivalent to *meq/100g*.

Soil Chemistry Profile
Mehlich 3 - Multi-nutrient Extractant

Sample Drop Off: 16 Chilvers Road, Thornleigh NSW 2120
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Batch N°: 71559 **Sample N°: 2** **Date Report Generated: 22/01/2026** **Report Status: Final**

Client Name: **Decentralised Water Consulting**
Client Contact: **Scott Jordan**
Client Order N°:
Address: **2/ 12 Channel Rd, Mayfield West NSW 2304**

Project Name: **0905 Brightway P/L 18-50 Mayne Dr Westdale NSW**
SESL Quote N°:
Sample Name: **0905 Westdale TP 10/2**
Description: **Soil**
Test Type: **PSI_Curve_5, ECEC_M3**

PLANT AVAILABLE NUTRIENTS

EFFECTIVE AMELIORATION DEPTH (mm): ○ 100 ○ 150 ○ 200 **DESIRED FERTILITY CLASS:** ○ Low ○ Moderate ○ High

Major Nutrients	Unit	Result	Very Low / Low / Marginal / Adequate / High	Result (g/sqm)	Desirable (g/sqm)	Adjustment (g/sqm)
Nitrate-N (NO_3)	mg N/kg	-		-	-	Did not test
Phosphorus (P)	mg P/kg	-		-	-	Did not test
Potassium (K)	mg/kg	120		23.9	77.4	53.5
Sulfur (S)	mg S/kg	-		-	-	Did not test
Calcium (Ca)	mg/kg	3700		738.2	551.2	Drawdown
Magnesium (Mg)	mg/kg	1600		319.2	57.7	Drawdown
Iron (Fe)	mg/kg	-		-	-	Did not test
Manganese (Mn)	mg/kg	-		-	-	Did not test
Zinc (Zn)	mg/kg	-		-	-	Did not test
Copper (Cu)	mg/kg	-		-	-	Did not test
Boron (B)	mg/kg	-		-	-	Did not test

Explanation of graph ranges:

Very Low — Growth is likely to be severely depressed and deficiency symptoms present. Large applications for soil building purposes are usually recommended. Potential response to nutrient addition is >90 %.

Low — Potential "hidden hunger", or sub-clinical deficiency. Potential response to nutrient addition is 60 to 90 %.

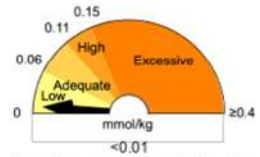
Marginal — Supply of this nutrient is barely adequate for the plant, and build-up is still recommended. Potential response to nutrient addition is 30 to 60 %.

Adequate — Supply of this nutrient is adequate for the plant, and and only maintenance application rates are recommended. Potential response to nutrient addition is 5 to 30 %.

High — The level is excessive and may be detrimental to plant growth (i.e. phytotoxic) and may contribute to pollution of ground and surface waters. Drawdown is recommended. Potential response to nutrient addition is <2 %.

NOTES: Adjustment recommendation calculates the elemental application to shift the soil test level to within the **Adequate** band, which maximises growth/yield, and economic efficiency, and minimises impact on the environment.
Drawdown: The objective nutrient management is to utilise residual soil nutrients. There is no agronomic reason to apply fertiliser when soil test levels exceed **Adequate**.
• g/sqm measurements are based on soil bulk density of 1.33 tonne/m³ and effective amelioration depth.

Phosphorus Saturation Index



Low. Plant response to applied P is likely.

Exchangeable Acidity

Adams-Evans Buffer pH (BpH):	-
Sum of Base Cations (cmol(+)/kg):	**36.6**
Eff. Cation Exch. Capacity (eCEC):	**36.6**
Base Saturation (%):	**100**
Exchangeable Acidity (cmol(+)/kg):	-
Exchangeable Acidity (%):	-

Lime Application Rate (g/sqm)

– to achieve pH 6.0:	**0**
– to neutralise Al:	-

Calculated Gypsum Application Rate (CGAR)
(g/sqm) to achieve 67.5 % exch. Ca: **0**

The CGAR is corrected for the selected effective amelioration depth (mm) and any Lime addition to achieve pH 6.0.

PHYSICAL DESCRIPTION

Texture: -	Munsell Colour: -	Organic Carbon (OC %): -
Estimated clay content: -	Structure Size: -	Organic Matter (OM %): -
Tactually gravelly: -	Structural Organisation: -	Est. Field Capacity (% water): -
Tactually organic: -	Structural Unit: -	Est. Permanent Wilting Point (% water): -
Calculated EC_{SE} (dS/m): -	Potential infiltration rate: -	Est. Plant Available Water (% water): -
Requires EC and Soil Texture result.	Est. Permeability Class (mm/hr): -	Est. Plant Available Water (mm/m): -

Consultant: Pardis Biparva PB

Authorised Signatory: Owen Guy

Soil Chemistry Profile
Mehlich 3 - Multi-nutrient Extractant

Sample Drop Off: 16 Chilvers Road
Thornleigh NSW 2120

Tel: 1300 30 40 80
Em: info@sesl.com.au
Web: www.sesl.com.au

Batch N°: 71559	**Sample N°: 2**	**Date Report Generated: 22/01/2026**	**Report Status: Final**
Client Name:	**Decentralised Water Consulting**	Project Name:	**0905 Brightway P/L 18-50 Mayne Dr Westdale NSW**
		SESL Quote N°:	
Client Contact:	**Scott Jordan**	Sample Name:	**0905 Westdale TP 10/2**
Client Order N°:		Description:	**Soil**
Address:	**2/ 12 Channel Rd** **Mayfield West NSW 2304**	Test Type:	**PSI_Curve_5, ECEC_M3**

Notes & Method References

Date Samples Received: 9/01/2026 **Date Instructions Received: 9/01/2026** **Date Report Generated: 22/01/2026**

pH 1:5 Ratio tested to SESL Method: CM0001 (Rayment & Lyons, Method 4A1)

Electrical Conductivity 1:5 Ratio tested to SESL Method: CM0001 (Rayment & Lyons, Method 3A1)

pH 1:5 Ratio in CaCl2 tested to SESL Method: CM0002 (Rayment & Lyons, Method 4B4)

Chloride tested to external standard: Rayment & Lyons, Method 5A2a-2011

Nitrate tested to external standard: Rayment & Lyons, Method 7B1a-2011

Aluminium by M3 tested to SESL Method: CM0007 (Rayment & Lyons, Method 15A1-2011)

P, K, S, Ca, Mg, Na, Fe, Mn, Zn, Cu, B tested to SESL Method: CM0007 (Rayment & Lyons, Method 18F1-2011)

Buffer pH and Hydrogen tested to external standard: SSSA Methods of Soil Analysis 2007, Pt 3, Ch 17; Adams-Evans (1962)

Texture/Structure/Colour tested to SESL Method: PM0003 (Texture - Northcote (1992), Structure - Murphy (1991), Colour- Munsell (2000))

D.N.T. or " - " denotes "Did not test."
For external method references please contact us.

Disclaimer

Tests are performed under a quality system complying with ISO 9001: 2018. Results are based on the analysis of the samples collected or received by SESL. This document must not be reproduced except in full.

Consultant: Pardis Biparva PB

Authorised Signatory: Owen Guy

P Isotherm

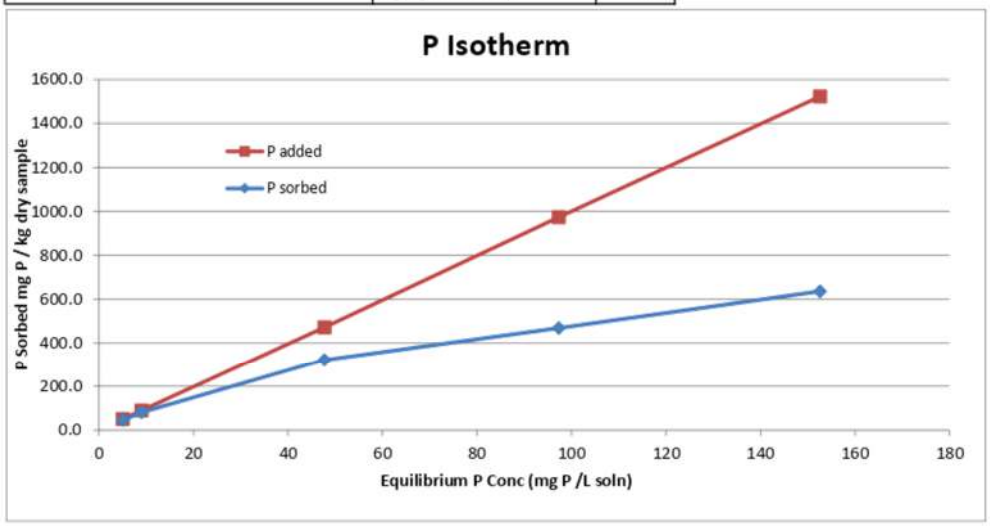
Method as per: R&L 9J (mod ICP-OES analysis)

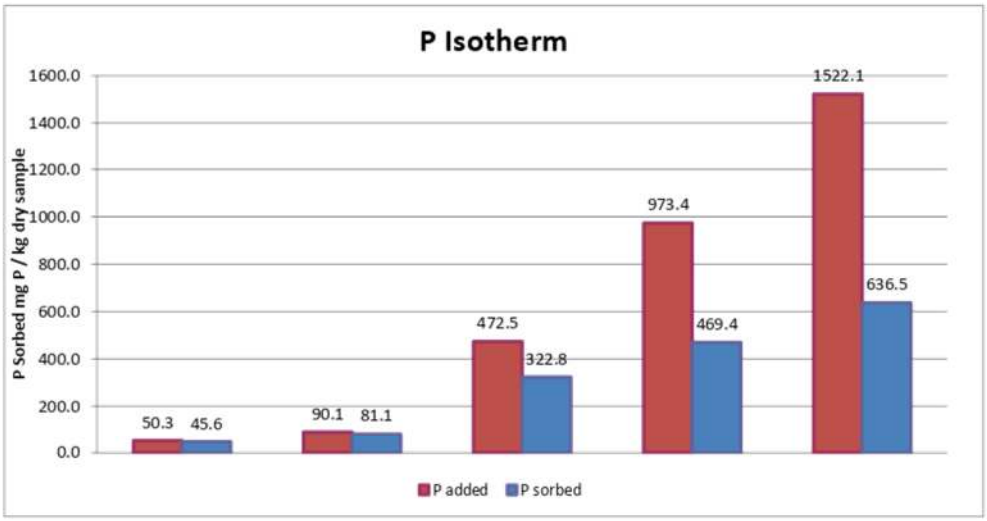
Report as per: Patterson, R.A (2001) Phosphorus Sorption for On-site Wastewater Assessments

Sample ID	71559-1
Sample Description	0905 Westdale TP 4/3

Amount of P for soil to sorb (requested)	mg P / kg & 1:10 ratio	50	100	500	1000	1500
Amount of P for soil to sorb (measured)	mg P / kg dry sample	50	90	472	973	1522

Equilibrium P Conc, EPC	ug P / kg dry sample	**3944**
P Buffer Capacity, PBC	(mg P / kg dry sample) / log(ug P / L soln)	**240**





P Isotherm

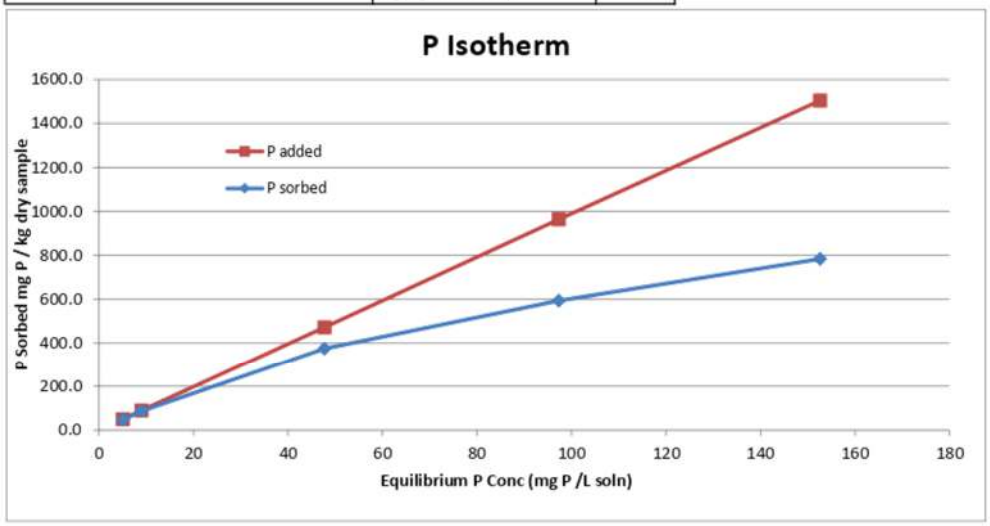
Method as per: R&L 9J (mod ICP-OES analysis)

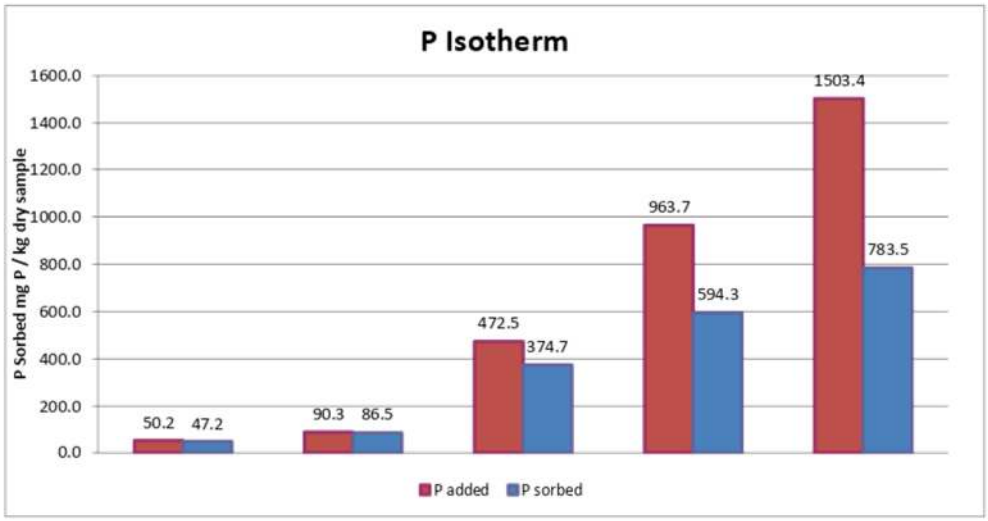
Report as per: Patterson, R.A (2001) Phosphorus Sorption for On-site Wastewater Assessments

Sample ID	71559-2
Sample Description	0905 Westdale TP 10/2

Amount of P for soil to sorb (requested)	mg P / kg & 1:10 ratio	50	100	500	1000	1500
Amount of P for soil to sorb (measured)	mg P / kg dry sample	50	90	472	964	1503

Equilibrium P Conc, EPC	ug P / kg dry sample	**2264**
P Buffer Capacity, PBC	(mg P / kg dry sample) / log(ug P / L soln)	**281**





Appendix 2 Design Calculations

Water Balance & Storage Calculations

Project	305
Address	18 - 50 Mayne Drive Westdale, Tamworth (1-Bedroom Dwelling)
Date	30/0/26

INPUT DATA

Design Wastewater Flow	Q	300	L/day
Daily Percolation Rate		200	mm/day
Nominated Land Application Area	L	770	m sq
Crop Factor	C	0	unitless
Void Space Ratio		1	unitless
Retained Rainfall		0.76	
Rainfall Data (Station #)		SILO	
Evaporation Data (Station #)		SILO	

Input Cells
Calculation
Output

DECENTRALISED WATER

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	77	56	38	30	38	39	40	36	40	52	62	68	1293
Evaporation	E	\	mm/month	209	169	154	107	71	49	54	78	110	151	175	207	1752
Crop Factor	C			0.70	0.70	0.70	0.60	0.50	0.45	0.40	0.45	0.55	0.65	0.70	0.70	-
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	146	118	108	64	35	22	22	35	61	98	123	145	977
Percolation	B	(DPR/1x10	mm/month	62	56	62	60	62	60	62	62	60	62	60	62	730
Outputs		ET+B	mm/month	208	174	170	124	97	82	84	97	121	160	183	207	1707
INPUTS																
Retained Rainfall	RR	RO75	mm/month	58	42	29	23	28	30	30	27	30	39	47	51	435
Effluent Application	W	IQxDxL	mm/month	55	49	55	53	55	53	55	55	53	55	53	55	644
Inputs		RR+W	mm/month	113	92	83	76	83	83	85	82	83	94	100	106	1079
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W-(ET+B)	mm/month	-95.0	-807	-861	-485	-14.2	0.7	1.0	-150	-97.7	-66.4	-107	-100.9	-245
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.7	1.7	0.0	0.0	0.0	0.0	0.0	-2
Maximum Storage for Nominated Area	N		mm	168												
	V	NxL	L	285												
			ML	0.00												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	62	64	66	89	135	172	173	133	99	77	66	60	
MINIMUM AREA REQUIRED FOR ZERO STORAGE			m^2	170												

Nutrient Balance

Project	905
Address	18 - 50 Mayne Drive Westdale, Tamworth (1-Bedroom Dwelling)
Date	30/01/26

LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING OF PHOSPHORUS OR NITROGEN 123 m^2

INPUT DATA

Wastewater Loading			Nutrient Crop Uptake					
Hydraulic Load	300	L/Day	Crop N Uptake	250	kg/ha/yr	which equals	68	mg/m²/day
Effluent N Concentration	35	mg/L	Crop P Uptake	30	kg/ha/yr	which equals	8	mg/m²/day
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	Phosphorus Sorption					
Total N Loss to Soil	2100	mg/day	P-sorption result	370	mg/kg	which equals	6216	kg/ha
Remaining N Load after soil loss	8400	mg/day	Bulk Density	1.4	g/cm³			
Effluent P Concentration	12	mg/L	Depth of Soil	1.2	m	Fill to be imported to achieve this		
Design Life of System	50	yrs	% of Predicted P-sorp.	0.75	Decimal			

NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	123	m^2	Nominated LAA Size	170	m^2
Phosphorus	107	m^2	Nominated LAA Width	20	m
			Predicted N Export from LAA	-1.2	kg/year
			Predicted P Export from LAA	-0.8	kg/year
			Phosphorus Longevity for LAA	99	Years
			Minimum Buffer Required for excess nutrient	0	m^2
			Downslope buffer length (based on LAA width)	0	m

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	170	m^2				
Daily P Load	0.0036	kg/day	→ Phosphorus generated over life of system	65.7	kg	
Daily Uptake	0.0014	kg/day	→ Phosphorus vegetative uptake for life of system	0.150	kg/m^2	
Measured p-sorption capacity	0.6216	kg/m^2				
Assumed p-sorption capacity	0.466	kg/m^2	→ Phosphorus adsorbed in 50 years	0.466	kg/m^2	
Site P-sorption capacity	79.25	kg	→ Desired Annual P Application Rate	2.095	kg/year	
			which equals	0.00574	kg/day	
P-load to be sorbed	0.80	kg/year				

Water Balance & Storage Calculations

Project	905
Address	18 - 50 Mayne Drive Westdale, Tamworth (3-Bedroom Dwelling)
Date	30/01/26

INPUT DATA			
Design Wastewater Flow	Q	750	L/day
Daily Percolation Rate		2.00	mm/day
Nominated Land Application Area	L	450	m sq
Crop Factor	C	0	unitless
Void Space Ratio		1	
Retained Rainfall		0.76	untiless
Rainfall Data (Station #)		SILO	
Evaporation Data (Station #)		SILO	

Input Cells
Calculation
Output

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	77	56	38	30	38	39	40	36	40	52	62	68	1293
Evaporation	E	\	mm/month	209	169	154	107	71	49	54	78	110	151	175	207	1752
Crop Factor	C			0.70	0.70	0.70	0.60	0.50	0.45	0.40	0.45	0.55	0.65	0.70	0.70	-
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	146	118	108	64	35	22	22	35	61	98	123	145	977
Percolation	B	(DPR/7)xD	mm/month	62	56	62	60	62	60	62	62	60	62	60	62	730
Outputs		ET+B	mm/month	208	174	170	124	97	82	84	97	121	160	183	207	1707
INPUTS																
Retained Rainfall	RR	R*0.75	mm/month	58	42	29	23	28	30	30	27	30	39	47	51	435
Effluent Application	W	(QxDI)/L	mm/month	52	47	52	50	52	50	52	52	50	52	50	52	608
Inputs		RR+W	mm/month	110	89	80	73	80	80	82	79	80	91	97	103	1043
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-98.1	-85.4	-89.2	-51.5	-17.3	-2.3	-2.0	-18.0	-40.7	-69.4	-85.7	-104.0	-266
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0
Maximum Storage for Nominated Area	N		mm	0.00												
	V	NxL	L	0												
			ML	0.00												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	155	159	166	222	337	430	433	334	248	192	166	149	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:			m^2	430												

Nutrient Balance

Project	905
Address	18 - 50 Mayne Drive Westdale, Tamworth (3-Bedroom Dwelling)
Date	30/01/26

LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING OF PHOSPHORUS OR NITROGEN 307 m^2

INPUT DATA

Wastewater Loading			Nutrient Crop Uptake					
Hydraulic Load	750	L/Day	Crop N Uptake	250	kg/ha/yr	which equals	68	mg/m²/day
Effluent N Concentration	35	mg/L	Crop P Uptake	30	kg/ha/yr	which equals	8	mg/m²/day
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	Phosphorus Sorption					
Total N Loss to Soil	5250	mg/day	P-sorption result	370	mg/kg	which equals	6216	kg/ha
Remaining N Load after soil loss	21000	mg/day	Bulk Density	1.4	g/cm³			
Effluent P Concentration	12	mg/L	Depth of Soil	1.2	m	Fill to be imported to achieve this		
Design Life of System	50	yrs	% of Predicted P-sorp.	0.75	Decimal			

NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	307	m^2	Nominated LAA Size	450	m^2
Phosphorus	267	m^2	Nominated LAA Width	20	m
			Predicted N Export from LAA	-3.6	kg/year
			Predicted P Export from LAA	-2.3	kg/year
			Phosphorus Longevity for LAA	108	Years
			Minimum Buffer Required for excess nutrient	0	m^2
			Downslope buffer length (based on LAA width)	0	m

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	450	m^2				
Daily P Load	0.009	kg/day	→ Phosphorus generated over life of system	164.3	kg	
Daily Uptake	0.0037	kg/day	→ Phosphorus vegetative uptake for life of system	0.150	kg/m^2	
Measured p-sorption capacity	0.6216	kg/m^2				
Assumed p-sorption capacity	0.466	kg/m^2	→ Phosphorus adsorbed in 50 years	0.466	kg/m^2	
Site P-sorption capacity	209.79	kg	→ Desired Annual P Application Rate	5.546	kg/year	
			which equals	0.01519	kg/day	
P-load to be sorbed	1.94	kg/year				

Water Balance & Storage Calculations

Project	905
Address	18 - 50 Mayne Drive Westdale, Tamworth (4-Bedroom Dwelling)
Date	30/01/26

INPUT DATA

Design Wastewater Flow	Q	900	L/day
Daily Percolation Rate		2.00	mm/day
Nominated Land Application Area	L	520	m sq
Crop Factor	C	0	unitless
Void Space Ratio		1	
Retained Rainfall		0.76	untiless
Rainfall Data (Station #)		SILO	
Evaporation Data (Station #)		SILO	

Input Cells
Calculation
Output

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	77	56	38	30	38	39	40	36	40	52	62	68	1293
Evaporation	E	\	mm/month	209	169	154	107	71	49	54	78	110	151	175	207	1752
Crop Factor	C			0.70	0.70	0.70	0.60	0.50	0.45	0.40	0.45	0.55	0.65	0.70	0.70	-
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	146	118	108	64	35	22	22	35	61	98	123	145	977
Percolation	B	(DPR/7)xD	mm/month	62	56	62	60	62	60	62	62	60	62	60	62	730
Outputs		ET+B	mm/month	208	174	170	124	97	82	84	97	121	160	183	207	1707
INPUTS																
Retained Rainfall	RR	R*0.75	mm/month	58	42	29	23	28	30	30	27	30	39	47	51	435
Effluent Application	W	(QxDI)/L	mm/month	54	48	54	52	54	52	54	54	52	54	52	54	632
Inputs		RR+W	mm/month	112	91	82	75	82	82	84	81	82	93	99	105	1067
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-96.1	-83.6	-87.2	-49.5	-15.3	-0.3	0.0	-16.1	-38.7	-67.4	-83.8	-102.0	-252
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0
Maximum Storage for Nominated Area	N		mm	0.00												
	V	NxL	L	0												
			ML	0.00												
LAND AREA REQUIRED FOR ZERO STORAGE			m²	186	191	198	266	465	517	520	400	298	230	199	179	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:			m²	520												

Nutrient Balance

Project	905
Address	18 - 50 Mayne Drive Westdale, Tamworth (4-Bedroom Dwelling)
Date	30/01/26

LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING OF PHOSPHORUS OR NITROGEN 368 m^2

INPUT DATA

Wastewater Loading			Nutrient Crop Uptake					
Hydraulic Load	900	L/Day	Crop N Uptake	250	kg/ha/yr	which equals	68	mg/m²/day
Effluent N Concentration	35	mg/L	Crop P Uptake	30	kg/ha/yr	which equals	8	mg/m²/day
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	Phosphorus Sorption					
Total N Loss to Soil	6300	mg/day	P-sorption result	370	mg/kg	which equals	6216	kg/ha
Remaining N Load after soil loss	25200	mg/day	Bulk Density	1.4	g/cm³			
Effluent P Concentration	12	mg/L	Depth of Soil	1.2	m	Fill to be imported to achieve this		
Design Life of System	50	yrs	% of Predicted P-sorp.	0.75	Decimal			

NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	368	m^2	Nominated LAA Size	520	m^2
Phosphorus	320	m^2	Nominated LAA Width	20	m
			Predicted N Export from LAA	-3.8	kg/year
			Predicted P Export from LAA	-2.5	kg/year
			Phosphorus Longevity for LAA	192	Years
			Minimum Buffer Required for excess nutrient	0	m^2
			Downslope buffer length (based on LAA width)	0	m

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	520	m^2				
Daily P Load	0.0108	kg/day	→ Phosphorus generated over life of system	197.1	kg	
Daily Uptake	0.0043	kg/day	→ Phosphorus vegetative uptake for life of system	0.150	kg/m^2	
Measured p-sorption capacity	0.6216	kg/m^2				
Assumed p-sorption capacity	0.466	kg/m^2	→ Phosphorus adsorbed in 50 years	0.466	kg/m^2	
Site P-sorption capacity	242.42	kg	→ Desired Annual P Application Rate	6.408	kg/year	
			which equals	0.01756	kg/day	
P-load to be sorbed	2.38	kg/year				

Water Balance & Storage Calculations

Project	905
Address	18 - 50 Mayne Drive Westdale, Tamworth (5-Bedroom Dwelling)
Date	30/01/26

INPUT DATA			
Design Wastewater Flow	Q	1,050	L/day
Daily Percolation Rate		2.00	mm/day
Nominated Land Application Area	L	610	m sq
Crop Factor	C	0	unitless
Void Space Ratio		1	
Retained Rainfall		0.76	untiless
Rainfall Data (Station #)		SILO	
Evaporation Data (Station #)		SILO	

Input Cells
Calculation
Output

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D	\	days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R	\	mm/month	77	56	38	30	38	39	40	36	40	52	62	68	1293
Evaporation	E	\	mm/month	209	169	154	107	71	49	54	78	110	151	175	207	1752
Crop Factor	C			0.70	0.70	0.70	0.60	0.50	0.45	0.40	0.45	0.55	0.65	0.70	0.70	-
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	146	118	108	64	35	22	22	35	61	98	123	145	977
Percolation	B	(DPR/7)xD	mm/month	62	56	62	60	62	60	62	62	60	62	60	62	730
Outputs		ET+B	mm/month	208	174	170	124	97	82	84	97	121	160	183	207	1707
INPUTS																
Retained Rainfall	RR	R*0.75	mm/month	58	42	29	23	28	30	30	27	30	39	47	51	435
Effluent Application	W	(QxDI)/L	mm/month	53	48	53	52	53	52	53	53	52	53	52	53	628
Inputs		RR+W	mm/month	112	91	82	74	82	81	83	81	82	92	99	104	1063
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-96.4	-83.9	-87.5	-49.8	-15.6	-0.6	-0.3	-16.3	-39.0	-67.7	-84.0	-102.3	-254
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0
Maximum Storage for Nominated Area	N		mm	0.00												
	V	NxL	L	0												
			ML	0.00												
LAND AREA REQUIRED FOR ZERO STORAGE			m²	217	223	231	310	472	603	606	467	347	269	232	209	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:			m²	610												

Nutrient Balance

Project	905
Address	18 - 50 Mayne Drive Westdale, Tamworth (5-Bedroom Dwelling)
Date	30/01/26

LAND APPLICATION AREA REQUIRED BASED ON THE MOST LIMITING OF PHOSPHORUS OR NITROGEN 429 m^2

INPUT DATA

Wastewater Loading			Nutrient Crop Uptake					
Hydraulic Load	1050	L/Day	Crop N Uptake	250	kg/ha/yr	which equals	68	mg/m²/day
Effluent N Concentration	35	mg/L	Crop P Uptake	30	kg/ha/yr	which equals	8	mg/m²/day
% Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal	Phosphorus Sorption					
Total N Loss to Soil	7350	mg/day	P-sorption result	370	mg/kg	which equals	6216	kg/ha
Remaining N Load after soil loss	29400	mg/day	Bulk Density	1.4	g/cm³			
Effluent P Concentration	12	mg/L	Depth of Soil	1.2	m	Fill to be imported to achieve this		
Design Life of System	50	yrs	% of Predicted P-sorp.	0.75	Decimal			

NUTRIENT BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	429	m^2	Nominated LAA Size	610	m^2
Phosphorus	373	m^2	Nominated LAA Width	20	m
			Predicted N Export from LAA	-4.5	kg/year
			Predicted P Export from LAA	-2.9	kg/year
			Phosphorus Longevity for LAA	105	Years
			Minimum Buffer Required for excess nutrient	0	m^2
			Downslope buffer length (based on LAA width)	0	m

PHOSPHORUS BALANCE

STEP 1: Using the nominated LAA Size

Nominated LAA Size	610	m^2				
Daily P Load	0.0126	kg/day	→ Phosphorus generated over life of system	230.0	kg	
Daily Uptake	0.0050	kg/day	→ Phosphorus vegetative uptake for life of system	0.150	kg/m^2	
Measured p-sorption capacity	0.6216	kg/m^2				
Assumed p-sorption capacity	0.466	kg/m^2	→ Phosphorus adsorbed in 50 years	0.466	kg/m^2	
Site P-sorption capacity	284.38	kg	→ Desired Annual P Application Rate	7.518	kg/year	
			which equals	0.02060	kg/day	
P-load to be sorbed	2.77	kg/year				

SMARTER ADAPTIVE SOLUTIONS

DECENTRALISED WATER AUSTRALIA

enquiries@decentralisedwater.com.au
(02) 4962 2067
www.decentralisedwater.com.au

Environmental Health Internal Referral Comments –DA-REV2026-0001

DATE: 26 February 2026

RESPONSE DATE: 26/02/2026

PROPOSAL: PAN-589373 – Subdivision of the site into 47 Residential Lots with associated road and service infrastructure

LOCATION: Lot 1 DP 101 7953 Ta-Le 18-50 Mayne Drive WESTDALE NSW 2340

AUTHOR: Christopher Bonning - Environmental Health Officer

Environmental Health Initial Advice 19 November 2025:

Development Control Plan Considerations

The current Tamworth Regional Development Control Plan 2010 Amendment No.18 outlines the guidelines for subdivision controls. The sewer section of this DCP (Page 27) outlines the following:

• Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to and including 4000m2 (excluding Kingswood Estate, which is serviced by on-site sewage management facilities).

• On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of greater than 4000m2.

A review has been conducted of the Tamworth Regional Council Local Environmental Plan 2010 Lot Size Map – Sheet LSZ_004C Minimum Lot Size (sq m) the area subject to the proposed development is located within the W Category/Layer (Minimum lot size of 4000 sqm).It is my interpretation of the LEP that any proposed subdivision within this area must be serviced by reticulated sewer.

The applicant has refuted Councils previous decision outlining the following in correspondence prepared by HWL Ebsworth Lawyers REF Kathy Gray: 1175250 Dated 26 May 2025.

Tamworth Regional Development Control Plan 2010 (DCP)

The DCP states that:
(a) Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to 4000m2 (excluding Kingswood Estate, which is serviced by on-site sewage management facilities).
(b) On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of 4000m2 hectare or greater.
The lots forming part of our Development Application are 4000 square metres. The word "up to" are not inclusive words and should not be interpreted as including "4000 square metres". Accordingly, reticulated sewer should only be required for lots equal to or less than 3999 square metres. As the lots forming our development application are 4000 square metres, in accordance with the DCP, the developer is permitted to provide onsite sewer management facilities

It is noted that the current Development Control Plan Amendment 18 and the previous version to Amendment 17, Amendment 16 clearly outlines that any ***On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of greater than 4000m2.*** The applicant is relying on an inconsistency in Amendment 17 of the DCP to proport this argument.

While the inconsistency is noted. The intention of the DCP is that reticulated sewer is required where the lot size map specifies a lot size of up to and including 4000m2. This is clear by the categories being specified **G / M / S / U / V and W.**

The reasoning outlined in *HWL Ebsworth Lawyers REF Kathy Gray: 1175250 Dated 26 May 2025* is irrelevant, the requirement is triggered by the Lot size Map category, and not the size of the Lots within the proposed development. The intention of the DCP is that any Subdivision within the G / M / S / U / V and W, must be serviced by Reticulated Sewer. Notwithstanding the above, Amendment 17 of the DCP clearly outlines that Residential Lots of are to be serviced by gravity sewer.

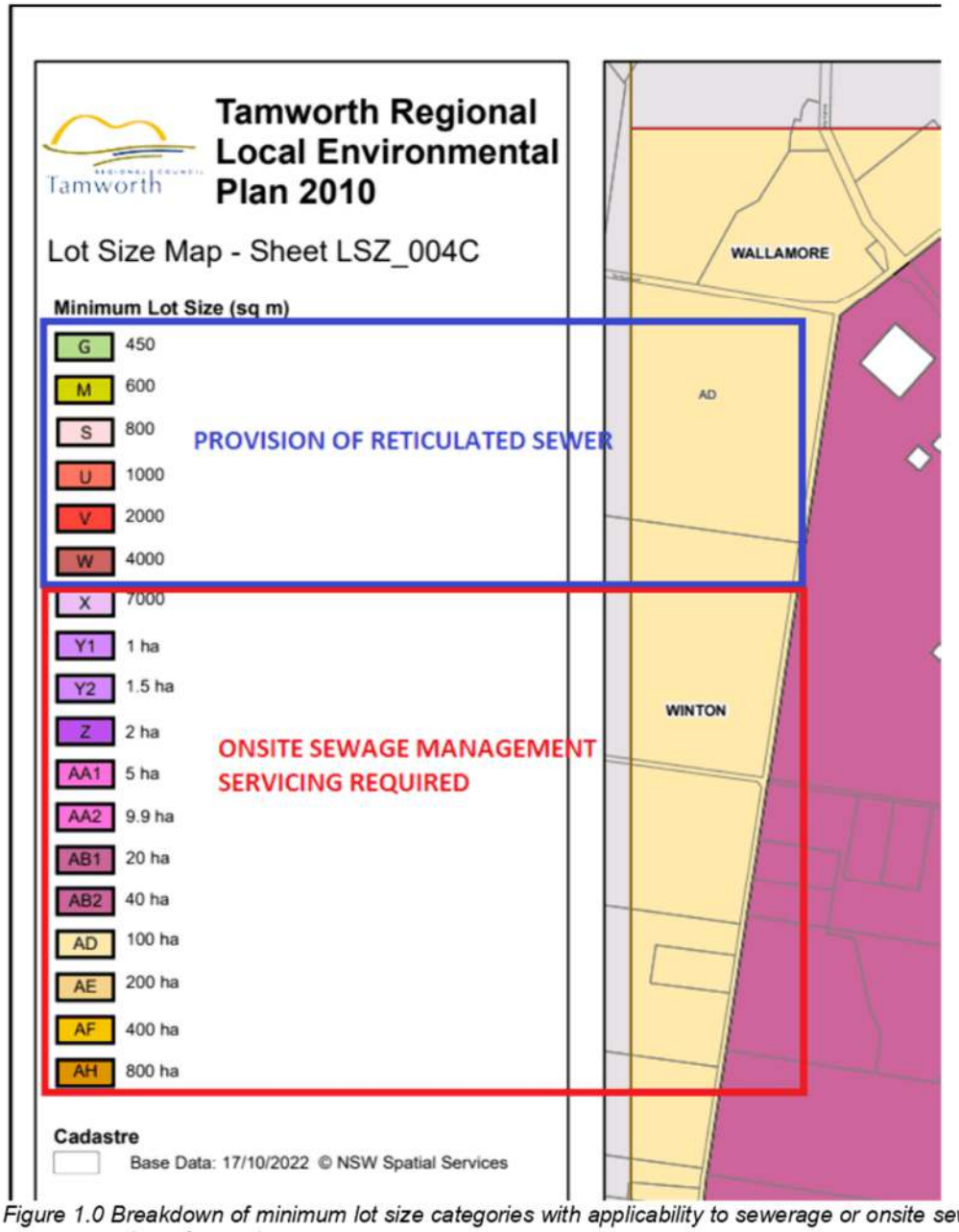


Figure 1.0 Breakdown of minimum lot size categories with applicability to sewerage or onsite sewage management requirements.

While this is my interpretation of the DCP as an Environmental Health Officer, further consideration of the above should be given by the Planning Department for a formative decision. Notwithstanding the above, theoretically, if the subdivision were permitted to be serviced by individual provision of Onsite

Sewage Management Systems to each lot, the following below additional information would be required as additional information to support the application.

A class 1 watercourse intersects the proposed subdivision, this will pose challenges in some lots for achieving mandatory system setbacks from intermittent watercourses, overall reducing available land for disposal of effluent.

The *NSW Office of Local Government Wastewater Management Guidelines (2025)* outline that any Development Application for a subdivision should include a detailed assessment of the feasibility of the subdivision to be serviced by Onsite Sewage Management Wastewater Treatment Systems. Consideration should be given to the following as part of a Wastewater Management Plan Feasibility Study:

- A detailed Site and Soil Evaluation analysis (this should consider factors and constraints such as landform, soils and local climate.
- Consideration of the lot size required to accommodate elements of development including ancillary structures such as sheds, garages, driveways, swimming pools, etc.
- An assessment of the existing infrastructure, such as reticulated sewerage.
- An assessment of future council plans for the area, including provision of infrastructure.
- An assessment of the performance of any existing OWMS including classification of areas in which existing OWMS do not generally address site and soil constraints, where systems are failing, or where systems are or are likely to be, causing adverse public health and environmental impacts.
- A preliminary assessment of the practicality of providing centralised sewerage systems where reticulated water exists or can be supplied.
- An overview of the soil and landscape characteristics (geology, topography, rock outcrops, soils, groundwater, vegetation) across the area, taking into account the degree Onsite Wastewater Management Guidelines | 50 and location of constraints that could affect the siting, design, sizing, installation and operation of OWMS.
- A description of the extent and nature of any environmentally sensitive areas and the potential for impacts upon these.
- Median monthly precipitation data and mean monthly evaporation data and its expected variation over the study area.
- Calculation of a water balance over the area using local rainfall and evaporation data
- Collection of information on groundwater vulnerability, the nature of any aquifers, the location of bores, water table heights, and the nature and extent of any groundwater quality and use.
- Mapping of flood risk contours and setbacks from waterways or other sensitive areas.
- An assessment of potential impacts and cumulative impacts over time of establishing OWMS in the area under investigation, paying particular attention to surface and groundwater contamination and salinity hazard.
- Preliminary classification of the expected available effluent application areas. Areas identified as having major limitations may not need to be assessed further if development cannot proceed without a centralised sewerage system being installed.
- Preliminary identification of suitable OWMS.
- Preliminary identification of minimum lot sizes and maximum development densities.

In addition to the above requirements, any Wastewater Management Plan Feasibility Study prepared must also address the requirements of the Tamworth Regional Council On-Site Wastewater Management Plan 13/8/2024.

Environmental Health additional advice 9 February 2026

Review of Wastewater Feasibility Report

A review has been conducted of "Subdivision Wastewater Management Report – Brightway Development Group Pty Ltd – 18-50 Mayne Drive Westdale NSW 2340 – 30/1/2026, in addition Council Officers Bonning and Dimmock attended the site on the 6/2/2026 to ground truth the findings of report.

The report makes a detailed assessment of the suitability of 38 lots to be serviced by Onsite Sewage Management Systems. It is proposed that 38 lots will be connected to Onsite Sewage Management Lots 102-139, while the remaining Lots 101,140,141,142,143,144,145,146 and 147 will be connected to reticulated sewer.

Several soil samples have been taken, and it can be confirmed that the initial soil horizon (A horizon) features a loam to clay loam 150-600mm deep across the site, the secondary horizon is a light red clay. The soil types are conducive to successful wastewater management, and lots are suitable for both Aerated Wastewater Treatment Systems and convention septic tank and absorption trench systems (with exception to some lots that have higher sodic soils and higher clay levels, these lots can only be serviced by Aerated Wastewater Treatment Systems).

I am satisfied that each lot can be serviced by some form of Onsite Sewage Management System, either Septic tank and absorption trench in some of the sites that feature a mixture of deep loams and clay loams. Any other sites limited by soil type can be serviced by an Aerated Wastewater Treatment System.

However, It must be noted though that an Order Number 1 (Strahler Order) drainage course bisects several Lots. Any part of an onsite sewage management system must be kept at least 20 metres from this feature and as a result lots 106, 107, 108, ,132, 133, 134 are significantly affected.

While Onsite Sewage Management can be achieved on these lots, construction location of dwellings and ancillary structures such as sheds and the like will have to be built around placement of the individual Onsite Sewage Management System and associated disposal area. Please see figure 1.0 and 1.1 attached of "Subdivision Wastewater Management Report – Brightway Development Group Pty Ltd – 18-50 Mayne Drive Westdale NSW 2340 – 30/1/2026 for a graphical representation.

5

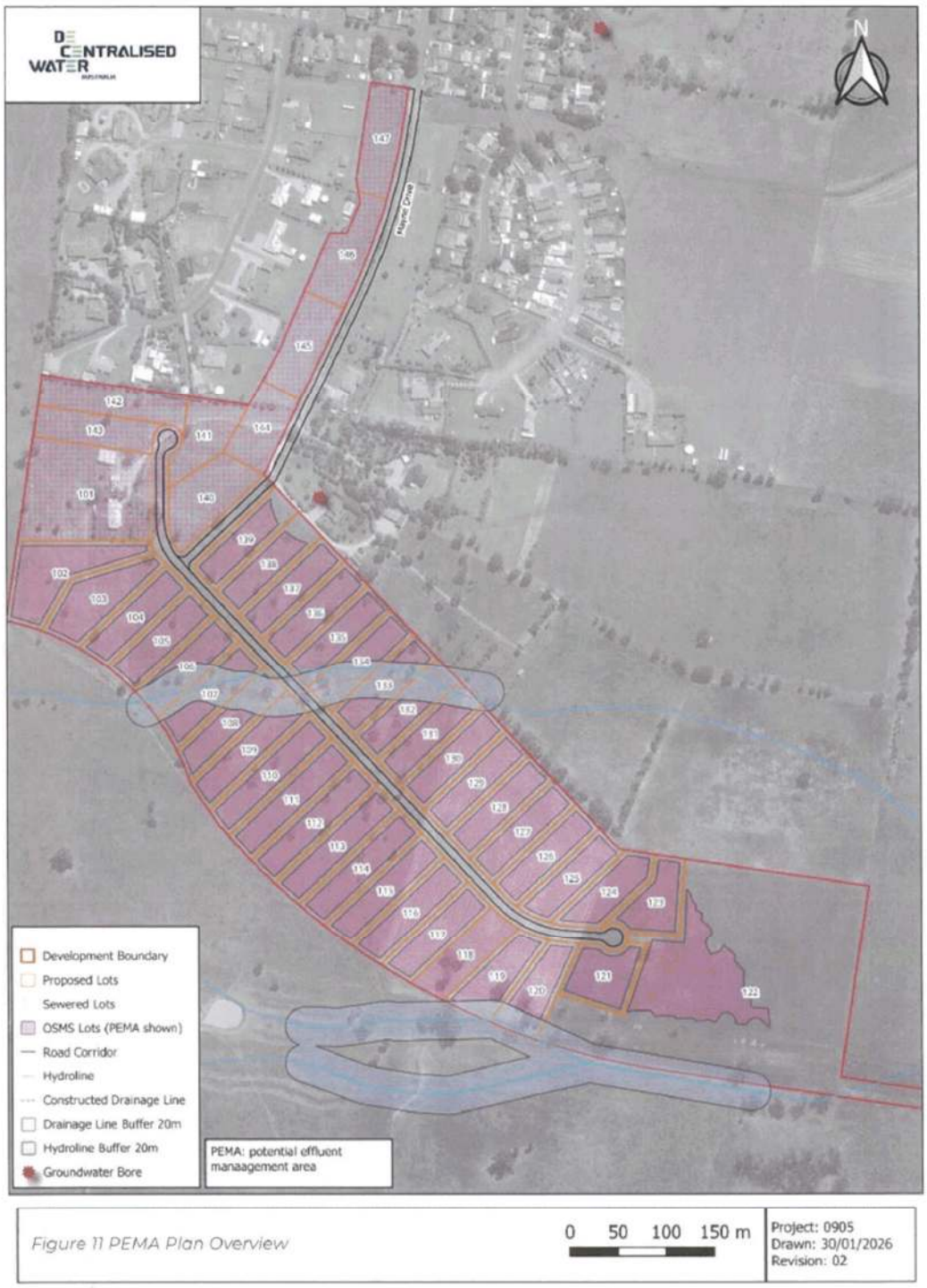


Figure 1.0 Subdivision Wastewater Management Report – Brightway Development Group Pty Ltd – 18-50 Mayne Drive Westdale NSW 2340 – 30/1/2026

6

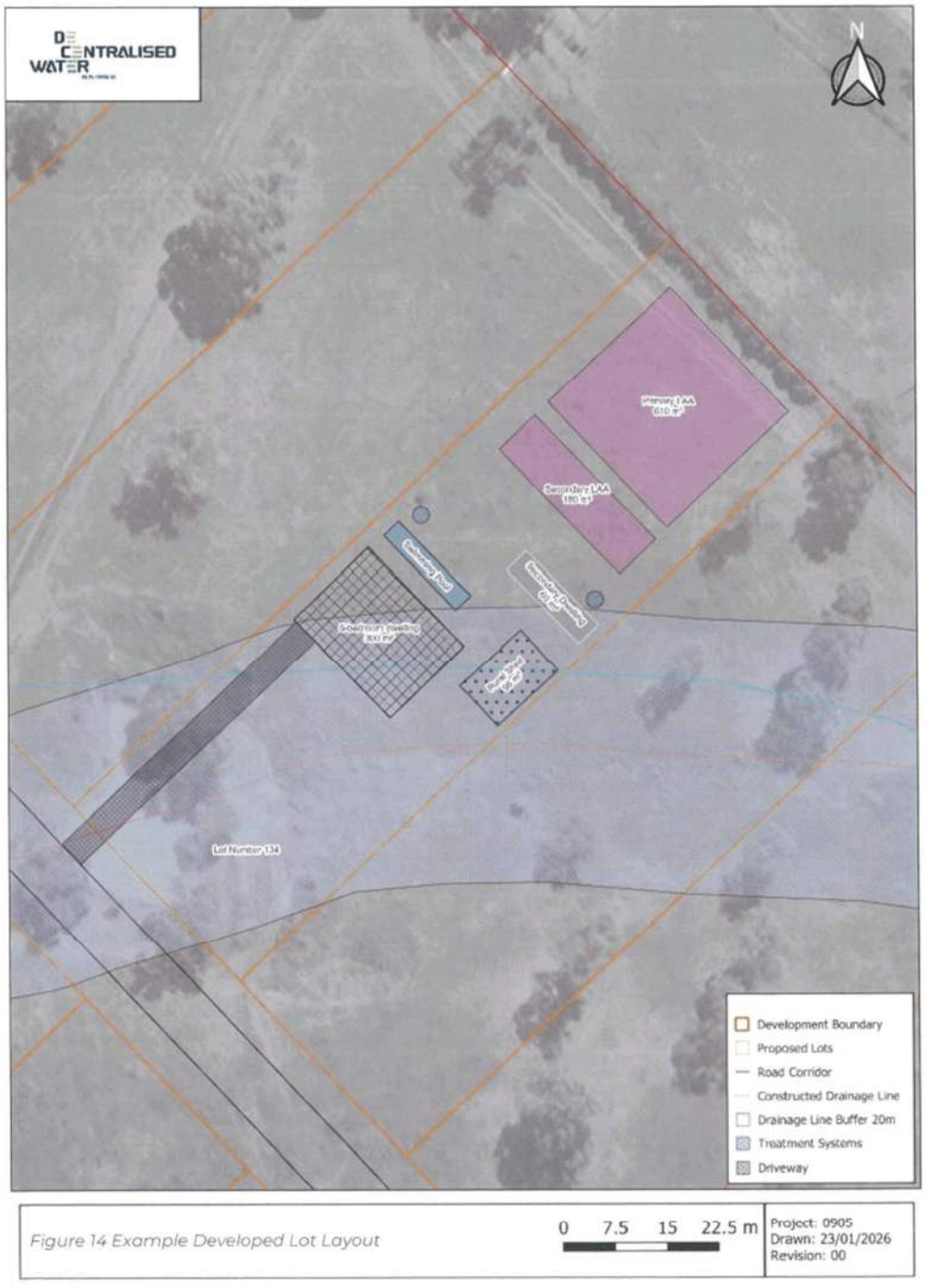


Figure 1.1 Subdivision Wastewater Management Report – Brightway Development Group Pty Ltd – 18-50 Mayne Drive Westdale NSW 2340 – 30/1/2026

Environmental Health commentary to Councillor questions on notice (Questions in purple)

Why is it a requirement to be connected to Council Sewerage System. What benefit does that add to community and infrastructure. OSSM systems are highly utilized throughout our Region and indeed Australia. The systems provide an environmentally safe, practical, and sensible manner in which to reuse water and dispose of sewerage. Why do Council regard the OSSM sewerage system, in this instance as not suitable and as not providing suitable sewerage disposal? (Annexure 1).

- Onsite Sewage Management Systems (OSSM) can provide an effective means of wastewater treatment when they are correctly designed, installed, and properly maintained. However, their performance is inherently dependent on the operator, making them a matter of risk management. If an OSSM is poorly maintained, overloaded, or if the designated irrigation area is incorrectly located, adverse impacts can occur to both the immediate environment and neighbouring properties. Malfunctioning systems can result in offensive odours, increased mosquito and fly breeding, and restrictions on how the lot can be used or developed. In contrast, subdivisions connected to a reticulated sewer system remove the operator-dependent risks associated with individual onsite systems. Reticulated sewer also allows each lot to be fully utilised, as there is no requirement for effluent management areas that limit building placement or constrain other land uses such as grazing of stock.

DISADVANTAGES OF OSSM (On-Site Sewage Management)
Part of the lot must be reserved as an Effluent Irrigation Area, or Effluent Management Area, this area cannot be built upon (pools / tennis courts / sheds etc., stock cannot be grazed in this area, vehicles cannot access this area. (This will result in almost a quarter of the lots being dedicated to this purpose approx. 850m2 for Aerated Wastewater Treatment Systems)
Lots 106, 107, 108, 132,133,134 are impacted by an Order Number 1 Drainage Feature. This means that any Onsite Sewage Management System and its associated irrigation area cannot be within 20 meters of the drainage feature. This affects system positioning, dwelling placement, and ancillary building placement. While Onsite Sewage Management is feasible on these lots of Owners and occupiers of these lots will be significantly burdened during design stage and limited to future use and intensification of the site.
Aerated Wastewater Treatment Systems cannot function during power outages, particularly of concern during prolonged power outages.
Aerated Wastewater Treatment Systems can be subject to damage and reduced efficiency during below freezing temperatures (freezing of irrigation lines etc)
Onsite Sewage Management Systems that treat a wastewater load from an unlimited water source (such as reticulated town water, as compared to tank water or slow trickle bore water) are more likely to fail or be overloaded by excessive use. This is particularly relevant with traditional septic tank and absorption trench systems that can suffer from “trench breakouts” when overloaded. Subdivisions connected to reticulated potable water serviced by onsite sewage management systems can be easily damaged when seals in toilet cisterns fail or washers fail in taps (particularly when occupants are away on holiday) Systems that are connected to tank water will often run out of the water source before major damage can occur.
Aerated Wastewater Treatment Systems when not serviced quarterly can irrigate undisinfected effluent at surface level, causing major odour impacts and potentially spreading hepatitis A to the immediate area through vectors such as blowflies / flies if a person utilizing the system is infectious.
Aerated Wastewater Treatment Systems require an electricity connection and require regular servicing (quarterly) to remain calibrated and functional to provide a tertiary level effluent capable of surface irrigation.
Onsite Sewage Management Systems are subject to an ongoing inspection and regulatory surveillance program stipulated by the *Local Government Act 1993*, systems require independent inspections by Council’s Environmental Health Officers to ensure ongoing efficacy, and they are maintained and operated in accordance with the original approval conditions. Depending on their risk category they will be inspected every 3, 7, or 10 years, creating an additional ongoing inspection cost to the landowner.
Future ongoing replacement cost in event of failure can be significant. (Over $15,000)

ADVANTAGES OF OSSM (On-Site Sewage Management)
High treated tertiary treated effluent that contains is available for irrigation over an area. Excellent for lawn and turf aficionados who wish to use the treated wastewater to irrigate a turfed area located within their effluent irrigation area.
Provides suitable and safe wastewater disposal where no other feasible options are available for the disposal of domestic or commercial wastewater.

ADVANTAGES OF RETICULATED SEWER CONNECTION
The owner of the lot can fully utilize all area of their property. They can run stock over all areas of the property if they wish, drive vehicles over all areas of the property, have a greater choice of building siting and location, and greater freedom to create other ancillary structures such as dog kennels, stables, sheds etc.
The owner of the lot can use as much water as they please without having to worry about overloading the system or having plumbing fixtures that may potentially overload the onsite sewage management system.
No maintenance costs associated with the installation, servicing and ongoing inspections and registration of the system.
Long term sustainable solution for the environmental management and disposal of wastewater, Council maintains the asset and is responsible for the operation of the infrastructure. (Beyond the point of connection, property owner still responsible for maintaining their private sewerage pipes from root intrusion/ damage etc.
Less resources must be expended by the Environmental Health Team to regulate and inspect onsite sewage management systems, less of administrative burden on the property owners when selling (as systems generally require a pre-sale operational approval to provide buyer confidence as to system efficacy)

DISADVANTAGES OF RETICULTED SEWER CONNECTION
Cost to the developer to connect the subdivision to reticulated sewerage network.

- What is the estimated cost, either direct or indirect, that will be added to the project/development by forcing the connection to TRC sewerage (Cost of the Sewerage Network infrastructure)

Approval Cost for Assessment and Installation of Onsite Sewage Management System (S68 Local Government Act 1993 Install Approval)	$540 (once off)
Ongoing Operational Approval under the Local Government Act 1993 (	$176 (every 3 / 7 / 10 year depending on risk category)
Servicing Cost of Aerated Wastewater Treatment System (quarterly service)	$1000-1250 per annum.
38 Lots to be connected to Onsite Sewage Management System. Assuming Aerated Wastewater Treatment System, one per lot.	$665000 - $760000 (38 Aerated Wastewater Treatment System Units) 1 Per a lot. Assume $17500 - $20000 per a unit plus install costs.

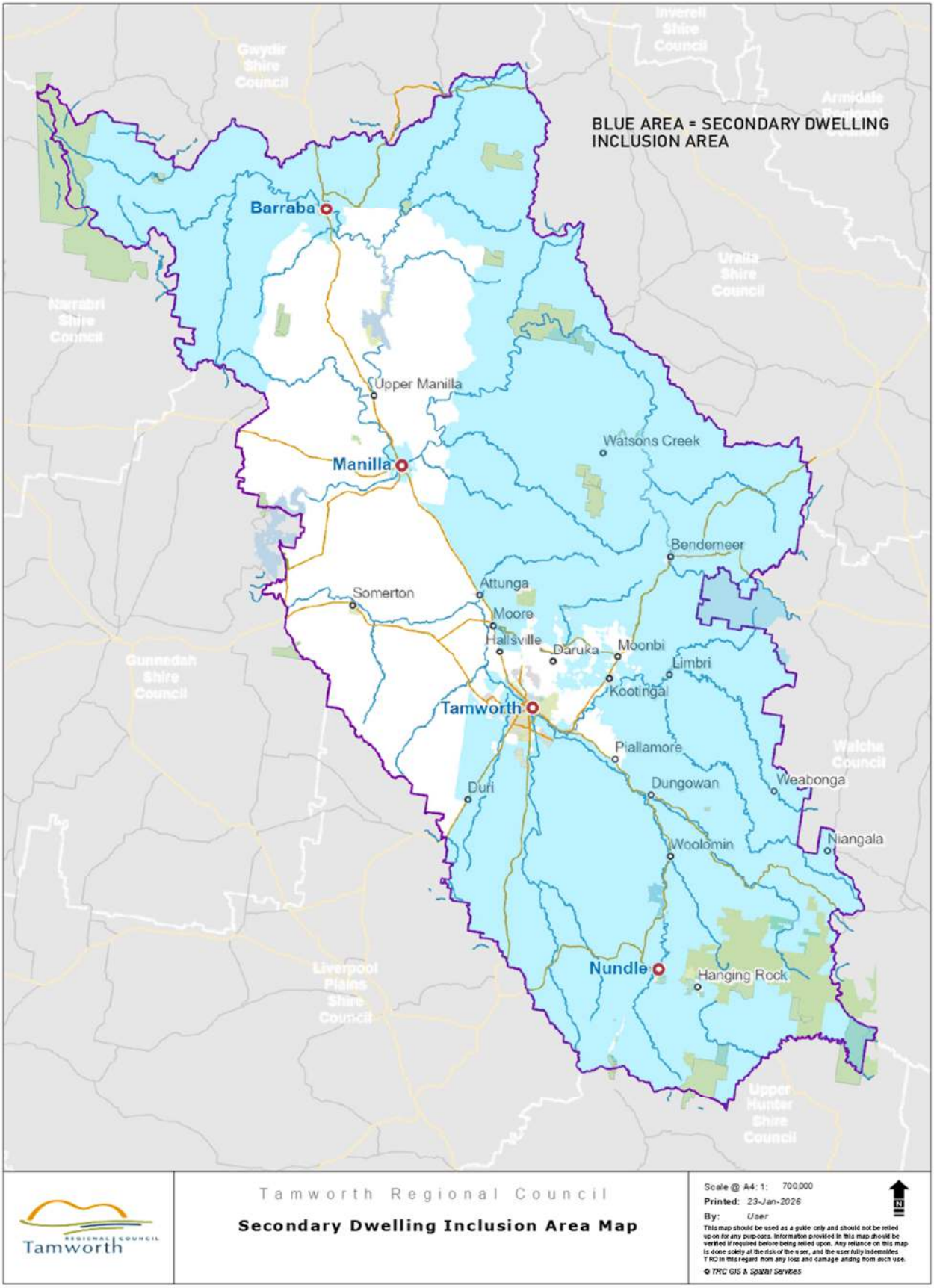
- TRC region has a large industry that supports, services, and maintains OSSM systems, with multiple businesses in our Region. As a regulatory body, how many incidents/issues have TRC identified in the last 10 years regarding these OSSM systems that have required intervention or direction from TRC?

Over the last decade Tamworth Regional Council's Environmental Health Officers have identified that approximately 20% of inspections conducted on Onsite Sewage Management Systems result in failure. These inspections occur either as a result of pre-sale inspection requests, complaints from neighbors , or identification of failure while inspecting other elements of the premises. Council regularly receives complaints alleging that the operation of domestic and commercial Onsite Sewage Management Systems is resulting in odour impacts or stormwater / natural water resource pollution.

Issues identified that result in failure include the following: unauthorized modifications to systems by owners resulting in pollution from odour and pathogen concerns, failed or defective trench or effluent management areas, pollution of watercourses such as dams, creeks and rivers, deteriorated and unsafe tanks that present a fall and drown risk to humans and livestock. In these circumstances Orders are issued under The Local Government Act 1993 to the owner of the property to replace the system or make required repairs.

Christopher Bonning
Environmental Health Officer

26 February 2026


BLUE AREA = SECONDARY DWELLING INCLUSION AREA
Barraba
Upper Manilla
Manilla
Watsons Creek
Bendemeer
Attunga
Somerton
Moore
Hallsville
Daruka
Moonbi
Limbri
Kootingal
Tamworth
Piallamore
Duri
Dungowan
Weabonga
Woolomin
Niangala
Nundle
Hanging Rock
Gwydir Shire Council
Inverell Shire Council
Uralla Shire Council
Narrabri Shire Council
Gunnedah Shire Council
Liverpool Plains Shire Council
Walcha Council
Upper Hunter Shire Council
Tamworth Regional Council
Secondary Dwelling Inclusion Area Map
Scale @ A4: 1: 700,000
Printed: 23-Jan-2026
By: User
This map should be used as a guide only and should not be relied upon for any purposes. Information provided in this map should be verified if required before being relied upon. Any reliance on this map is done solely at the risk of the user, and the user fully indemnifies TRC in this regard from any loss and damage arising from such use.
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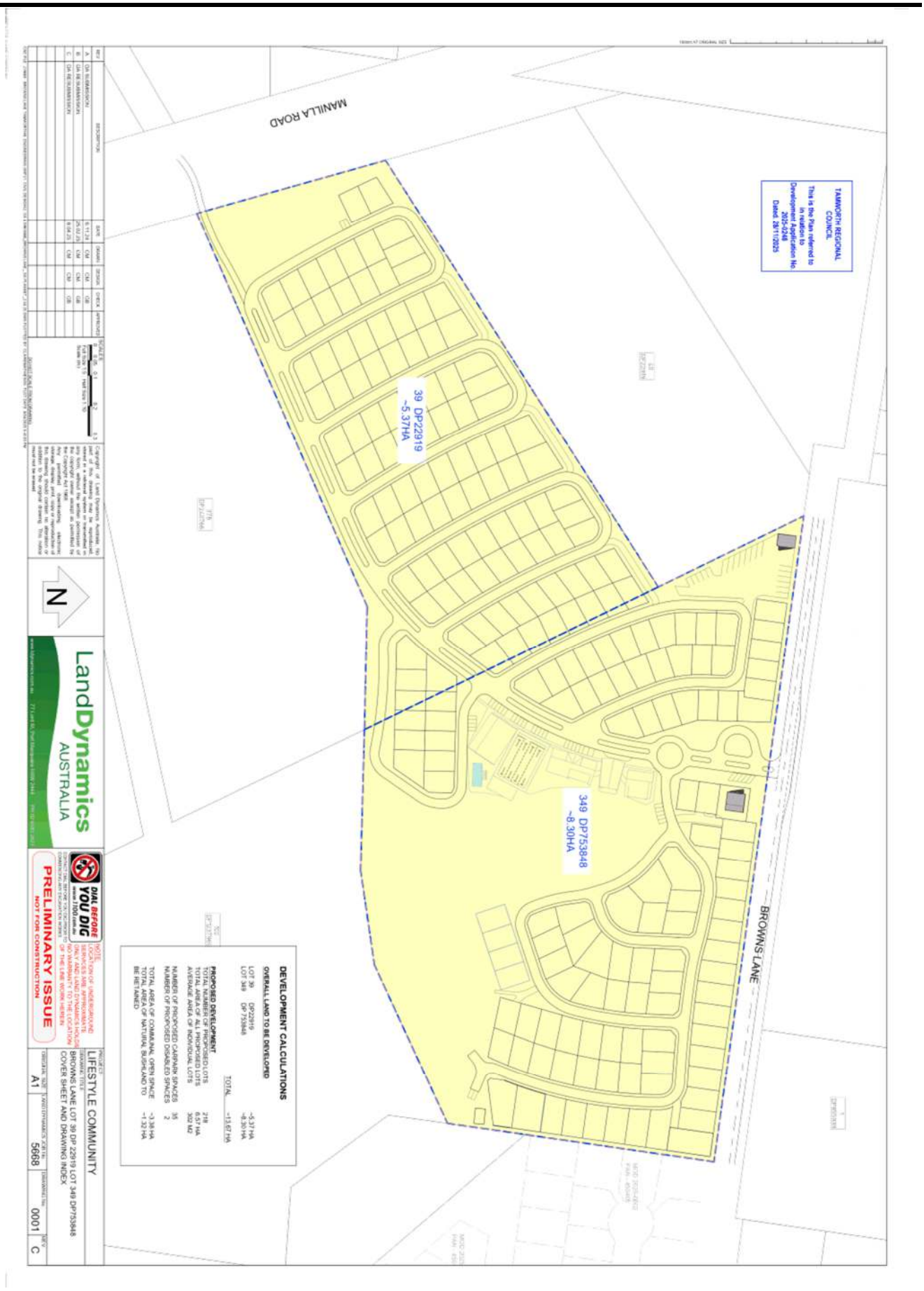
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated: 28/11/2025
MANILLA ROAD
BROWNS LANE
39 DP22919 ~5.37HA
349 DP753848 ~8.30HA
DEVELOPMENT CALCULATIONS
OVERALL LAND TO BE DEVELOPED
LOT 39 DP22919 ~5.37 HA
LOT 349 DP753848 ~8.30 HA
TOTAL ~13.67 HA
PROPOSED DEVELOPMENT
TOTAL NUMBER OF PROPOSED LOTS 218
TOTAL AREA OF ALL PROPOSED LOTS 6.57 HA
AVERAGE AREA OF RESIDENTIAL LOTS 302 M2
NUMBER OF PROPOSED CARPARK SPACES 35
NUMBER OF PROPOSED DISABLED SPACES 2
TOTAL AREA OF COMMUNAL OPEN SPACE ~3.36 HA
TOTAL AREA OF NATURAL BUSHLAND TO BE RETAINED ~1.32 HA
N
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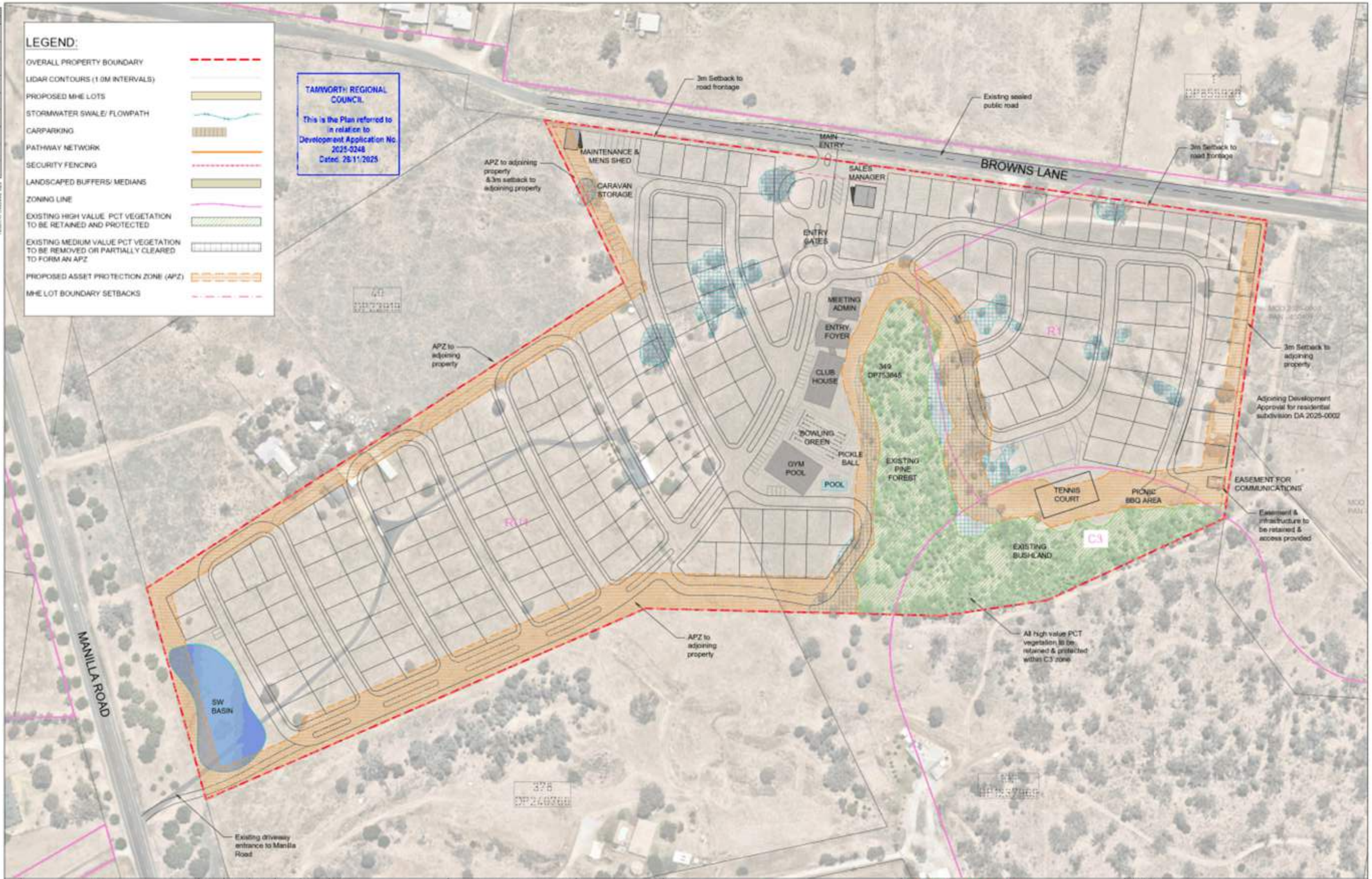
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
PROJECT LIFESTYLE COMMUNITY
BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848
COVER SHEET AND DRAWING INDEX
ORIGINAL SIZE A1
5668
0001
C



REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
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B	PRELIMINARY DA PLANS	03.08.24	CM	CM	GB	
C	PRELIMINARY DA PLAN UPDATES	21.08.24	LL	CM	GB	
D	PRELIMINARY DA PLAN UPDATES	02.09.24	LL	CM	GB	
E	DA SUBMISSION	6.11.24	CM	CM	GB	
F	DA RESUBMISSION	25.02.25	CM	CM	GB	
G	DA RESUBMISSION	8.04.25	CM	CM	GB	

SCALES 0 10 20 40 80
Full Size 1:1000 ; Half Size 1:2000
Scale (m)
DO NOT SCALE FROM DRAWING

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NOTE: LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND LAND DYNAMICS HOLDS NO WARRANTY TO THE LOCATION OF THE LINE WORK HEREIN

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PROJECT: LIFESTYLE COMMUNITY
DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 OVERALL CONSTRAINTS PLAN

ORIGINAL SIZE	LAND DYNAMICS JOB No.	DRAWING No.	REV
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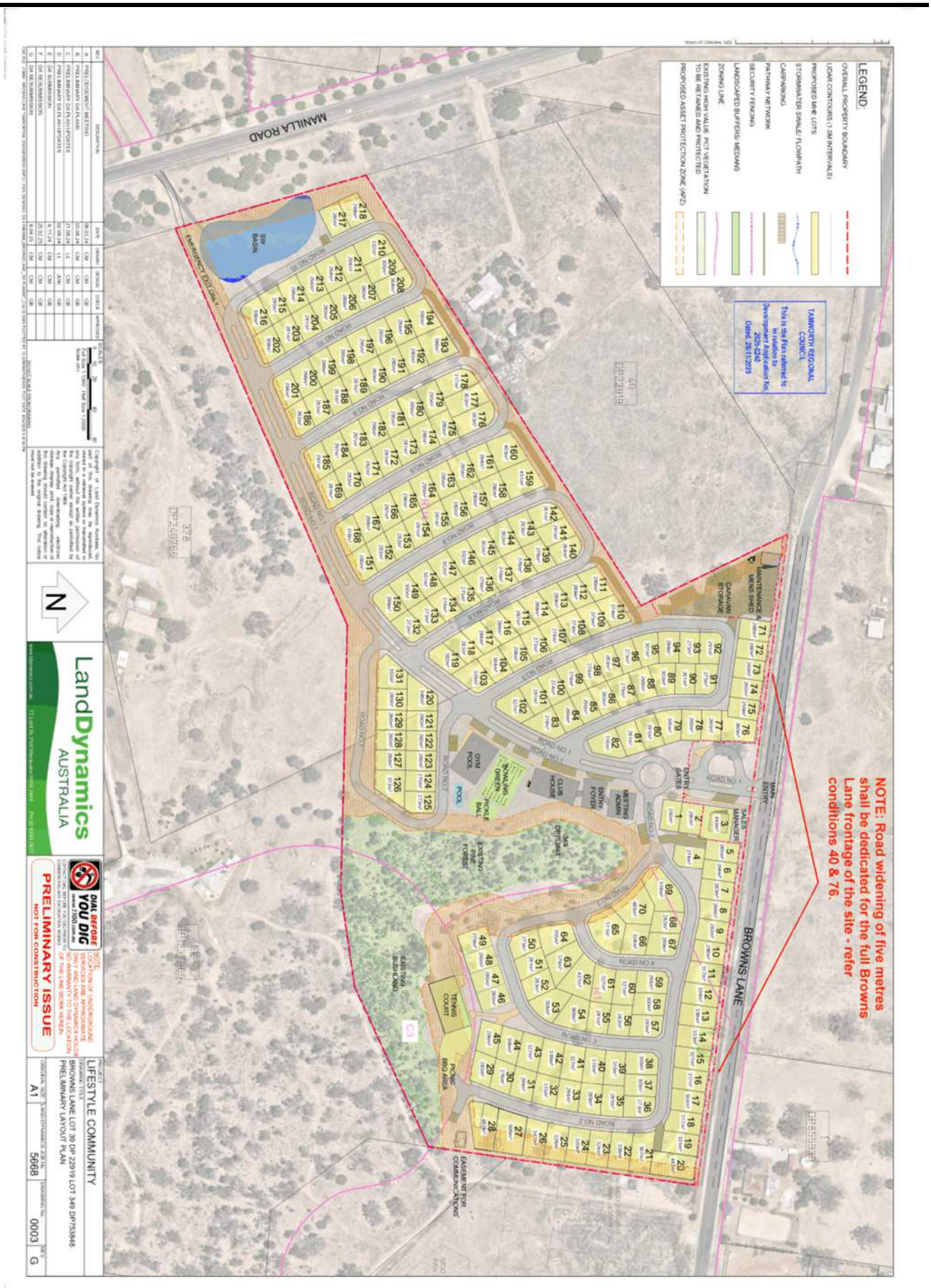
LEGEND:
OVERALL PROPERTY BOUNDARY
LIDAR CONTOURS (1.0M INTERVALS)
PROPOSED MHE LOTS
STORMWATER SWALE/ FLOWPATH
CARPARKING
PATHWAY NETWORK
SECURITY FENCING
LANDSCAPED BUFFERS/ MEDIANS
ZONING LINE
EXISTING HIGH VALUE PCT VEGETATION TO BE RETAINED AND PROTECTED
PROPOSED ASSET PROTECTION ZONE (APZ)
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated: 28/11/2025
NOTE: Road widening of five metres shall be dedicated for the full Browns Lane frontage of the site - refer conditions 40 & 76.
MANILLA ROAD
BROWNS LANE
SW BASIN
EMERGENCY EXIT ONLY
MAINTENANCE & MENS SHED
CARAVAN STORAGE
MAIN ENTRY
SALES MANAGER
ENTRY GATES
CLUB HOUSE
ENTRY FOYER
MEETING ADMIN
GYM
POOL
BOWLING GREEN
PICKLE BALL
SKY OBSERVATORY
EXISTING PINE FOREST
EXISTING BUSHLAND
TENNIS COURT
PICNIC BBQ AREA
EASEMENT FOR COMMUNICATIONS
ROAD NO 1
ROAD NO 2
ROAD NO 3
ROAD NO 4
ROAD NO 5
ROAD NEXT
N
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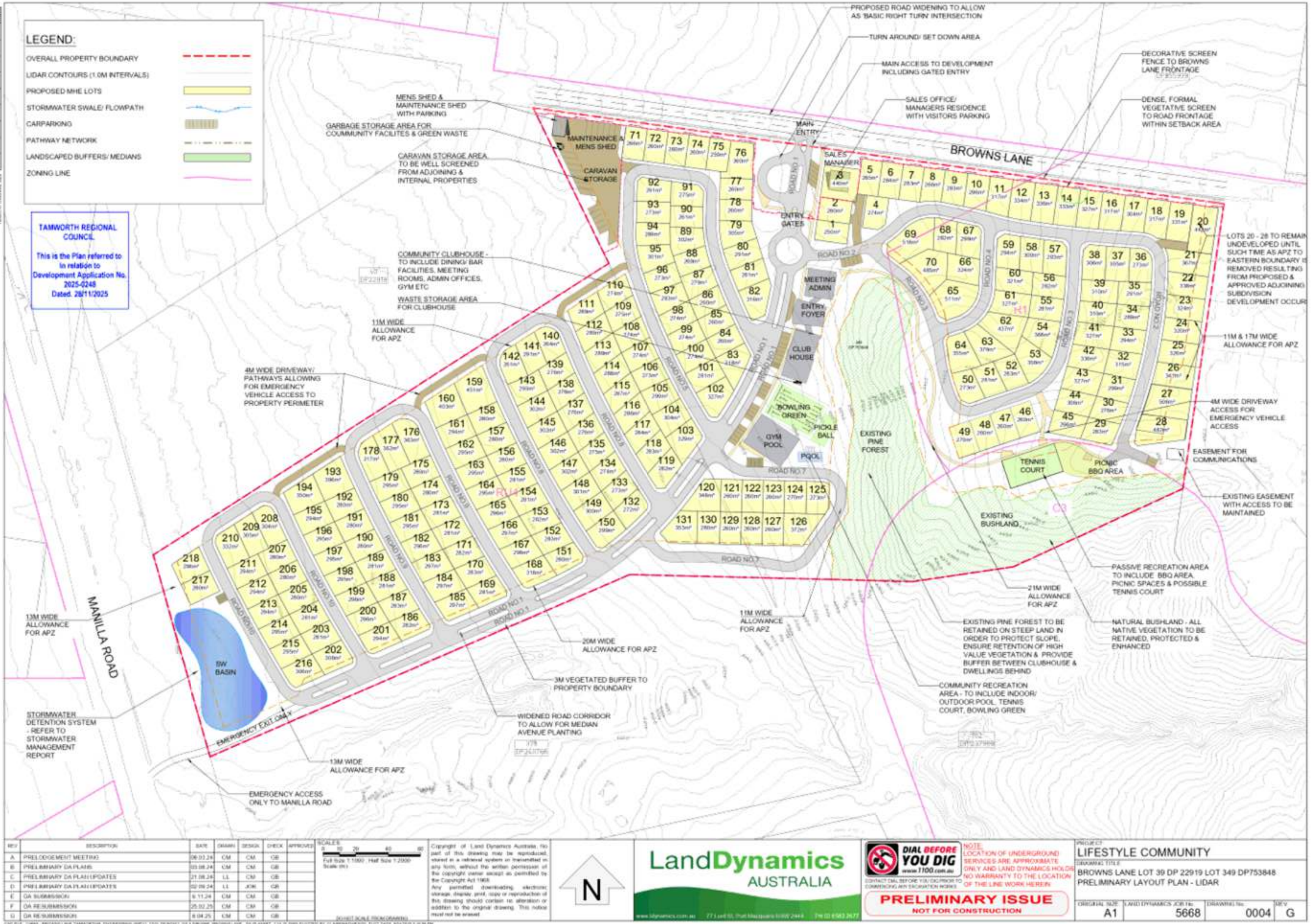
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 39 DP 229919 LOT 349 DP753848
PRELIMINARY LAYOUT PLAN
A1
5668
0003
G


LEGEND:
OVERALL PROPERTY BOUNDARY
LIDAR CONTOURS (1.0M INTERVALS)
PROPOSED MHE LOTS
STORMWATER SWALE/ FLOWPATH
CARPARKING
PATHWAY NETWORK
LANDSCAPED BUFFERS/ MEDIANS
ZONING LINE
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248
Dated: 28/11/2025
PROPOSED ROAD WIDENING TO ALLOW AS 'BASIC RIGHT TURN' INTERSECTION
TURN AROUND/ SET DOWN AREA
MAIN ACCESS TO DEVELOPMENT INCLUDING GATED ENTRY
SALES OFFICE/ MANAGERS RESIDENCE WITH VISITORS PARKING
DECORATIVE SCREEN FENCE TO BROWNS LANE FRONTAGE
DENSE, FORMAL VEGETATIVE SCREEN TO ROAD FRONTAGE WITHIN SETBACK AREA
MENS SHED & MAINTENANCE SHED WITH PARKING
GARBAGE STORAGE AREA FOR COUMMUNITY FACILITES & GREEN WASTE
CARAVAN STORAGE AREA TO BE WELL SCREENED FROM ADJOINING & INTERNAL PROPERTIES
COMMUNITY CLUBHOUSE - TO INCLUDE DINING/ BAR FACILITIES, MEETING ROOMS, ADMIN OFFICES, GYM ETC
WASTE STORAGE AREA FOR CLUBHOUSE
11M WIDE ALLOWANCE FOR APZ
4M WIDE DRIVEWAY/ PATHWAYS ALLOWING FOR EMERGENCY VEHICLE ACCESS TO PROPERTY PERIMETER
LOTS 20 - 28 TO REMAIN UNDEVELOPED UNTIL SUCH TIME AS APZ TO EASTERN BOUNDARY IS REMOVED RESULTING FROM PROPOSED & APPROVED ADJOINING SUBDIVISION DEVELOPMENT OCCURS
11M & 17M WIDE ALLOWANCE FOR APZ
4M WIDE DRIVEWAY ACCESS FOR EMERGENCY VEHICLE ACCESS
EASEMENT FOR COMMUNICATIONS
EXISTING EASEMENT WITH ACCESS TO BE MAINTAINED
BROWNS LANE
MANILLA ROAD
MAINTENANCE & MENS SHED
CARAVAN STORAGE
MAIN ENTRY
SALES MANAGER
ENTRY GATES
MEETING ADMIN
ENTRY FOYER
CLUB HOUSE
BOWLING GREEN
PICKLE BALL
GYM POOL
POOL
TENNIS COURT
PICNIC BBQ AREA
EXISTING PINE FOREST
EXISTING BUSHLAND
SW BASIN
EMERGENCY EXIT ONLY
13M WIDE ALLOWANCE FOR APZ
20M WIDE ALLOWANCE FOR APZ
3M VEGETATED BUFFER TO PROPERTY BOUNDARY
WIDENED ROAD CORRIDOR TO ALLOW FOR MEDIAN AVENUE PLANTING
STORMWATER DETENTION SYSTEM - REFER TO STORMWATER MANAGEMENT REPORT
13M WIDE ALLOWANCE FOR APZ
EMERGENCY ACCESS ONLY TO MANILLA ROAD
11M WIDE ALLOWANCE FOR APZ
COMMUNITY RECREATION AREA - TO INCLUDE INDOOR/ OUTDOOR POOL, TENNIS COURT, BOWLING GREEN
EXISTING PINE FOREST TO BE RETAINED ON STEEP LAND IN ORDER TO PROTECT SLOPE, ENSURE RETENTION OF HIGH VALUE VEGETATION & PROVIDE BUFFER BETWEEN CLUBHOUSE & DWELLINGS BEHIND
21M WIDE ALLOWANCE FOR APZ
PASSIVE RECREATION AREA TO INCLUDE BBQ AREA, PICNIC SPACES & POSSIBLE TENNIS COURT
NATURAL BUSHLAND - ALL NATIVE VEGETATION TO BE RETAINED, PROTECTED & ENHANCED
ROAD NO.1
ROAD NO.2
ROAD NO.3
ROAD NO.4
ROAD NO.5
ROAD NO.6
ROAD NO.7
ROAD NO.8
ROAD NO.9
ROAD NO.10
N
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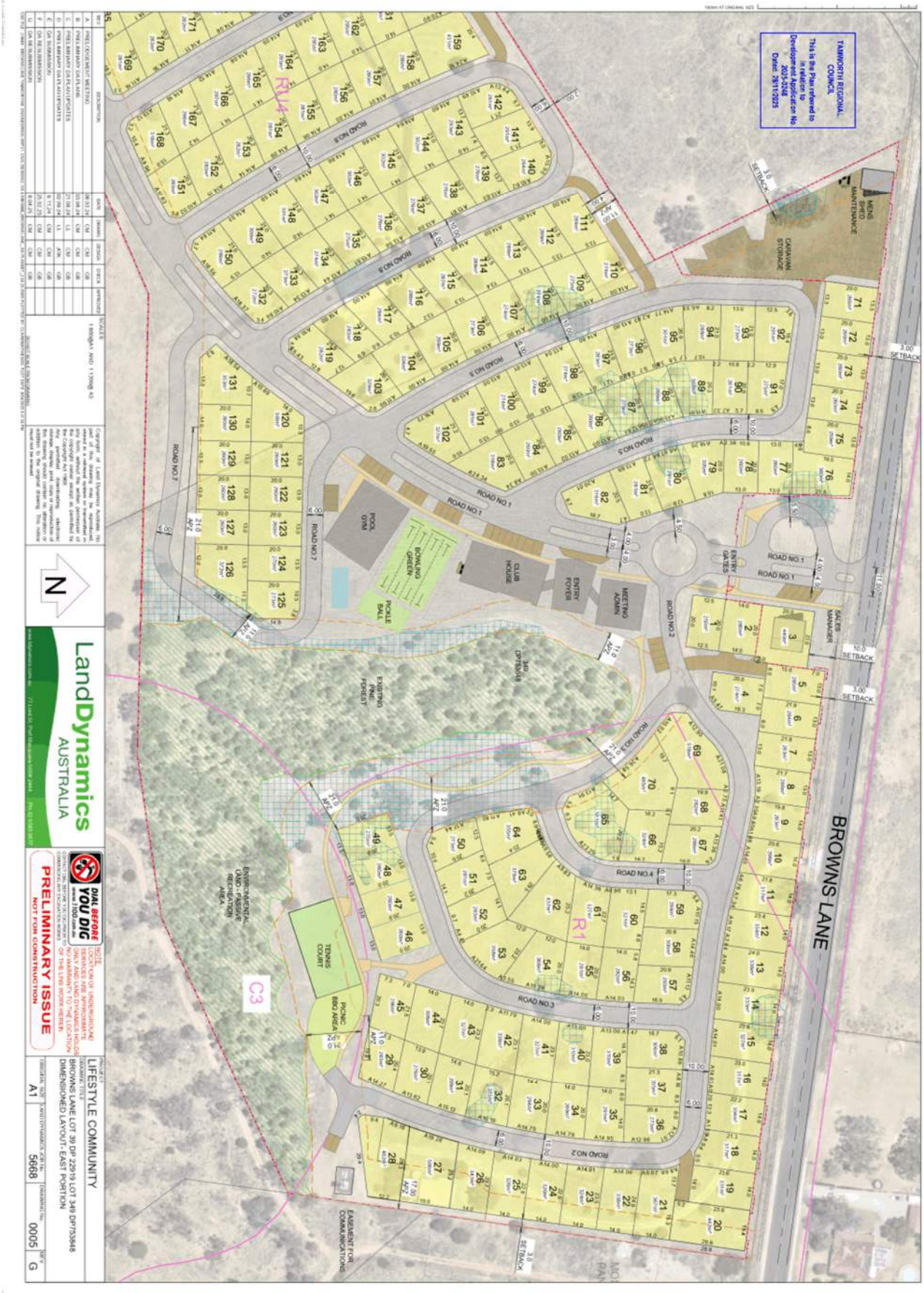
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
PROJECT: LIFESTYLE COMMUNITY
DRAWING TITLE: BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848 PRELIMINARY LAYOUT PLAN - LIDAR
ORIGINAL SIZE: A1
LAND DYNAMICS JOB No: 5668
DRAWING No: 0004
REV: G
A PRELODGEMENT MEETING
B PRELIMINARY DA PLANS
C PRELIMINARY DA PLAN UPDATES
D PRELIMINARY DA PLAN UPDATES
E DA SUBMISSION
F DA RESUBMISSION
G DA RESUBMISSION


TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No: 2025-0248 Dated: 28/11/2025
BROWNS LANE
ROAD NO.1
ROAD NO.2
ROAD NO.3
ROAD NO.4
ROAD NO.5
ROAD NO.7
CLUB HOUSE
ENTRY FOYER
MEETING ADMIN
POOL GYM
BOWLING GREEN
PICKLE BALL
MENS SHED MAINTENANCE
CARAVAN STORAGE
ENTRY GATES
SALES MANAGER
3.00 SETBACK
10.0 SETBACK
1.0 SETBACK
5.0 SETBACK
TENNIS COURT
PICNIC BBQ AREA
ENVIRONMENTAL LAND - PASSIVE RECREATION AREA
EASEMENT FOR COMMUNICATIONS
EXISTING PINE FOREST
R1
C3
RU4
N
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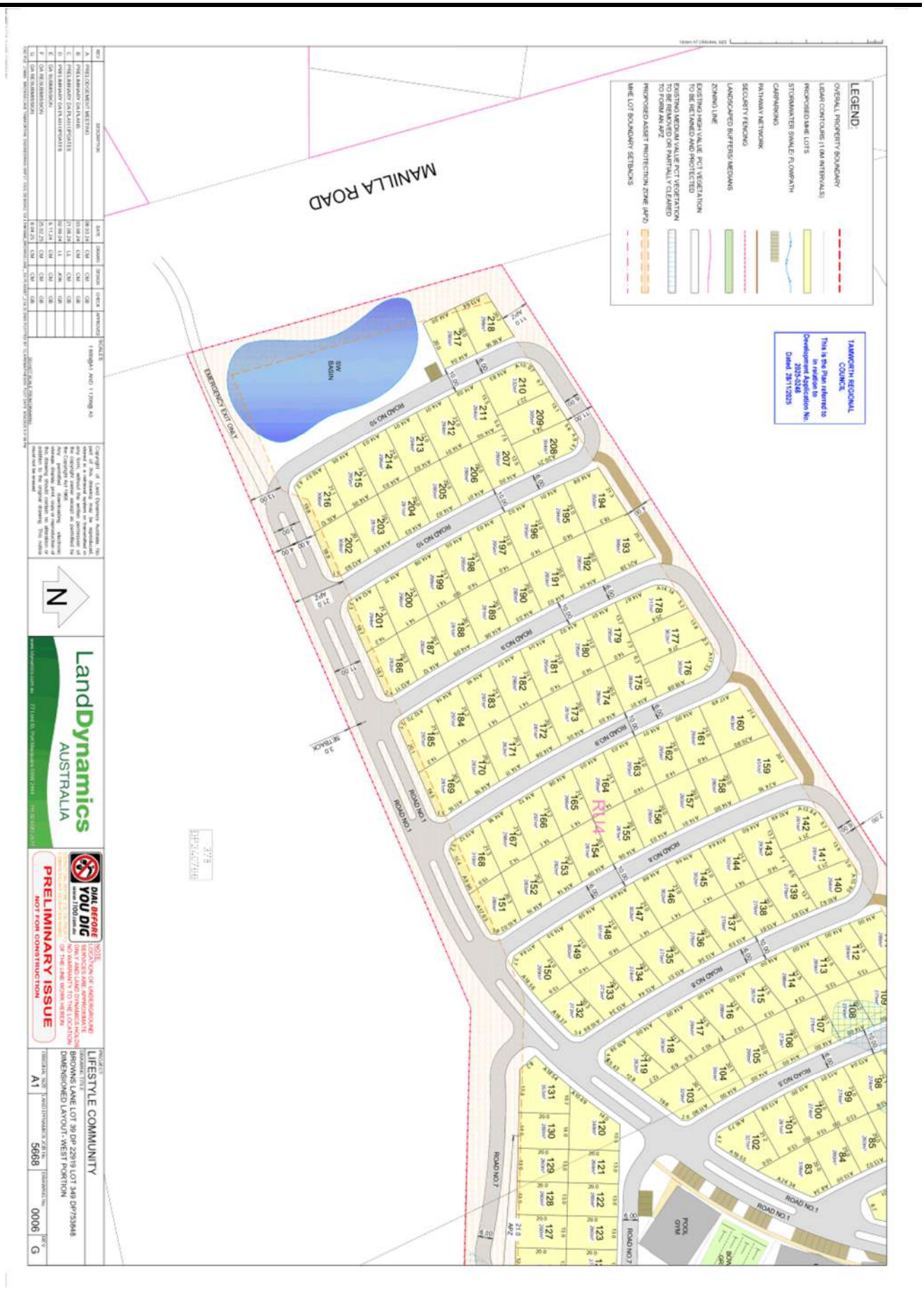
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 39 DP 229919 LOT 349 DP753948
DIMENSIONED LAYOUT- EAST PORTION
A1
5668
0005
G


LEGEND
OVERALL PROPERTY BOUNDARY
LIDAR CONTOURS (1.0M INTERVALS)
PROPOSED MHE LOTS
STORMWATER SWALE/ FLOWPATH
CARPARKING
PATHWAY NETWORK
SECURITY FENCING
LANDSCAPED BUFFERS/ MEDIANS
ZONING LINE
EXISTING HIGH VALUE PCT VEGETATION TO BE RETAINED AND PROTECTED
EXISTING MEDIUM VALUE PCT VEGETATION TO BE RETAINED OR PARTIALLY CLEARED TO FORM AN APZ
PROPOSED ASSET PROTECTION ZONE (APZ)
MHE LOT BOUNDARY SETBACKS
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated: 28/10/2025
MANILLA ROAD
SW BASIN
EMERGENCY EXIT ONLY
ROAD NO.10
ROAD NO.9
ROAD NO.7
ROAD NO.8
ROAD NO.5
ROAD NO.1
POOL GYM
RU4
N
LandDynamics AUSTRALIA
DIAL BEFORE YOU DIG
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
PROJECT: LIFESTYLE COMMUNITY
BROWNS LANE LOT 99 DP 229919 LOT 349 DP753848
DIMENSIONED LAYOUT - WEST PORTION
DRAWING SIZE: A1
5668
0006
G


INDICATIVE PLANT SCHEDULE
CANOPY TREES WITHIN ARTERIAL ROADS AND STREET - AVENUE TREES. CONSISTENT IN THEME, WITH SINGLE OR ALTERNATIVE SPECIES WHERE POSSIBLE.
CANOPY TREES TO BOUNDARY, STREETS AND OPEN SPACES
LARGE FEATURE CANOPY TREES
SCREEN SHRUBS TO OVERALL PROPERTY BOUNDARY
ENDEMIC SPECIES TO ENHANCE NATIVE VEGETATION
NATIVE SPECIES
EXOTIC SPECIES
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated 28/10/2025
MANILLA ROAD
BROWNS LANE
LandDynamics AUSTRALIA
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 99 DP 229919 LOT 349 DP753848
LANDSCAPE CONCEPT PLAN
A1
5668
0007
G


TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No 2025-0248 Dated: 28/11/2025
EXAMPLE IMAGE OF COMMUNITY CLUB HOUSE
EXAMPLE IMAGERY OF HOUSING
EXAMPLE IMAGE OF STREETSCAPE
EXAMPLE IMAGES OF PLAYGROUND EQUIPMENT
EXAMPLE IMAGE OF AVENUE PLANTING
EXAMPLE IMAGE OF BENCH SEATING
EXAMPLE IMAGE OF TENNIS COURT
EXAMPLE IMAGE OF LANDSCAPED DETENTION BASIN
EXAMPLE IMAGE OF RECREATION AREAS
EXAMPLE IMAGE OF LANDSCAPE PRECINCT
EXAMPLE IMAGE OF POOL FACILITIES
NOT TO SCALE
N
LandDynamics AUSTRALIA
DIAL BEFORE YOU DIG
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 99 DP 22919 LOT 349 DP753848
CONCEPT IMAGE SHEET
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MAINTENANCE & MENS SHED
CARAVAN STORAGE
MAIN ENTRY
SALES MANAGER
ENTRY GATES
ENTRY FOYER
MEETING ADMIN
CLUB HOUSE
BOWLING GREEN
PICKLE BALL
GYM
POOL
POOL
EXISTING PINE FOREST
EXISTING BUSHLAND
TENNIS COURT
PICNIC BBQ AREA
BROWNS LANE
EASEMENT FOR COMMUNICATIONS
OUTDOOR SEATING
PASSIVE SEATING ALONGSIDE FOOTPATH
DROP OFF/PICK UP ZONE WITH SEATING & FOOTPATH LINKAGES
INDICATIVE FOOTPATH LINKAGE TO BROWNS LANE FRONTAGE
SEATING & SHADE SHELTER FOR TENNIS COURT VIEWING
PICNIC SHELTER WITH BBQ & PICNIC TABLE
CHILDRENS PLAY AREA TO INCLUDE SWINGSET & SLIDE
OPEN GRASS AREA FOR PASSIVE RECREATIONAL USE
SCREEN PLANTING TO EASTERN PROPERTY BOUNDARY OF MASS PLANTED TREE SPECIES SELECTED TO GROW TO MIN. 3M HIGH AT 3.4M SPACING TO CREATE DENSE SCREEN TO ADJOINING PROPOSED DEVELOPMENT
AVENUE & SCREEN PLANTING TO BROWNS LANE FRONTAGE TO INCLUDE CHINESE ELM AS FEATURE AVENUE TREE WITH CLIPPED HEDGE OF PHOTINIA 'RED ROBIN' ALONG PROPOSED FENCE LINE
CONTINUE AVENUE & SCREEN PLANTING TO BROWNS LANE FRONTAGE TO INCLUDE CHINESE ELM AS FEATURE AVENUE TREE WITH CLIPPED HEDGE OF PHOTINIA 'RED ROBIN' ALONG PROPOSED FENCE LINE
AVENUE OF ORNAMENTAL PEARS TO CENTRAL MEDIAN TO ENHANCE & HIGHLIGHT DEVELOPMENT ENTRY
DENSE SCREEN PLANTING OF SYZYGIUM SPP TO NORTHERN & WESTERN BOUNDARIES SPECIES SELECTED TO HAVE MIN. HEIGHT OF 4M AND SPACED 2.5-3M APART TO ESTABLISH DENSE VEGETATIVE SCREEN TO PROPOSED DEVELOPMENT FROM ADJOINING PROPERTY
1AMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No 2025-0248
Dated: 28/10/2025
LandDynamics AUSTRALIA
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 99 DP 229119 LOT 349 DP753848
LANDSCAPE CONCEPT PLAN EAST
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TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated: 28/11/2025
SW BASIN
OUTDOOR SEATING OVER FLOW DOWN STORMWATER BASIN
DENSE SCREEN PLANTING OF SIZYGIUM SPP & PRUNED MURRAYA SPP TO NORTHERN BOUNDARIES. SPECIES SELECTED TO ENSURE MIN. HEIGHT OF 4M WITH SPACING TO ENSURE DENSE SCRN. THERE WILL BE A NEED TO REMOVE VEGETATIVE SCREEN TO ADJOINING PROPERTY
BUFFER PLANTING TO MANILLA ROAD TO PREVENT VIEWS OF RESIDENTIAL TREE PLANTING IN GROUNDS
EMERGENCY ACCESS TRACK TO RFS LEFT CLEAR
OUTDOOR SEATING
AVENUE PLANTING TO CENTRAL MEDIAN INCLUDING JACARANDA AND ILLAWARRA FLAME TREE. WILL FURTHER ENHANCE SCREENING FROM ROADWAY TO PROPERTY AND CREATING A COLOURFUL DISPLAY IN LATE SPRING
DENSE SCREEN PLANTING OF MELALEUCA SPP & CALLISTEMON SPP TO MIN. HEIGHT OF 4M WITH SPACING TO ENSURE ULTIMATE SCREENING
OUTDOOR SEATING
GYM
POOL
BOWLING GREEN
PICKLE BALL
CLUB HOUSE
ENTRY FOYER
MEETING ADMIN
OUTDOOR SEATING
EXISTING PINE FOREST
PASSIVE SEATING ALONGSIDE FOOTPATH
PASSIVE SEATING ALONGSIDE FOOTPATH
349 DP753848
N
LandDynamics AUSTRALIA
DIAL BEFORE YOU DIG
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848
LANDSCAPE CONCEPT PLAN WEST
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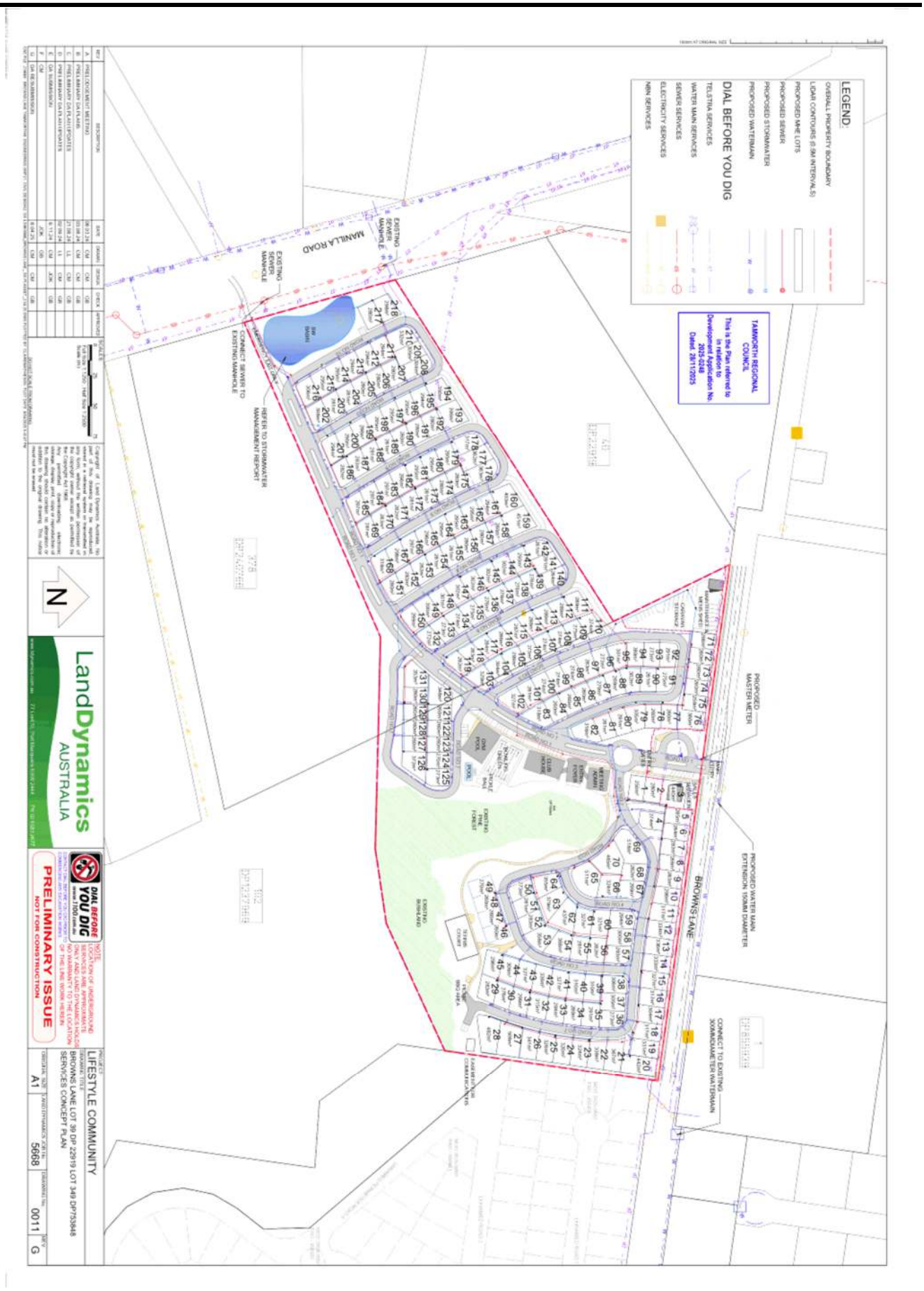
LEGEND:
OVERALL PROPERTY BOUNDARY
LIDAR CONTOURS (0.5M INTERVALS)
PROPOSED MHE LOTS
PROPOSED SEWER
PROPOSED STORMWATER
PROPOSED WATERMAIN
DIAL BEFORE YOU DIG
TELSTRA SERVICES
WATER MAIN SERVICES
SEWER SERVICES
ELECTRICITY SERVICES
NBN SERVICES
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated: 26/11/2025
MANILLA ROAD
EXISTING SEWER MANHOLE
EXISTING SEWER MANHOLE
CONNECT SEWER TO EXISTING MANHOLE
REFER TO STORMWATER MANAGEMENT REPORT
PROPOSED MASTER METER
BROWNS LANE
PROPOSED WATER MAIN EXTENSION 150MM DIAMETER
CONNECT TO EXISTING 300MM DIAMETER WATERMAIN
EXISTING TREE FOREST
EXISTING BRIGALOW
LandDynamics AUSTRALIA
DIAL BEFORE YOU DIG
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 39 DP 229919 LOT 349 DP753848
SERVICES CONCEPT PLAN
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TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated: 26/11/2025
MANILLA ROAD
BROWNS LANE
MAIN ENTRY
SEWER MAIN TO BE INCLUDED IN STAGE 1
STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 5
STAGE 6
STAGE 7
STAGE 8
STAGE 9
ROAD NO.1
ROAD NO.2
ROAD NO.3
ROAD NO.4
CLUB HOUSE
GYM
POOL
MEETING ROOM
ENTRY FOYER
PICKLE BALL
TENNIS COURT
BBQ AREA
EXISTING PINE FOREST
EXISTING BUSHLAND
SALES MANAGERS
MAINTENANCE & MENS SHED
CARAVAN STORAGE
SW BASIN
EASEMENT FOR COMMUNICATIONS
LandDynamics AUSTRALIA
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 99 DP 22919 LOT 349 DP753848
STAGING PLAN
5668
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A1


TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated. 28/11/2025
BROWNS LANE INDICATIVE FENCING - 1800mm rendered or stone pillars with solid or semi transparent infill panels. Planting to soften fence line from roadside
NORTH & EASTERN PROPERTY BOUNDARY INDICATIVE FENCING - 1800mm high colourbond or timber paling fences to adjoining properties
MANILLA ROAD BOUNDARY INDICATIVE FENCING - 1800mm high open style security fencing
DECORATIVE STREET FENCING ALONG BROWNS LANE, SUCH AS STEPPED, RENDERED BRICK PIERS WITH SOLID OR PARTIAL TRANSPARENT INFILL PANELS MAX. HEIGHT OF 1.8 M
FORMAL LANDSCAPED ENTRANCE WITH VEHICLE AND PEDESTRIAN GATED ENTRY
BROWNS LANE
SCREENING FENCE 1800MM HIGH TO BOUNDARY EG TIMBER /COLOR BOND
SCREEN FENCING TO 1800MM HIGH TO EASTERN BOUNDARY EG. TIMBER /COLOR BOND
MANILLA ROAD
OPEN STYLE SECURITY FENCING TO 1800MM HIGH ADJACENT TO MANILLA ROAD FRONTAGE
OPEN STYLE SECURITY FENCING TO 1800MM HIGH ALONG SOUTHERN BOUNDARY
MIN. 3000MM LANDSCAPE BUFFER
AVENUE TREE
STREET TREE
DWELLING LOTS
PROPOSED DECORATIVE FRONT FENCE
SUBJECT PROPERTY BOUNDARY LINE
PROPOSED PEDESTRIAN PATH
BROWNS LANE PROPOSED CARRIAGEWAY
TYPICAL BROWNS LANE ROAD RESERVE SECTION
TYPICAL PLAN OF BROWNS LANE BOUNDARY FENCE
10000 TYP
TYP 7500
PROPERTY BOUNDARY
GARDEN BED
INFILL PANELS OF COLOURBOND OR TIMBER HORIZONTAL SLATS
RECESSED PANEL WITH COLOURBOND OR TIMBER HORIZONTAL SLATS & STEEL POST FOR FULL FENCE HEIGHT OF 1.8M
RENDERED SQUARE PILLARS
LOW 400MM HIGH RENDERED MASONRY WALL
TYPICAL ELEVATION OF BROWNS LANE BOUNDARY FENCE
REV | DESCRIPTION | DATE | DRAWN | DESIGN | CHECK | APPROVED
A | DA SUBMISSION | 5.11.24 | LL | LL | GB
B | DA RESUBMISSION | 25.02.25 | CM | CM | GB
C | DA RESUBMISSION | 8.04.25 | CM | CM | GB
N
LandDynamics AUSTRALIA
DIAL BEFORE YOU DIG
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848
INDICATIVE FENCING PLAN
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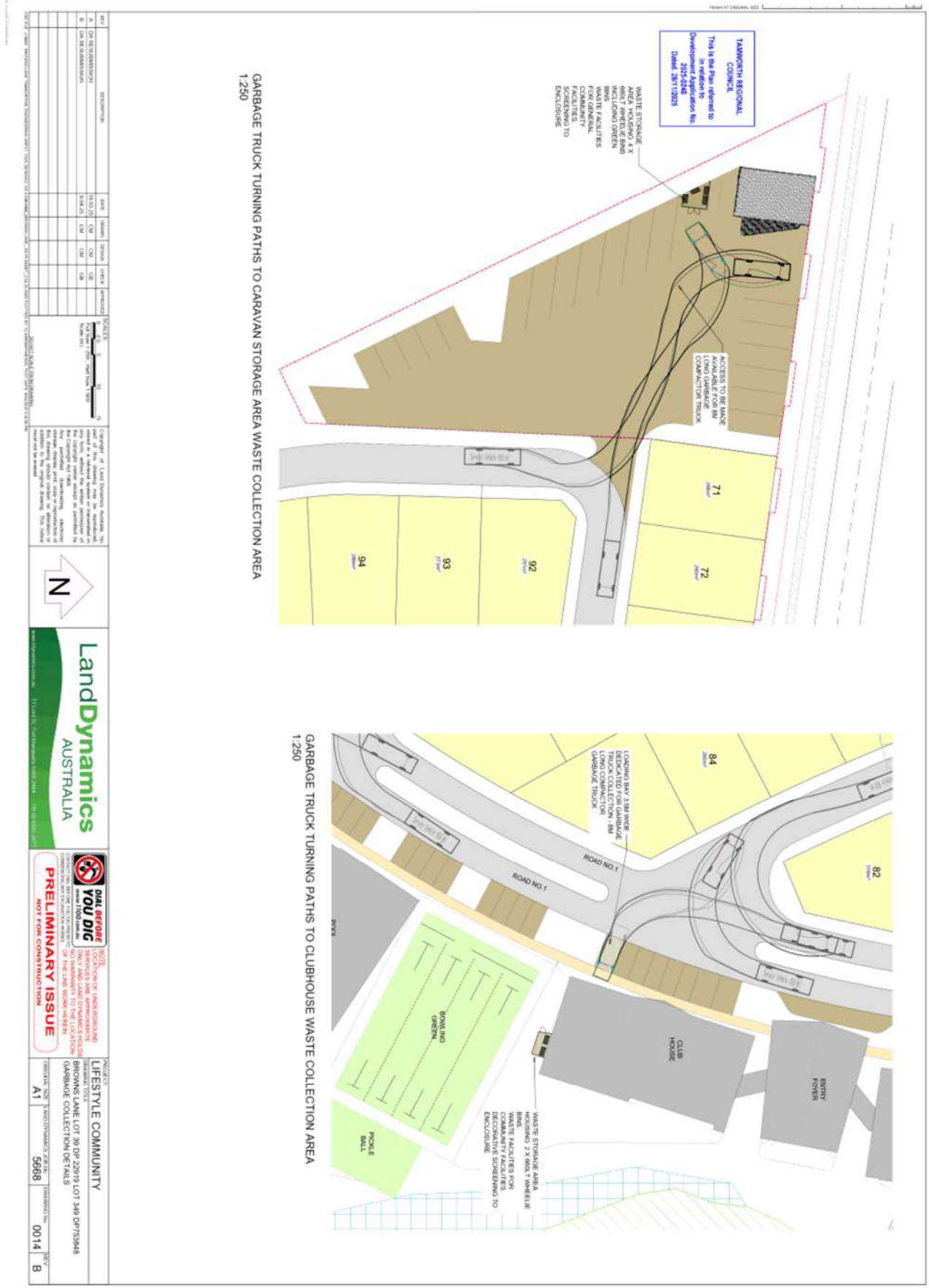
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248 Dated: 28/11/2025
WASTE STORAGE AREA HOUSING 4 X 660LT WHEELIE BINS INCLUDING GREEN BIN AND WASTE FACILITIES FOR GENERAL COMMUNITY FACILITIES SCREENED TO ENCLOSURE
ACCESS TO BE MADE AVAILABLE FOR 8M LONG GARBAGE COMPACTOR TRUCK
71
72
92
93
94
GARBAGE TRUCK TURNING PATHS TO CARAVAN STORAGE AREA WASTE COLLECTION AREA
1:250
LOADING BAY 3.5M WIDE DEDICATED FOR GARBAGE TRUCK COLLECTION - 8M LONG COMPACTOR GARBAGE TRUCK
84
82
ROAD NO.1
ROAD NO.1
BOWLING GREEN
CLUB HOUSE
ENTRY FOYER
PICKLE BALL
WASTE STORAGE AREA HOUSING 2 X 660LT WHEELIE BINS. WASTE FACILITIES FOR COMMUNITY FACILITIES DECORATIVE SCREENING TO ENCLOSURE
GARBAGE TRUCK TURNING PATHS TO CLUBHOUSE WASTE COLLECTION AREA
1:250
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LandDynamics AUSTRALIA
DIAL BEFORE YOU DIG
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 99 DP 229119 LOT 349 DP753848
GARBAGE COLLECTION DETAILS
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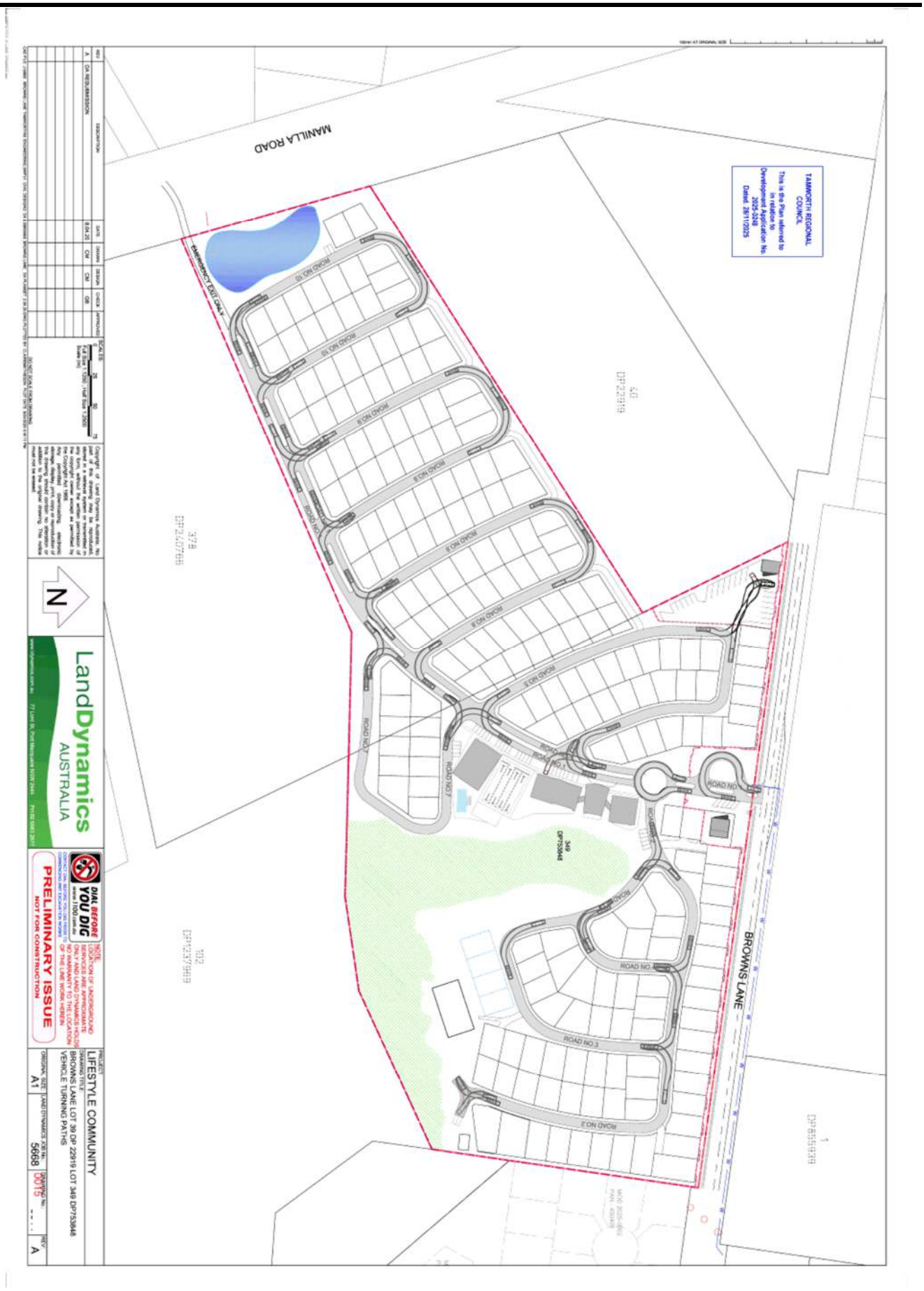
MANILLA ROAD
BROWNS LANE
TAMWORTH REGIONAL COUNCIL
This is the Plan referred to in relation to Development Application No. 2025-0248
Dated: 28/11/2025
EMERGENCY EXIT ONLY
ROAD NO.10
ROAD NO.9
ROAD NO.8
ROAD NO.6
ROAD NO.5
ROAD NO.4
ROAD NO.7
ROAD NO.1
ROAD NO.2
ROAD NO.3
349 DP753848
N
LandDynamics AUSTRALIA
DIAL BEFORE YOU DIG
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION
LIFESTYLE COMMUNITY
BROWNS LANE LOT 39 DP 22919 LOT 349 DP753848
VEHICLE TURNING PATHS
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A

Tamworth REGIONAL COUNCIL
PO Box 555
Tamworth NSW 2340
P 02 6767 5555
E trc@tamworth.nsw.gov.au
www.tamworth.nsw.gov.au
ABN: 52 631 074 450

The Trustee For Browns Lan Developments Unit Trust
77 Lord Street
PORT MACQUARIE NSW 2444

DEVELOPMENT APPLICATION
NOTICE OF DETERMINATION

Issued under the *Environmental Planning and Assessment Act 1979*
Sections 4.16, 4.17 & 4.18 (1)(a) and Schedule 1, Clause 20(2)

Tamworth Regional Council Development Consent No:	DA2025-0248
NSW Government Portal Application Number (PAN):	PAN-502421
Property Address:	Lot 349 DP 753848 & Lot 39 DP 22919 Browns Lane OXLEY VALE NSW 2340
Description of Development:	Demolition of Existing Structures, Staged Construction of 218 Dwelling Manufactured Housing Estate, Communal Facilities and Lot Consolidation
Determination:	Approved – Development consent granted subject to the conditions specified in this notice and in accordance with the stamped approved plans.
Determination Date:	Friday, 28 November 2025
Consent to operate from:	Friday, 28 November 2025
Consent to lapse on: (unless physical commencement has occurred)	Thursday, 28 November 2030

Information contained in this decision:

- Schedule 1 – Conditions of consent
- Schedule 2 – Reasons for determination and reasons for conditions
- Schedule 3 – Rights of appeal and review

SIGNED on behalf of Tamworth Regional Council

Sam Lobsey
Manager, Development

Contact: Dan Whale Phone (02) 6767 5532 or d.whale@tamworth.nsw.gov.au

SCHEDULE 1 – CONDITIONS OF CONSENT

General Conditions of Consent

1) The development must take place in accordance with the following plans (including amendments in RED) and supporting documentation:

   a) Development Plans prepared by Land Dynamics Australia, Job No.5668:

Drawing No.	Revision No.	Dated
0001 & 0013	C	08.04.2025
0002-0008 & 0011	G	08.04.2025
0009,0010 & 0014	B	08.04.2025
0015 (Drawing no. amended in RED)	A	08.04.2025
0012	E	19.05.2025

Note: In the event of any between the conditions of this approval and the drawings / documents referred to above, the conditions of consent shall prevail.

2) The development must be carried out in accordance with the Development Application and accompanying plans (including amendments in RED), drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the approval of the Tamworth Regional Council.

3) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises, in accordance with the approved staging, to ensure compliance with the provisions of the Environmental Planning and Assessment Act 1979.

4) In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

5) The civil design for the development is to comply with Council's Engineering Design Minimum Standards for Subdivisions and Developments.

6) Any existing State Survey Mark or Cadastral Survey Mark shall be preserved during construction and not disturbed unless authority has been obtained from the Surveyor- General in accordance with the Surveyor-General's Directions published by the NSW Land and Property Information Service. In this regard, the Principal Contractor is responsible for the protection of the mark.

7) The development shall be constructed wholly within the confines of the property boundary. No portion of any fencing and/or gates shall encroach onto or over adjoining properties or upon the road reserve area unless otherwise provided for by this consent.

8) Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.

9) It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expenses incurred in complying with conditions imposed under this approval.

10) The development shall be undertaken in accordance with the approved Staging Plan, with the following inclusions:

Stages	No. of Lots	Other Works
1	25	Main entry to Browns Lane Maintenance & Men's Shed Caravan Storage Visitor Parking Internal roads Sewer works to Manilla Road All weather trafficable temporary access to provide emergency access to Manilla Road until Stage 6
2	0	Main Entry Foyer and Administration Buildings Community Facilities comprising Clubhouse, Gym, Pools, Bowling Green, Pickle Ball Court Visitor Parking
3	36	Internal roads
4	31	Internal roads
5	34	Internal roads
6	25	Internal roads Stormwater basin
7	25	Internal roads
8	26	Internal roads
9	16	Internal roads Community Facilities comprising Tennis Court and Picnic/BBQ Area
Total	**218**	

Note 1: The Community Facilities (Stage 2) shall be commenced within the Stage 1 program.

Note 2: Nothing prevents staging occurring out of sequence, with the exception of the community facilities (Stage 2) which need to be completed prior to the issue of the first approval to operate or first certificate of completion (whichever occurs first) in stages 3-9.

Note 3: Staging of the development is permitted provided that continuity in the installation of utility services and any civil infrastructure required is not compromised by the staging.

Note 4: Unless specified, the conditions of this consent will apply to all stages, with any decision on any discrepancy with conditions and associated staging resting with Council. Any decision to allow a change to staging will rest with Council along with applicable conditions and any contributions payable.

11) A separate Application to operate a manufactured home estate pursuant to section 68 of the Local Government Act 1993 must be lodged for the approval of Council prior to commencement of each stage.

12) Landscaping of each stage of the estate shall be completed in accordance with the approved landscaping plans prior to occupation of the first manufactured homes in the relevant stage.

13) The development is not to be used for tourist (i.e. short term stay) purposes.

14) The community facilities (including Caravan & Boat Storage Area) are for the exclusive use of the residents of the manufactured home estate and their guests. The community facilities must not be used for any commercial purpose in accordance with clause 36(1)(a) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

15) The Manager shall be available at all reasonable times. The contact details of the on-site manager shall be displayed in prominent positions throughout the estate. The on-site manager shall regulate the use of the Clubhouse in accordance with the restrictions of this consent.

16) The operator must adopt an Internal Neighbour Disputes Policy and this policy is to be referenced in all site lease arrangements.

17) All building work must be carried out in accordance with the provisions of the disability (Access to Premises - Buildings) Standards 2010.

18) Where relevant, all demolition work shall be carried out in accordance with Workcover Authority requirements and Australian Standard AS2601 - The Demolition of Structures.

19) All outdoor lighting shall be designed to comply with, where relevant, AS/NZ1158 and AS4282.

20) The manufactured home estate shall be designed, constructed, maintained and operated in accordance with Division 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021, except as otherwise provided by an approval under section 68 of the Local Government Act 1993.

21) The placement and positioning of manufactured homes on sites must comply with the provisions of Division 4 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021, except as otherwise provided by an approval under section 68 of the Local Government Act 1993.

22) This consent provides for a maximum of 218 manufactured home sites only.

23) Any air conditioner/s in a manufactured home must not:

    a) Emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):

        i) Before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday; or
        ii) Before 7.00am and after 10.00pm on any other day; or

    b) Emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those specified in (i) and (ii) above, which exceeds the background (LA90, 15 minute) by more than 5dB(A). The source noise level must be measured as a LAeq 15 minute.

24) The operation of the community swimming pool/spa is to comply with the requirements of the:

    a) Public Health Act 2010;
    b) Public Heath Regulation 2012; and
    c) NSW Ministry of Health Public Swimming Pool and Space Advisory Document 2013.

25) In accordance with the Tamworth Regional Development Control Plan 2010, the pool pump must be placed a minimum of 15 metres from a habitable room in a dwelling on an adjoining property or within a sound proof enclosure.

26) To comply with the Swimming Pools Act 1992 and Swimming Pools Regulation 2018 to restrict access to the pool area, the pool is to be enclosed by a minimum 1200mm high child resistant barrier, fitted with a self-closing, self-latching, outwardly opening gate (all constructed in accordance with the requirements of the Swimming Pools Act 1992 and Swimming Pools Regulation 2018). The barrier is to be erected prior to the placement of any water in the pool.

27) The operator of the premises on which the pool is situated must ensure that there is, at all times, maintained in a prominent position in the immediate vicinity of the pool, a sign bearing a notice that contains the following:

a) the words:
   i) "Young children should be supervised when using this swimming pool", and
   ii) "Pool gates must be kept closed at all times", and
   iii) "Keep articles, object and structures at least 900 millimetres clear of the pool fence at all times".

b) a simple flow sequence (which may be the flow sequence depicted in the Cardiopulmonary Resuscitation Guideline) containing details of resuscitation techniques (for infants, children and adults).

28) Documentation shall be provided to Council confirming that the proposed development has satisfied the General Terms of Approval issued by the following agencies:

- Department of Planning and Environment – Water, dated 23 June 2025 (refer to **ANNEXURE A**); and
- NSW Rural Fire Service, dated 09 May 2025 (refer to **ANNEXURE B**).

Prior to the Commencement of Works

29) The approved development which is the subject of this development consent must not be commenced until:

a) A construction certificate for the building work (e.g community facilities) has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited Certifier, and
b) The person having the benefit of the development consent has;
   i) Appointed a Principal Certifying Authority for the building work, and
   ii) Notified the Principal Certifying that the person will carry out the building work as an owner-builder, if that is the case, and;
c) The principal certifying authority has, no later than 2 days before the building work commences;
   i) Notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and
   ii) Notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
d) The person having the benefit of the development consent, if not carrying out the work as an owner-builder, has
   i) Appointed a principal contractor for the building work who must be the holder of a contractor license if any residential building work is involved, and
   ii) Notified the Principal Certifying Authority of any such appointment, and
   iii) Unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work, and
   iv) Give at least 2 days notice to the council of the persons intention to commence the erection of the building.

30) Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

a) Must be a standard flushing toilet, and
b) Must be connected to a public sewer, or
c) If connection to a public sewer is not practicable, to an accredited sewage management facility approved by the council, or

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

31) The applicant must ensure that a sign containing the following information is erected in a prominent position and maintained on the site at all times:

a) The name, address and telephone number of the principal certifying authority for the work, and
b) The name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
c) A statement that unauthorised entry to the work site is prohibited.

The sign is to be removed when the work has been completed

32) The contractors engaged on the work on Council's assets must maintain public liability insurance cover to the minimum value of $20 million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Documentary evidence of the currency of the policy shall be provided to Council prior to the commencement of work and upon request, during the progress of the work.

33) Erosion and sediment control facilities shall be provided to avoid damage to the environment during construction. The plan and specification for these facilities are considered an integral part of the development and must be approved and installed prior to the commencement of work on the site. The approved erosion and sediment control measures are to be maintained throughout the construction of the development.

34) Prior to work commencing, the following approvals must be obtained pursuant to section 68 of the Local Government Act 1993 (Section 68 Approval) from Tamworth Regional Council:

a) Carry out water supply work;
b) Carry out sewerage work;
c) Carry out stormwater drainage work;
d) Install a manufactured home on the land (where an approval to operate has not been issued); and
d) If required, to dispose of waste into a sewer of the Council (trade waste).

A separate Section 68 Approval to operate a manufactured home estate and if required, to install a manufactured home on the land, must be obtained prior to the occupation or installation of any manufactured home on the land, for each stage of the development.

35) A Traffic Management Plan (TMP) detailing how movements in and out of the site during the construction will be adequately managed so as not to adversely impact the safe operation of the road network shall be submitted to Council. This TMP shall consider both vehicular and pedestrian movements. Where the TMP is of a level of complexity that Traffic Guidance Scheme (TGS) are required, the TGS's shall be prepared by a person with the applicable certification from Roads and Maritime Services (RMS) in accordance with AS1742.3-2009 and the RMS current version of the "Traffic Control at Worksites" manual.

36) The developer must produce written evidence that an agreement can be put in place with a waste collection contractor for the collection of rubbish bins from private property. The details of any private waste collection agreement are to be provided to Council prior to works commencing so that they may be reviewed and approved as being in line with Council's minimum requirements.

37) Unless otherwise agreed with Tamworth Local Aboriginal Land Council, prior to works commencing involving ground disturbance on the subject land, the Developer is to make appropriate arrangements with the Tamworth Local Aboriginal Land Council for a site officer to attend the site during and/or prior to commencement of any such works.

38) Prior to work commencing within the area identified as Stages 1 and 2 on the approved Staging Plan:

a) the class and number of ecosystem credits identified in the table of ecosystem credits required to be retired – like-for-like- threatened ecological community – Stages 1 and 2 – must be retired to offset the residual impacts of the development; and
b) the class and number of species credits identified in the table of species credits required to be retired – like-for-like – Stages 1 and 2 – must be retired to offset the residual impacts of the development; and
c) evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority.

Table of Ecosystem Credits required to be retired – like-for-like -threatened ecological community – Stages 1 and 2

Impacted plant community type	Number of ecosystem credits	Hollow bearing tree (HBTs)	IBRA sub-region from which credits can be used to offset the impacts of the development	Like-for-like credit retirement options
589-White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	3	Yes	Peel, Eastern Nandewars, Hunter, Inverell Basalts, Kaputar, Liverpool Plains, Liverpool Range, Northern Basalts, Tomalla and Walcha Plateau. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	PCTs associated with White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland CEEC
589-White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	5	No	Peel, Eastern Nandewars, Hunter, Inverell Basalts, Kaputar, Liverpool Plains, Liverpool Range, Northern Basalts, Tomalla and Walcha Plateau. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	PCTs associated with White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland CEEC

Table of Species Credits required to be retired – Stages 1 and 2

Impacted species credit species	Number of species credits	IBRA sub-region from which credits can be used to offset the impacts of the development	Like-for-like credit retirement options
Aprasia parapulchella Pink-tailed Legless Lizard	6	Anywhere in NSW	*Aprasia parapulchella* Pink-tailed Legless Lizard
Hoplocephalus bitorquatus Pale-headed Snake	1	Anywhere in NSW	*Hoplocephalus bitorquatus* Pale-headed Snake
Uvidicolus sphyrurus Border Thick-tailed Gecko	1	Anywhere in NSW	*Uvidicolus sphyrurus* Border Thick-tailed Gecko
Ninox connivens Barking Owl	3	Anywhere in NSW	*Ninox connivens* Barking Owl
Tyto novaehollandiae Masked Owl	3	Anywhere in NSW	*Tyto novaehollandiae* Masked Owl
Cercartetus nanus Eastern Pygmy-possum	1	Anywhere in NSW	*Cercartetus nanus* Eastern Pygmy-possum
Petaurus norfolcensis Squirrel Glider	1	Anywhere in NSW	*Petaurus norfolcensis* Squirrel Glider
Phascolarctos cinereus Koala	7	Anywhere in NSW	*Phascolarctos cinereus* Koala
Digitaria porrecta Finger Panic Grass	25	Anywhere in NSW	*Digitaria porrecta* Finger Panic Grass
Picris evae Hawkweed	25	Anywhere in NSW	*Picris evae* Hawkweed
Thesium australe Austral Toadflax	19	Anywhere in NSW	*Thesium australe* Austral Toadflax

39) Prior to work commencing within the area identified as Stages 3 to 9 on the approved Staging Plan:

a) the class and number of ecosystem credits identified in the table of ecosystem credits required to be retired – like-for-like- threatened ecological community – Stages 3 to 9 – must be retired to offset the residual impacts of the development; and
b) the class and number of species credits identified in the table of species credits required to be retired – like-for-like – Stages 3 to 9 – must be retired to offset the residual impacts of the development; and
c) evidence of the retirement of credits or payment to the Biodiversity Conservation Fund must be provided to the consent authority.

Table of Ecosystem Credits required to be retired – like-for-like threatened ecological community – Stages 3 to 9

Impacted plant community type	Number of ecosystem credits	Hollow bearing tree (HBTs)	IBRA sub-region from which credits can be used to offset the impacts of the development	Like-for-like credit retirement options
589-White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly	1	Yes	Peel, Eastern Nandewars, Hunter, Inverell Basalts, Kaputar, Liverpool Plains,	PCTs associated with White Box – Yellow Box – Blakely's Red

clay loam soils on hills mainly in the Nandewar Bioregion			Liverpool Range, Northern Basalts, Tomalla and Walcha Plateau. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	Gum Grassy Woodland and Derived Native Grassland CEEC
589-White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	11	No	Peel, Eastern Nandewars, Hunter, Inverell Basalts, Kaputar, Liverpool Plains, Liverpool Range, Northern Basalts, Tomalla and Walcha Plateau. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site.	PCTs associated with White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland CEEC

Table of Species Credits required to be retired – Stages 3 to 9

Impacted species credit species	Number of species credits	IBRA sub-region from which credits can be used to offset the impacts of the development	Like-for-like credit retirement options
Aprasia parapulchella Pink-tailed Legless Lizard	18	Anywhere in NSW	*Aprasia parapulchella* Pink-tailed Legless Lizard
Hoplocephalus bitorquatus Pale-headed Snake	8	Anywhere in NSW	*Hoplocephalus bitorquatus* Pale-headed Snake
Uvidicolus sphyrurus Border Thick-tailed Gecko	8	Anywhere in NSW	*Uvidicolus sphyrurus* Border Thick-tailed Gecko
Cercartetus nanus Eastern Pygmy-possum	8	Anywhere in NSW	*Cercartetus nanus* Eastern Pygmy-possum
Petaurus norfolcensis Squirrel Glider	8	Anywhere in NSW	*Petaurus norfolcensis* Squirrel Glider
Phascolarctos cinereus Koala	10	Anywhere in NSW	*Phascolarctos cinereus* Koala
Digitaria porrecta Finger Panic Grass	66	Anywhere in NSW	*Digitaria porrecta* Finger Panic Grass
Picris evae Hawkweed	66	Anywhere in NSW	*Picris evae* Hawkweed
Thesium australe Austral Toadflax	50	Anywhere in NSW	*Thesium australe* Austral Toadflax

Prior to Issue of a Construction Certificate (where applicable to the works being carried out) and/or Approval to Operate a Manufactured Home Estate

40) Plans showing a redesign of lots adjoining the Browns Lane road reserve to accommodate 5.0m road widening required by conditions 76 & 97 are to be submitted to, and approved by, Council prior to issue of a Construction Certificate.

41) Electrical reticulation construction plans stamped and approved by Essential Energy shall be submitted to Tamworth Regional Council to confirm that satisfactory arrangements have been made with Essential Energy for the provision of external electrical works. The plans shall be submitted to Council prior to issue of the first Construction Certificate or approval to Operate a Manufactured Home Estate. The locations of electricity substations are to be clearly illustrated on the plans and all works are to be located on private property. No infrastructure is to be located on, or to encroach public land.

42) A Soil and Water Management Plan (SWMP) and accompanying specifications for each construction phase of the works, prepared by a suitably qualified/experienced person and based on the Landcom manual - "Soils and Construction, Managing Urban Stormwater, Vol 14th Edition, March 2004", shall be lodged for approval with the application for the first Construction Certificate. The SWMP controls shall be implemented, inspected and approved prior to the commencement of any site works and maintained for the life of the construction period and until revegetation measures have taken hold. The SWMP shall include, but is not limited to:

a) Existing and final contours;
b) Identification of existing vegetation and current site drainage patterns;
c) Nature and extent of proposed clearing, excavation and filling;
d) Provision for the diversion of runoff around disturbed areas;
e) Location and type of proposed erosion and sediment control measures;
f) Approximate location and proposed treatment of haul roads, site sheds and stockpiles;
g) Location of and proposed means of stabilisation of site access;
h) Proposed staging of construction and SWMP measures;
i) Proposed site rehabilitation measures, including seeding of all bare un-grassed areas, turfing where erosion or scouring is likely to occur, and frequency of watering;
j) Maintenance program for all soil and water management measures;
k) Disposal site for silt removed from sediment traps;
l) All design criteria and calculations used to size erosion and sediment control measures; and
m) Standard construction drawings for proposed soil and water management measure.

43) A Construction Management Plan must be prepared and submitted to Tamworth Regional Council or an Accredited Certifier prior to issue of the first Construction Certificate. The plan shall address the methods employed during construction to minimise the impacts of the construction activities on:

a) Adjoining or adjacent operations, facilities and activities;
b) Construction occurring on adjoining or adjacent properties;
c) Users of the public footpaths and roads;
d) Parking in the vicinity of the site;
e) Surrounding streets used to access the site; and
f) The environment.

The plan shall also include, but is not limited to the following matters:

ii) Hours of work, which must be in accordance with the conditions of this consent;
iii) Contact details of the site manager and all principal contractors;
iv) Construction traffic management, including;
- identification of a work zone
- ingress and egress of vehicles to the site;
- management of loading and unloading of materials;
- number and frequency of vehicles accessing the site and construction vehicle routes;
- the times vehicles are likely to be accessing the site;
- access arrangements and traffic control;
- changes to on-street parking restrictions on roads;
- management of construction traffic and car parking demand including preparation and distribution of a Transport Access Guide; and
- Management of existing vehicular and pedestrian movements/routes around the site throughout the various stages of construction.

v) Construction noise and vibration management, identifying specific activities that will be carried out and associated noise sources, identify all potentially affected sensitive receivers, noise and vibration monitoring reporting and response procedures, description of specific mitigation treatments management measures and procedures to be implemented, and address any other relevant provisions of Australian Standard 2436;
vi) Construction waste management, identifying options for minimising waste in construction, reuse and recycling of materials, the storage, control and removal of construction waste; and
vii) Dust control measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physical barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

44) A stormwater servicing strategy for the development site shall be prepared and submitted to Council for approval in accordance with the requirements of Minimum Standards for Stormwater Drainage of Council's current version of Engineering Design Minimum Standards for Subdivisions and Developments. The stormwater servicing strategy for this development must also include calculations and associated commentary for the following:-

a) Stormwater detention for the range of 1:1 to 1:100-year ARI events to reduce the developed flows to predeveloped flows.
b) Assessment of the capacity of the existing culvert crossing under Manilla Road, and management of any identified deficiency in capacity (by augmentation of the pipework, or additional detention such that post development flows do not exceed the capacity of the crossing).
c) Minor stormwater network including the internal capture and conveyance systems.
d) Q100 overland flow paths.

The stormwater servicing strategy shall be approved by Council prior to issue of a construction certificate for the project.

45) Servicing strategies shall be submitted to Council for approval in accordance with the requirements of Council's Engineering Design Minimum Standards for Subdivisions and Developments. The strategies must detail the following:

Water:

a) Connection via an upgrade of the existing property service off the existing 250mm diameter water main in Manilla Road.

b) Provision of internal reticulation throughout the estate, nominating staging to reflect the proposed estate staging.

c) Assessment of the requirement for pressure boosting within the internal network to maintain acceptable mains pressure, especially in the upper reaches of the development.

Sewer:

d) Connection to the existing 450mm diameter sewer main at the Manilla Road frontage of the development.

e) Provision of internal reticulation throughout the estate, nominating staging to reflect the proposed estate staging.

46) Prior to the issue of a Construction Certificate or approval to Operate a Manufactured Home Estate, Section 138 approval is to be obtained from Tamworth Regional Council under the Roads Act 1993 to carry out works required by the Development Consent on or within public roads for this development. Where required, construction plans shall be provided to Council for approval.

Notwithstanding the requirements of the Engineering Design Minimum Standards, items to be addressed as part of the Section 138 Application shall include but not be limited to: -

a) All works in the public road reserve associated with intersection upgrades, provision of driveways and any associated stormwater infrastructure, and;

b) Adjustments and extensions to existing water and sewer networks.

Advisory Note 1: Council requires works-as-executed (WAE) plans to be prepared and submitted in accordance with Council's Engineering Design Minimum Standards for infrastructure adjusted or gifted as part of this development.

Advisory Note 2: All plans are to include details of the location of all existing utility services.

Advisory Note 3: Any line marking and/or regulatory signage shown on any plan is required to be reviewed and approved by the Local Traffic Committee.

Advisory Note 4: Intersection treatments involving Browns Lane and Manilla Road shall be determined utilising the warrants outlined in the current version of AUSTROADS Guide to Road Design Part 4: Intersections and Crossings.

47) A Plan of Management for the manufactured housing estate shall be submitted to the Tamworth Regional Council prior to the issue of any Section 68 Approval to Operate a Manufactured Home Estate. The Plan of Management shall address (without limitation):

a) The operation of the community bus, including minimum frequency, available routes, capacity and booking procedures;
b) The processes for notifying occupants of any road closures;
c) The processes for notifying occupants of the installation or movement of any manufactured home;
d) The use of the clubhouse by the occupants and other persons; and
e) Procedures for evacuation of the estate in case of an emergency.

48) A Landscape Establishment and Maintenance Plan shall be submitted to Tamworth Regional Council prior to the issue of any Section 68 Approval to Operate a Manufactured Home Estate. The plan is to include a strategy which has regard to:

a) Current water conservation measures;
b) Ongoing maintenance to ensure establishment and survival of all landscaping;
c) Priority use of open space areas;
d) Safe hours for use of open space areas;
e) Maintenance standards of open space areas; and
f) Maintenance responsibilities for open space and landscaped areas.

49) Prior to the issue of any Section 68 Approval to Operate a Manufactured Home Estate, Lot 349 DP 753848 & Lot 39 DP 22919 shall be consolidated into a single title. Evidence that the lots have been consolidated by NSW land Registry Services shall be submitted to Tamworth Regional Council in this regard.

During Works

General

50) Work on the project shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area: -

Monday to Friday - 7.00am to 5.00pm;
Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;
No work to be carried out on Sunday or Public Holidays if it is audible on other residential premises.

The Developer shall be responsible to instruct and control his contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

51) All building works shall be constructed in accordance with safe work practices and complying with the relevant Australian Standards, Codes of Practice and the National Construction Code (NCC).

52) The applicant must maintain the installed water pollution, erosion and sedimentation controls in accordance with the "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing ("The Blue Book").

53) The Developer shall ensure that dust suppression is undertaken to ensure there is no visible dust emitted due to any works associated with the works associated with the development. This can be in the form of constant water spraying or other natural based proprietary dust suppressant, to ensure that dust caused by any vehicles moving in, out or within the development site does not cause a nuisance to surrounding properties.

54) The public way (outside of any construction works zone) must not be obstructed by any materials, construction fencing, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

55) Any damage caused to Council infrastructure during building operations shall be rectified by the owner or the builder to the satisfaction of Council to ensure the integrity of Council's infrastructure is maintained to an acceptable standard.

56) Any spillage of materials onto Council infrastructure, as a result of delivery or handling for this development, shall be removed as soon as practicable by the developer and placed into suitable receptacles for reclamation or disposal in a manner that does not cause pollution of the environment.

57) If any unexpected contamination is discovered during demolition or construction works, the appropriate actions shall be taken in accordance with SEPP (Resilience & Hazards) 2021, work health and safety and environmental protocols to address any issues relating to human health and environmental protection. Councils' Environmental Health Division must be notified and all work in the area of discovery is to be immediately ceased until clearance is obtained from Council.

58) If during ground disturbance any item, object or place of potential aboriginal significance is located, all work within the vicinity must cease immediately and the Tamworth Regional Council and Office of Environment & Heritage contacted immediately. Works in the vicinity of the find must not recommence until clearance has been received from Council and the Office of Environment & Heritage.

59) The design of all carparking, passing bays and internal access roads is to be in accordance with Australian Standard 2890, the Local Government (Manufactured Home Estates, Caravan Parking, Camping Grounds and Moveable Dwellings) Regulations 2021 unless otherwise provided by any approval under section 68 of the Local Government Act 1993.

60) Other than temporary roads, all internal driveways, parking areas, loading bays and vehicular turning areas shall be constructed with a base course of adequate depth to suit design traffic, and shall be sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers. The surface shall be maintained to facilitate the use of vehicular access and parking and to minimise any associated noise and dust nuisance.

61) The vehicular entrance and exit driveways and the direction of traffic movement within the site shall be clearly indicted by means of suitable signs and pavement markings to ensure that clear direction is provided to the drivers of vehicles entering and leaving the premises in order to facilitate the orderly and efficient use of on-site parking and driveway access and in the interest of traffic safety and convenience in accordance with Australian Standard 2890.

62) All parking and loading bays shall be permanently marked out on the pavement surface with loading bays and visitor parking facilities being clearly indicated by means of appropriate signs to facilitate the orderly and efficient use of on-site parking and loading/unloading facilities in accordance with Australian Standard 2890.

63) The Traffic Management Plan (inclusive of any resultant Pedestrian Management Plans and the TGSs) shall be implemented and any associated barriers, signage and controls shall be maintained in a functional state at all times.

64) Any existing septic systems shall be decommissioned in accordance with NSW Health Advisory Note 3 – Destruction, Removal or Reuse of Septic Tanks, Collection wells, Aerated Wastewater Treatment Systems (AWTS) and other Sewage Management Facilities (SMF)

Demolition

65) Demolition must occur with suitable best practise methods used to supress dust and noise nuisance to nearby residential receptors.

66) All services (including water, sewer, electricity and gas) must be effectively discontinued by appropriately qualified tradespersons.

67) Any material not reclaimed for recycling must be disposed of to a licensed landfill facility and documentation retained to demonstrate the disposal location.

68) Demolition works are restricted to Monday to Friday between the hours of 7am to 6pm and Saturdays 8am to 1pm. No demolition works are to be undertaken on Sundays or Public Holidays.

69) A portable toilet with appropriate washing facilities will be required on site prior to commencement of demolition.

70) Demolition works involving the removal and disposal of asbestos containing material (if present) must only be undertaken by contractors who hold an asbestos removal licence and a demolition licence.

71) If asbestos is present, a clearance certificate must be provided to Council by an occupational hygienist declaring the site to be free from all asbestos upon completion of demolition.

Stormwater

72) All roof water stormwater discharging from the proposed development site, buildings and works must be conveyed to the approved point of discharge by underground pipe drains complying with AS3500.3 (as amended) to the satisfaction of Council. No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.

73) Runoff from all hardstand areas shall be captured on site and conveyed to the approved point of discharge in accordance with the current version of the Engineering Design Minimum Standards for Subdivisions and Developments.

Additionally, the stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum:

(i) All plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3 (as amended) Plumbing and Drainage – Stormwater Drainage and the National construction code of Australia Volume 3 The Plumbing Code of Australia;

(ii) Temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;

(iii) 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.

(iv) 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.

74) The approved point of discharge for the development site is defined as the roadside drainage system on the eastern side of Manilla Road.

75) All major flows shall be directed to the Manilla Road road-reserve via the basin overflow structure and the emergency driveway threshold.

External Roads

76) A road widening of five metres shall be dedicated for the full Browns Lane frontage of the site.

Vehicular Access and Egress

77) The Browns Lane vehicular access shall be constructed as a CHR/AUL format intersection capable of accommodating the largest design vehicle anticipated to access the site.

78) The Manilla Road vehicular access shall be constructed as a vehicular crossover in accordance with the requirements of Council's Minimum Design Standards for Subdivisions and Developments, and the relevant Transport for NSW guidelines. The driveway shall be designated for emergency use only, and controlled via appropriate gates and signage.

79) All internal driveways and parking areas shall be constructed with a base course of adequate depth to accommodate heavy vehicle loading, being sealed with either asphaltic concrete, concrete or interlocking pavers.

80) Entrance threshold landscaping and signage shall be located in private lands.

Parking

81) All visitor and staff parking and manoeuvring areas shall be sealed and designed to comply with Australian Standard AS2890.1 'Off-street Car Parking'.

82) All service vehicle parking and manoeuvring areas shall be sealed and designed to comply with Australian Standard AS2890.2 'Off-street Commercial Vehicle Facilities'.

83) To provide for the safety and security of employees and users of the facility, outdoor lighting in accordance with AS1158.3.1 Pedestrian Area (Category P) Lighting shall be provided to all off-street parking areas. The lighting installed must comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting.

Allotment Filling

84) Any allotment filling that may be required for the development site shall meet the requirements of AS3798 (as amended) – Guidelines on Earthworks for Commercial and Residential Developments.

Certification of the allotment filling shall be provided by a geotechnical testing authority registered under NATA. The testing authority shall be required to certify whether the fill complies with the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction, as "controlled fill".

Inspections

85) It is required that a Principal Certifier (PC) be appointed to undertake all critical stage inspections as prescribed under the Environmental Planning and Assessment (Development Certificate and Fire Safety) Regulation 2021. The owner may appoint either the Council or an accredited certifier to be the PC.

86) The following inspections are required under the Local Government Act:
a) Plumbing
b) Footings
c) Certificate of completion (compliance plate)

Prior to Occupation or the issue of an Occupation Certificate (where applicable to the works being carried out)

87) The occupation or use of the whole or any part of a new building must not commence unless an Occupation Certificate has been issued in relation to the building or part.

88) Approval to operate a manufactured home estate on the land on which the development is to be carried out must be obtained under Part 1 of Chapter 7 of the Local Government Act, 1993.

Prior to Occupation of Individual Manufactured Homes / Issue of Certificate of Completion in accordance with Local Government (Manufactured Home Estates, Caravans, Camping Grounds and Moveable Dwellings) Regulation

89) Intersection treatments involving internal roads and:

a) Browns Lane; and
b) Manilla Road

identified as per the AUSTROADS Guidelines shall be designed and constructed by the developer at full cost to the developer. Intersection treatments shall be constructed prior to occupation or the issue of any Certificate of Completion of a manufactured home within the estate, in accordance with the staging listed in Condition 10.

90) Stage 2 community facilities be completed prior to the issue of the first approval to operate or first certificate of completion (whichever occurs first) in stages 3-9.

91) The occupation or use of the whole or any part of a new building shall not commence unless a Section 68 Certificate of Completion has been issued by Council. The Certificate of Completion shall not be issued until such time as all relevant conditions of the Section 68 Approval have been complied with and all applicable documents received by Council.

92) a) In accordance with Section 4.17(1) and Division 7.1 of the Environmental Planning and Assessment Act 1979 and the Tamworth Regional Tamworth Regional Council Section 7.11 (formally Section 94 (Direct)) Development Contributions Plan 2013, the following monetary contributions shall be paid to Tamworth Regional Council to cater for the increased demand for community infrastructure resulting from the development:

The current contribution rates are provided in Table 1 below.

Contribution Rates by Infrastructure Type	Hills Plain Total	Roads	Open Space	Plan Preparation & Administration
Residential Accommodation 1 bedroom	$5,031.00	$4,660.00	$245.00	$126.00
Residential Accommodation 2 bedrooms	$5,267.00	$4,764.00	$332.00	$171.00
Residential Accommodation 3 or more bedrooms	$6,673.00	$5,955.00	$474.00	$244.00
Contribution Rates by	**Tamworth Urban Res Total**	**Roads**	**Open Space**	**Plan Preparation**

Infrastructure Type				& Administration
Residential Accommodation 1 bedroom	$1,308.00	$1,046.00	$241.00	$21.00
Residential Accommodation 2 bedrooms	$1,423.00	$1,069.00	$326.00	$28.00
Residential Accommodation 3 or more bedrooms	$1,843.00	$1,337.00	$465.00	$41.00

b) If the contributions are not paid within the financial year that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\$Cpy = \frac{\$Cdc \times CPIpy}{CPIdc}$$

Where:

$Cpy Is the amount of the contribution at the date of Payment
$Cdc Is the amount of the contribution as set out in this development consent
CPIpy Is the latest release of the Consumer Price Index (Sydney – All Groups) for the financial year at the date of Payment as published by the ABS
CPIdc Is the Consumer Price Index (Sydney - All Groups) for the financial year at the date of this development consent

c) Timing of payment of monetary contributions:

i. A Section 68 application for the installation of a manufactured home is to be lodged with Council, including a site map indicating the location of each site. Council may then issue notification of contributions payable.

ii. Prior to occupation of any manufactured home, a Notice of Completion is to be lodged with Council accompanied by the required contributions for that manufactured home, and specifying the location of each site.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Tamworth Regional Council in accordance with the above timeframes.

Tamworth Regional Council's Development Contributions Plan may be viewed at www.tamworth.nsw.gov.au or a copy may be inspected at Tamworth Regional Council's Administration Centre during normal business hours.

Note 1: The contributions are calculated on the number of bedrooms per dwelling.

Note 2: The above contributions have been adopted under the 2025/2026 Tamworth Regional Council Management Plan. Revised rates adopted in subsequent Management Plans will apply to lots released in later financial years.

Note 3: The subject site is located over two development contribution catchments, being the Hills Plain catchment and the Tamworth Urban Residue catchment. The applicable contribution rate for each dwelling is dependant on the location of the dwelling on the site.

93) Pursuant to Section 306 of the *Water Management Act 2000*, Council (as the Local Water Supply Authority) requires the following contributions to be paid and design plans and certification supplied prior to the release of a Construction Certificate:

General (Progressive Stage by Stage):

a) Water Headworks (per dwelling):

- Two Bedroom Dwelling: 0.6ET x $4,858.00 = $2,914.80
- Three Bedroom Dwelling 0.8ET x $4,858.00 = $3,886.40

b) Sewer Headworks (per dwelling):

- Two Bedroom Dwelling: 0.75ET x $1,805.00 = $1,353.75
- Three Bedroom Dwelling: 1.0ET x $1,805.00 = $1,805.00

Stage 2 Specific:

c) Water Headworks:

- Clubhouse = 3.55ET x $4,858.00 = $17,245.90
- Swimming Pool: 0.53ET x $4,858.00 = $2,574.74

d) Sewer Headworks:

- Clubhouse = 4.17ET x $1,805.00 = $7,526.85
- Swimming Pool: 0.61ET x $1,805.00 = $1,101.054

Note: The above headworks contributions have been adopted under the 2025/2026 Council Annual Operation Plan. Revised rates adopted in subsequent Annual Operation Plans will apply to Headworks Contributions paid in later financial years.

94) Pursuant to Section 306 of the Water Management Act, Council (as the Local Water Supply Authority) requires the following works pursuant to the requirements of the approved servicing strategies shall be completed prior to the issue of any Occupation Certificate or prior to occupation of or the issue of Certificate of Completion for a manufactured home within the estate.

Water:

a) A single water service shall be provided to the lot.
b) The service shall be taken from the existing 250mm diameter water main in Manilla Road.
c) If the existing water service requires upsizing or relocation then the existing service is to be removed and disconnected from the water main.
d) Works shall be undertaken in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments.
e) Work on live water mains is to be undertaken by Council at full cost to developer.
f) The developer/owner of the property shall take full responsibility for the installation and maintenance of the internal water mains and individual services to dwellings within the development, including appropriate pressure devices.

Sewer:

g) A single sewer service to be provided to the lot.
h) The connection shall be made to the existing 450mm diameter sewer main at the Manilla Road frontage of the development.
i) Works shall be undertaken in accordance with Council's Engineering Design Guidelines for Subdivisions and Developments.
j) Work on live water mains is to be undertaken by Council at full cost to developer.
k) The developer/owner of the property will take full responsibility for the installation and maintenance of internal sewer mains and individual services to dwellings within the development.

95) A Certificate of Compliance under Section 307 of the Water Management Act 2000 shall be obtained from the Council (as the Local Water Supply Authority) prior to the provision of any Occupation Certificate. All payments and works required under Section 306 of the Water Management Act 2000 must be received and completed prior to the release of a Certificate of Compliance.

96) Prior to issue of any Occupation Certificate for the Clubhouse, the operator must provide the Principal Certifying Authority with a fire safety certificate in accordance with clause 153 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. A copy of the certificate is to be given to the Commissioner of the NSW South Wales Fire Brigade and a copy prominently displayed in the building.

97) Road widening of five metres for the full Browns Lane frontage of the site shall be dedicated as public road prior to the issue of any Occupation Certificate.

98) A Notice of Arrangement shall be submitted to Council demonstrating that telephone services, including connection to, or internal infrastructure installed ready for connection, to the NBN or other network, will be provided in such a manner that a connection is available to each dwelling site within the manufactured home estate. Documentary evidence is to be provided to Tamworth Regional Council prior to issue of the first Certificate of Completion.

99) A community bus service shall be available to the residents of the manufactured housing estate. The community bus service shall be established as a component of Stage 1.

100) A community bus timetable is to be developed and distributed to residents and is to be reviewed annually in consultation with residents by site management to ensure that the community bus service is meeting the needs to residents.

101) Prior to issue of the first Certificate of Completion, evidence shall be provided to Tamworth Regional Council to demonstrate that a garbage contractor has been engaged to service the development and that the arrangements are in keeping with Council's minimum standards for waste collection.

102) Prior to issue of the first Certificate of Completion, signage is to be installed limiting traffic on the internal roads to 30km/h.

103) For developments where allotment filling has been undertaken, a copy of the NATA testing authority certification for compliance to the requirements of AS2870.1 (as amended) – Residential Slabs and Footings – Construction shall be provided to Council.

104) Prior to issue of any Occupation Certificate a Vegetation Management Plan is required to be submitted and approved for the C3 zoned land and any Asset Protection Zones to ensure weeds are contained and the areas are managed appropriately over the life of the development.

105) All works as required by these conditions of consent shall be complete.

Ongoing Use/Operation of the Site

106) The approved Plan of Management for the Manufactured Housing Estate is to be adhered to at all times.

107) The ongoing operation of the development shall not cause offensive noise for nearby residential receivers, as defined by the Protection of the Environment Operations Act 1997. Offensive noise is noise:

a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances—
   (i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or
   (ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or

(b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

108) The sealing to all vehicular parking, manoeuvring and loading areas is to be maintained at all times with the exception of temporary access roads.

109) The integrity of vehicle crossovers is to be maintained at all times.

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

111) On-site stormwater systems shall be maintained at all times so as to ensure their effective operation for their intended purpose.

112) All garbage areas are to be screened from the street, create no adverse odour impact on adjoining properties and be kept free of pests at all times.

113) There are to be no bins placed in Browns Lane or Manilla Road for kerbside collection. All bins must be collected/emptied from within the site.

114) All vehicles and manufactured homes associated with construction of the subject manufactured housing estate are to be loaded and unloaded upon the site, standing wholly within the development site and (where applicable) within loading zones designated on the submitted plans with the development application, or as otherwise provided in accordance with the conditions of this consent. No street loading or unloading is to be undertaken in association with the development. Under no circumstances are vehicles to be loaded or unloaded at the kerb side, or across the public footpath or within the road reserve to ensure that the proposed development does not give rise to street loading or unloading operations with consequential accident potential and reduction in road efficiency.

115) All vehicular movement to and from the site shall be in a forward direction to ensure that the proposed development does not give rise to vehicle reversing movements on or off the Public Road with consequent traffic accident potential and reduction in road efficiency.

116) To ensure that the required parking, loading/unloading facilities and associated driveways are able to function efficiently for their intended purpose, proposed parking areas, service bays, truck docks, driveways, vehicular ramps and turning areas shall be maintained clear of obstruction and be used exclusively for purposes of car parking, loading and unloading, and vehicle access respectively and under no circumstances are such areas to be used for the storage of goods or waste materials.

117) There is to be no nuisance noise caused to neighbouring property owners by the operation of any filter pump associated with the swimming pool or spa bath. The pump must not exceed the background noise level by more than 5 dBA during the allowed hours of operation and must not be audible in any habitable room of neighbouring dwellings when used outside of the allowed hours of operation.

118) All swimming pools are to comply at all times with the provisions of the Swimming Pools Act 1992 and Regulations.

Advice Note(s)

i) This approval does not give consent to any retaining walls. Where the batter ratio in the Building Code of Australia is unable to be met and retaining walls are proposed that do not meet the exempt development criteria under the State Environmental Planning Policy (*Exempt and Complying Codes)* 2008, any proposed retaining walls will require lodgement of a further development application to Council for consideration and determination.

SCHEDULE 2 – REASONS FOR DETERMINATION AND REASONS FOR CONDITIONS

REASONS FOR THE DETERMINATION AND CONSIDERATION OF COMMUNITY VIEWS

The determination decision was reached for the following reasons:

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Tamworth Regional Local Environmental Plan 2010* (TRLEP) and applicable State Environmental Planning Policies.
- The proposed development is, subject to the recommended conditions, consistent with the aims of the *Tamworth Regional Council Development Control Plan 2010 (*TRDCP).
- Subject to the recommended conditions the proposed development will be provided with adequate essential services required under the TRLEP.
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development has appropriate management and mitigation of impacts through conditions of consent.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- The application was required to be placed on public exhibition in accordance with Council's Community Participation Plan 2019. Two (2) submissions were received.

REASONS WHY THE CONDITIONS HAVE BEEN IMPOSED

The conditions in Schedule 1 are applied to:

1. Confirm and clarify the terms of Council's approval;
2. Identify modifications and additional requirements that will result in improved compliance, development and environmental outcomes;
3. Prevent, minimise, and/or offset adverse environmental impacts including economic and social impacts;
4. Set standards and performance measures for acceptable environmental performance; and,
5. Provide for the ongoing management of the development.

SCHEDULE 3 – RIGHT OF APPEAL AND REVIEW

RIGHT OF REVIEW

Division 8.2 of the *Environmental Planning and Assessment Act 1979* provides that the Applicant may request the Council to review the determination for a development consent or modification of a development consent, provided this application is not made in respect to designated or Crown development. The request must be made in writing (or on the review application form) within six (6) months after the date as specified in this notice of determination, together with payment of the appropriate fee. A determination or decision reviewed under this Division is not subject to a further review.

RIGHT OF APPEAL

If you are dissatisfied with this decision Section 8.7 of the *Environmental Planning and Assessment Act 1979* (Act) gives you the right to appeal to the Land and Environment Court. In accordance with Section 8.10 of the Act, your appeal must be made within six (6) months after the date on which you receive this notice; or, the date on which that application is taken to have been determined under Section 8.11 of the Act.

Section 8.8 of the Act does not give an objector the right of appeal against this determination notice as the development does not constitute designated development.

ANNEXURE A

Department of Planning and Environment

Contact: Department of Planning and Environment-Water
Phone: 1300081047
Email: waterlicensing.servicedesk@dpie.nsw.gov.au

Our ref: IDAS-2025-10072
Your ref: DA2025-0248

23 June 2025

The General Manager
TAMWORTH REGIONAL COUNCIL
474 Peel Street, Tamworth New South Wales 2340

Attention: Dan Whale

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: **IDAS-2025-10072 - Integrated Development Referral – General Terms of Approval**
Dev Ref: **DA2025-0248**
Description: **The proposed development is for a 218 dwelling Manufactured Housing Estate to be constructed in stages. The lifestyle village will include communal facilities and a caravan and boat storage area. The proposed large community clubhouse is centrally located at the entrance to the development includes reception area, consultation rooms, gymnasium, outdoor pool, games and entertainment room, kitchen and bar, dining and function area, pickle ball court, tennis court and bowling green.**
Location: **Lot 349, DP753848, 383 BROWNS LANE OXLEY VALE 2340**
Lot 39, DP22919, 778 MANILLA ROAD OXLEY VALE 2340

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Department of Planning and Environment-Water's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, the department requests these GTA be included (in their entirety) in Council's development consent. Please also note the department requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

  The Department of Planning and Environment-Water will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.
- if Council receives an application under s4.46 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, the department recommends the following condition be included in the development consent:

The attached GTA issued by the Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
LOCKED BAG 5022, Parramatta, NSW 2124
www.dpie.nsw.gov.au

A completed application must be submitted to the department together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at:
https://www.planningportal.nsw.gov.au/

The Department of Planning and Environment-Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Planning and Environment-Water also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely

For
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment-Water

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
LOCKED BAG 5022, Parramatta, NSW 2124
www.dpie.nsw.gov.au

NSW GOVERNMENT

General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS-2025-10072
Issue date of GTA:	23 June 2025
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 349, DP753848, 383 BROWNS LANE OXLEY VALE 2340 Lot 39, DP22919, 778 MANILLA ROAD OXLEY VALE 2340
Waterfront Land:	Tributary of the Peel River
DA Number:	DA2025-0248
LGA:	TAMWORTH REGIONAL

The GTA issued by Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the Department of Planning and Environment-Water for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
TC-G001	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-Water, and obtained, for a controlled activity approval under the Water Management Act 2000.
TC-G004	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application DA2025-0248 provided by Council to Department of Planning and Environment-Water. B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment-Water, must be notified in writing to determine if any variations to the GTA will be required.
TC-G005	A. The application for a controlled activity approval must include the following plan(s): • Site plans - shall include the inner and outer riparian boundaries, as well as the waterfront land boundary measured from the top of the stream bank • Detailed civil construction plans • Erosion and sediment control plans - shall include details how disturbed areas will be stabilised and revegetated • Construction detailed drainage plans • Construction stormwater drainage outlet plan - shall be prepared in accordance with the controlled activity guidelines B. The plan(s) must be prepared in accordance with Department of Planning and Environment-Water 's guidelines located on the website https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines

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LOCKED BAG 5022, Parramatta, NSW 2124
www.dpie.nsw.gov.au

NSW GOVERNMENT

General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by Department of Planning and Environment-Water for integrated development associated with IDAS-2025-10072 as provided by Council:

Statement Of Environmental Effects, Proposed Manufactured Housing Estate prepared by Land Dynamics Australia dated 25 November 2024

Stormwater Management Plan, Proposed Manufactured Housing Estate Browns Lane, Tamworth, prepared by Land Dynamics Australia dated September 2024

Civil Plans Drawing No. 0001 to 0011 prepared by Land Dynamics Australia dated 6 November 2024

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
LOCKED BAG 5022, Parramatta, NSW 2124
www.dpie.nsw.gov.au

ANNEXURE B

RFS

NSW GOVERNMENT

Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Your reference: (CNR-78104) DA2025-0248
Our reference: DA20250122000278-S38-1

ATTENTION: Dan Whale

Date: Friday 9 May 2025

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Manufactured Home Estate
383 BROWNS LANE OXLEY VALE NSW 2340, 349//DP753848, 39//DP22919

I refer to your correspondence dated 30/04/2025 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

General

1. This Bush Fire Safety Authority / General Terms of Approval are issued on the basis that the proposed manufactured home estate shall provide for long term accommodation only. The NSW RFS defines long-term accommodation as exceeding six weeks in duration and considers that long-term occupants will be familiar with their surrounds, safe refuge areas and evacuation routes.

Asset Protection Zones
Intent of measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants

2. Prior to the commencement of building works on site, the minimum Asset Protection Zones (APZs) outlined in *Table 4.1 and Figure 4.1 of the Bushfire Assessment prepared by Australian Bushfire Assessment Consultants Project No: 24183 Revision Final (REV0) Date November 2024* must be achieved. The APZs must be established and maintained as an IPA, in perpetuity, in accordance with Appendix 4 of Planning for Bush Fire Protection (PBP), 2019.

3. Individual manufactured homes, the Meeting Admin / Foyer / Clubhouse, and the Manager's Residence must not be located within the APZs outlined in Condition 2 (above).

Postal address
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address
NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

RFS

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4. The Pool and Gym Building must be located to achieve a minimum Asset Protection Zone correlating with correlating with BAL 12.5 construction as indicated in *Table 4.2 and Figure 4.2 of the Bushfire Assessment prepared by Australian Bushfire Assessment Consultants Project No: 24183 Revision Final (REV0) Date November 2024.*

5. A suitable legal instrument (such as a restriction to the land use pursuant to section 88 of the Conveyancing Act 1919) shall be established to prohibit the construction of any habitable structures within 11 metres of the eastern boundary of proposed lots 20-26 (inclusive) until such time as land on Lot 596 DP1304828 can achieve the requirements of an Inner Protection Area (IPA) in accordance with Appendix 4 of Planning for Bush Fire Protection, 2019 for a minimum of 11 metres from the eastern boundary of these lots (e.g. residential development occurs and achieves managed land in this location or bushfire hazards are permanently removed and maintained in conjunction with development of that land).

Singleton Council will be the authority empowered to release, vary or modify the instrument.

6. Manufactured homes on lots 27 and 28 must not be installed until such time as managed land, to a minimum distance of 100 metres, can be demonstrated on land to the east. Note: The small parcel of vegetation located on Lot 703 DP1260451 in this direction is not included in the 100 metre requirement.

7. Vegetation within undeveloped stages / lots of the development are to be managed as an IPA in accordance with Appendix 4 of PBP, 2019 until such times as the stages / lots are developed.

Construction Standards
The intent of measures is to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

8. Individual manufactured homes, the Meeting Admin / Foyer / Clubhouse, Manager's Residence, Pool and Gym Building and Men's Shed are to be constructed to the corresponding Bushfire Attack Level (BAL) outlined in *Table 4.2 and Figure 4.2 of the Bushfire Assessment prepared by Australian Bushfire Assessment Consultants Project No: 24183 Revision Final (REV0) Date November 2024.*

The design and construction is to be in accordance with the relevant requirements of Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard National Standard Steel Framed Construction in Bushfire Areas – 2021. Design and construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.

Notes: The highest BAL applicable to part of the dwelling must be applied to the whole of the structure i.e. no downgrading of elevations is permissible.

9. Evidence of appropriate compliance with condition 8 (above) is to be provided as part of the certificate of installation for each manufactured home.

10. The above requirements (Conditions 8 and 9) must be included in the operating licence for the Manufactured Home Estate to ensure compliance for each manufactured home.

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Access - Internal Roads

The intent of measures is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area

11. Internal access roads for Special Fire Protection Purpose (SFPP) developments must comply with the following general requirements of Table 6.8b of 'Planning for Bush Fire Protection 2019':

a. SFPP access roads are two-wheel drive, all-weather roads;
b. access is provided to all structures;
c. traffic management devices are constructed to not prohibit access by emergency services vehicles;
d. access roads must provide suitable turning areas in accordance with Appendix 3;
e. one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
f. the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes);
g. bridges and causeways are to clearly indicate load rating;
h. hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; and
i. hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005.

12. Perimeter roads (hazard facing roads for the purposes of this development) shall comply with the general requirements of Table 6.8b of Planning for Bush Fire Protection 2019 and the following:

a. two-way sealed roads;
b. minimum 6m carriageway width kerb to kerb with an additional 2 metres of unobstructed trafficable width available (total 8 metres) - maintained as an Inner Protection Area in accordance with Appendix 4 of PBP, 2019 in perpetuity;
c. curves of roads have a minimum inner radius of 6m;
d. the maximum grade road is 15 degrees and an average grade of not more than 10 degrees;
e. the road cross fall does not exceed 3 degrees; and
f. a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

13. Non-perimeter roads (all other roads not identified as perimeter roads for the purpose of this development) shall comply with the general requirements of Table 6.8b of Planning for Bush Fire Protection 2019 and the following:

a. minimum 4m carriageway width kerb to kerb with an additional 1.5 metres of unobstructed trafficable width available (total 5.5 metres) - maintained as an Inner Protection Area in accordance with Appendix 4 of PBP, 2019 in perpetuity;
b. curves of roads have a minimum inner radius of 6m;
c. the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
d. the road crossfall does not exceed 3 degrees; and
e. a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

14. The alternative access / egress road to Manilla Road is to be constructed to comply with the Acceptable Solutions for Property Access outlined in Table 5.3b of Planning for Bush Fire Protection, 2019. Any gates or bollards are to be designed to provide unobstructed access for emergency fire fighting vehicles.

Water and Utility Services

Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building

15. The provision of water, electricity and gas must comply the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:
    a. reticulated water is to be provided to the development where available;
    b. fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
    c. hydrants are and not located within any road carriageway;
    d. reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
    e. fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
    f. all above-ground water service pipes are metal, including and up to any taps;
    g. where practicable, electrical transmission lines are underground;
    h. where overhead, electrical transmission lines are proposed as follows:
        i. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
        ii. no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 *Guideline for Managing Vegetation Near Power Lines*.
    i. reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
    j. the requirements of relevant authorities, and metal piping is used; *The storage and handling of LP Gas,* - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 -
    k. all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
    l. connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
    m. above-ground gas service pipes are metal, including and up to any outlets.

Landscaping Assessment

The intent of measures is to provide suitable dwelling design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants

16. Landscaping is to be designed and managed to minimise flame contact and radiant heat to dwellings, and the potential for wind-driven embers to cause ignitions by complying with the following:
    a. landscaping is in accordance with Appendix 4 *Planning for Bush Fire Protection 2019*; and
    b. fences and gates must comply with Section 7.6 of *Planning for Bush Fire Protection 2019*. New fences and gates are to be made of either hardwood or non-combustible material. Where a fence or gate is constructed within 6m of a dwelling or in areas of BAL-29 or greater, they must be made of non-combustible material only.

17. Class 10 structures must be located greater than 6 metres from any manufactured home sites

Emergency and Evacuation Planning Assessment

The intent of measures is to provide suitable emergency and evacuation arrangements for occupants of Special Fire Protection Purpose developments

18. A Bush Fire Emergency Management and Evacuation Plan must be prepared to comply with the following requirements of Table 6.8d of 'Planning for Bush Fire Protection 2019';

RFS

NSW GOVERNMENT

a. A Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and AS 3745:2010.
b. The Bush Fire Emergency Management and Evacuation Plan must consider a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates.
c. A copy of the Bush Fire Emergency Management and Evacuation Plan shall be provided to the Local Emergency Management Committee for its information prior to occupation of the development.
d. An Emergency Planning Committee is established to consult with residents and staff in developing and implementing an Emergency Procedures Manual.
e. Detailed plans of all emergency assembly areas including onsite and off-site arrangements as stated in AS 3745:2010 are clearly displayed.
f. An annual emergency evacuation is conducted.

General Advice – Consent Authority to Note

1. This Bush Fire Safety Authority / the above General Terms of Approval are based on the following:
   a. STATEMENT OF ENVIRONMENTAL EFFECTS DEVELOPMENT APPLICATION (DA) prepared by Land Dynamics Australia dated 25 November 2024.
   b. Bushfire Assessment prepared by Australian Bushfire Assessment Consultants Project No: 24183 Revision Final (REV0) Date November 2024.
   c. The plan set prepared by Land Dynamics Land Dynamics JOB No.: 5668 Drawing No.:0000 to 0014 (inclusive) dated 08.04.25.
   d. The plan set prepared by deBLANCO Design Studio Project Number 24008 dated 08/11/2024.

2. This Bush Fire Safety Authority / the above General Terms of Approval are issued on the understanding that road verge along the northern perimeter of the development will be maintained to an IPA standard.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 24/03/2025.

For any queries regarding this correspondence, please contact Katrina Lindsay on 1300 NSW RFS.

Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment

RFS

NSW GOVERNMENT

BUSH FIRE SAFETY AUTHORITY

SFPP – Manufactured Home Estate
383 BROWNS LANE OXLEY VALE NSW 2340, 349//DP753848, 39//DP22919
RFS Reference: DA20250122000278-S38-1
Your Reference: (CNR-78104) DA2025-0248

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20250122000278-Original-1 issued on 24/03/2025 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997.*

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment

Friday 9 May 2025

ANNEXURE – S82 OBJECTION APPLICATION

A: Conditions of Consent

1) During the construction of each manufactured home or group of manufactured homes, the construction area shall be separated from the remainder of the manufactured home estate, in accordance with the requirements of SafeWork NSW.

   Reason: To protect the safety of occupants in the caravan park.

2) Compliance with Part 2 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 is required, unless otherwise allowed under this approval.

   Reason: To ensure that each manufactured home that has been constructed on-site complies with the provisions of the Local Government (Manufactured Homes Estate, Caravan Parks, Camping Grounds and Moveable dwellings) Regulation 2005.

3) Manufactured homes may only be constructed on a dwelling site within the manufactured home estate. Manufactured homes are not to be manufactured and exported off-site.

   Reason: To ensure there is no conflict with the use of the manufactured home estate in terms of safety and amenity of any existing estate residents/occupants. The commercial production of relocatable homes for exporting off-site is contrary to the related Development Consent.

4) Noise associated with the premises including all associated mechanical plant and equipment must not be a source of "offensive noise" at the nearest affected premises:

   "offensive noise" is defined under the Protection of the Environment Operations Act 1997 as noise:

   a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:

      i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; and
      ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted.

   b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulation.

   Reason: To maintain acoustic amenity of adjoining premises.

5) All manufactured homes that are to be manufactured on the estate must comply with all other relevant standards/codes and legislative requirements associated with their intended use.

   Reason: To ensure the safety and integrity of the manufactured home and its occupants.

6) The external walls of any new manufactured home are to be setback a minimum of 900mm from the side and rear boundaries of the dwelling site.

Reason: To ensure compliance is maintained with the National Construction Code.

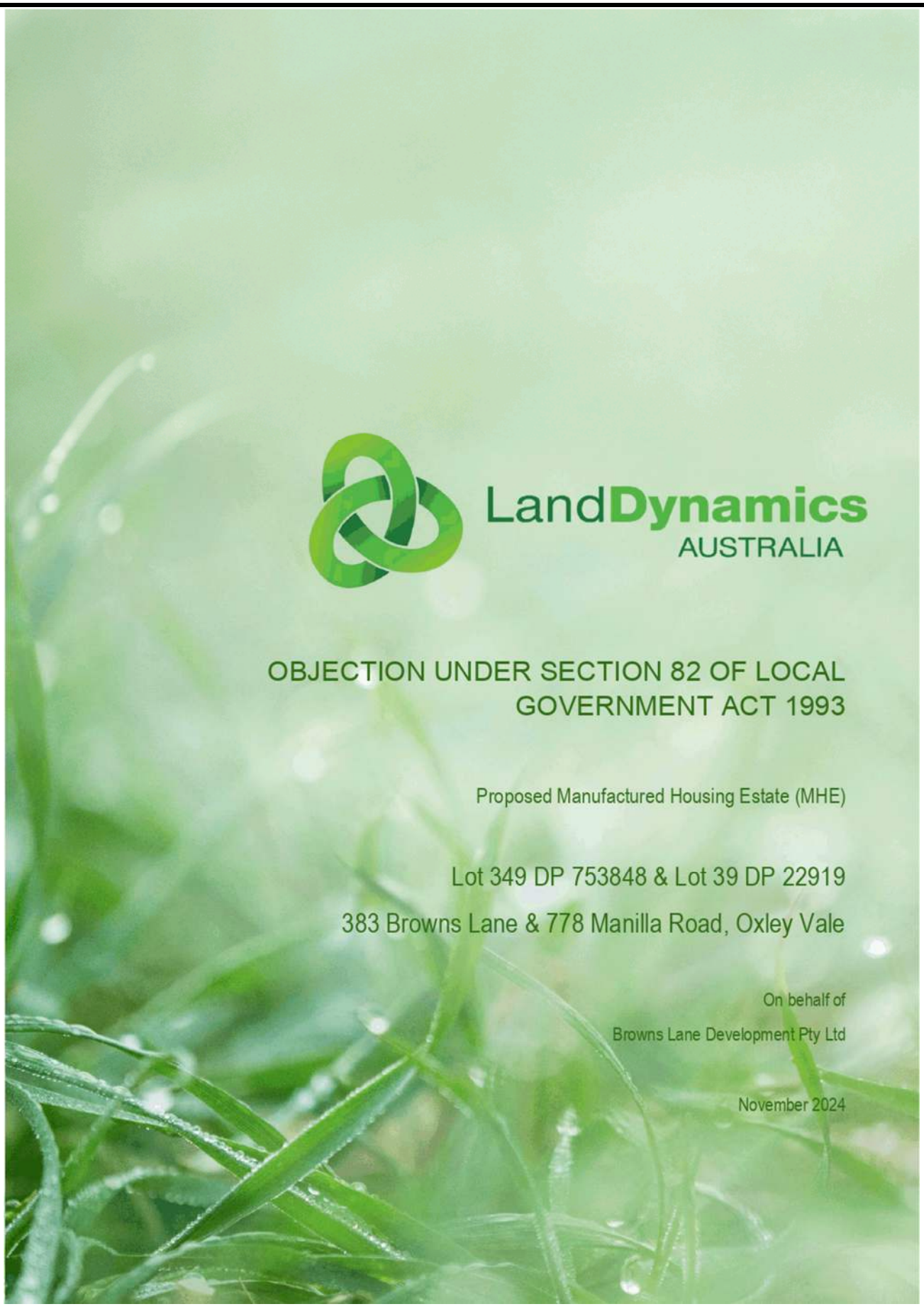
7) Encroachments allowed within the 900mm setback, but not closer than 450mm from the dwelling site boundary, include non-combustible fascia's, gutters and downpipes, eaves with non-combustible roof cladding and non-combustible cladding lining, flues, chimneys, pipes and other services and otherwise are to be in conformity with Part 9.2.9 of the Housing Provisions, National Construction Code 2022.

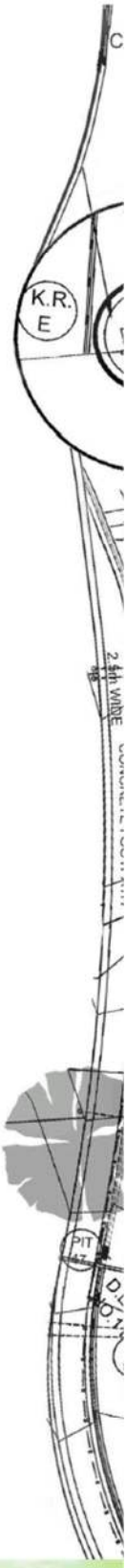
Reason: To ensure compliance is maintained with the National Construction Code.

8) References to the term "installed" within the following Clauses of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 may be interpreted as the word "erected":

a. Clause 51 (2) (b) - Structural Soundness
b. Clause 65 (1) – Footings
c. Clause 66 - Installation to comply with specifications
d. Clause 67 (2) & (3) - Compliance plate
e. Clause 68 - Notice of completion of installation
f. Clause 69 - Certificates of completion.

Reason: To ensure the interpretation of wording within the identified clauses corresponds with the nature (on-site) of dwelling construction approved.


LandDynamics
AUSTRALIA
OBJECTION UNDER SECTION 82 OF LOCAL GOVERNMENT ACT 1993
Proposed Manufactured Housing Estate (MHE)
Lot 349 DP 753848 & Lot 39 DP 22919
383 Browns Lane & 778 Manilla Road, Oxley Vale
On behalf of
Browns Lane Development Pty Ltd
November 2024



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	Name	Date
Prepared By	Donna Clarke	25 November 2024

Disclaimer

This report was prepared in accordance with the scope of works set out in correspondence between the client and Land Dynamics Australia. To the best of Land Dynamics Australia's knowledge, the report presented herein accurately reflects the Client's intentions when the report was printed. However, it is recognised that conditions of approval at time of consent, post development application modification of the proposals design, and the influence of unanticipated future events may modify the outcomes described in this report.

Land Dynamics Australia used information and documentation provided by external persons, companies and authority. Whilst checks were completed by Land Dynamics Australia to ensure that this information and/or documentation was accurate, it has been taken on good faith and has not been independently verified. It is therefore advised that all information and conclusions presented in this report apply to the subject land at the time of assessment, and the subject proposal only.

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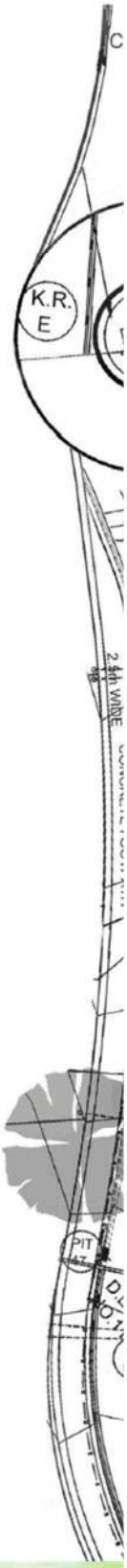


1. INTRODUCTION & BACKGROUND

This report is an Objection made under Section 82(1) of the Local Government Act 1993 (the Act) to the application of certain controls under the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (the Regulation).

The Objection accompanies a Development Application lodged with Tamworth Regional Council for the approval of a Manufactured Housing Estate (MHE) on Lot 349 DP 753848 & Lot 39 DP 22919, No. 383 Browns Lane and 778 Manilla Road, Oxley Vale comprising 218 dwellings sites, resident's recreation facilities, internal private roads, stormwater management devices, manager's residence and landscaping.

This Objection seeks dispensation to construct manufactured homes within the proposed MHE onsite and to build the dwellings to one site boundary as nominated on the application plans to optimise the use of the site area and still provide compliant access around the dwellings.

Lifestyle villages are an increasingly popular housing choice for over 55's due the range of facilities and quality of life that they offer. Increasingly, MHE developments involve on-site construction of dwellings due to the various benefits that it offers including, a higher standard of the finished built form, a significant direct and indirect economic input to the local community during the construction phase and reduced external impacts associated with oversize heavy road transport. Further, constructing the manufactured homes onsite will allow the developer to deliver a better quality product for potential purchasers, and in doing so, will not detrimentally affect any surrounding properties or create significant environmental impact.

The following Sections of this report provide a description of the site; a description of the proposal; objection to the provisions of the Regulation to be applied; specify the grounds of the objection; explain the nature of the proposed variation; and a conclusion.

It is understood that this dispensation application will be assessed by Council staff and if recommended for approval, will be sent to the Department of Planning, Industry and Environment for their concurrence.

2. DESCRIPTION OF THE SITE

The subject land is described Lot 349 DP 753848 & Lot 39 DP 22919, No. 383 Browns Lane and 778 Manilla Road, and the site has frontage to two public roads being Browns Lane to the north and Manilla Road to the west. The site is shown in Figures 1 and 2 below.

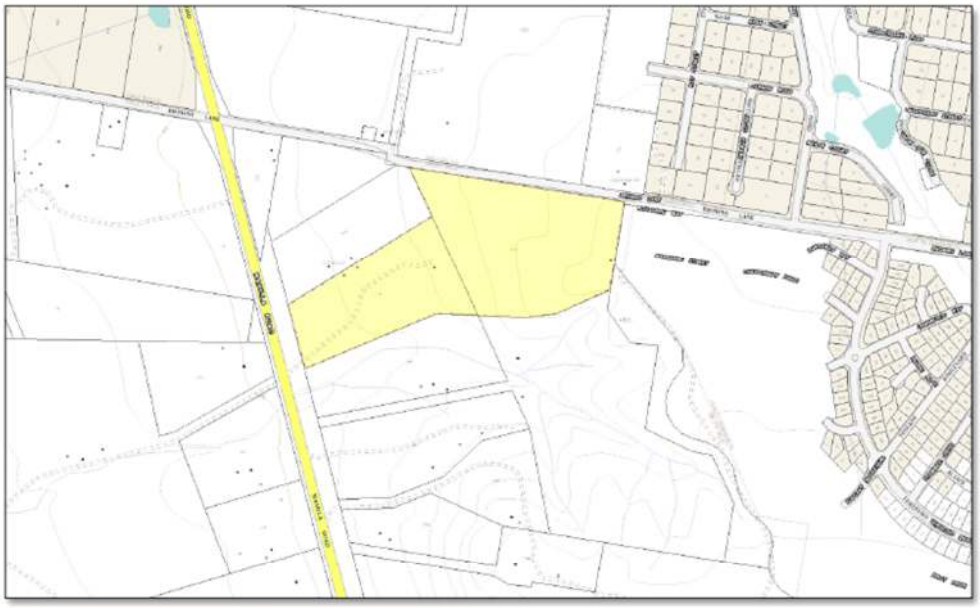


Figure 1: Overall Site highlighted (source: www.sixmaps.nsw.gov.au)

Figure 2: Aerial Photograph - Overall Site highlighted by markers (source: www.nearmap.com)

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT

This Section 82 Objection has been prepared to accompany the submission of a Development Application to Tamworth Regional Council for the approval of a Manufactured Housing Estate (MHE) on Lot 349 DP 753848 & Lot 39 DP 22919, No. 383 Browns Lane and 778 Manilla Road, Oxley Vale.

The MHE proposal specifically involved:

- 218 Manufactured housing sites under a private title arrangement, to be constructed in stages.
- Road network within the MHE connecting into the existing public road access from Browns Lane. The roads within the MHE are in private ownership with access on title over the private roads.
- Facilities for the residents of the MHE including a Clubhouse, swimming pool, bowling green, tennis court, men's shed, maintenance shed and caravan storage area.
- Series of parks and landscaping links with pathways throughout the development.
- Provision of services and utilities to the site.
- Visitor car parking spaces.

The proposed site plan is shown below in Figure 3 and the dwelling typologies in Figure 4.

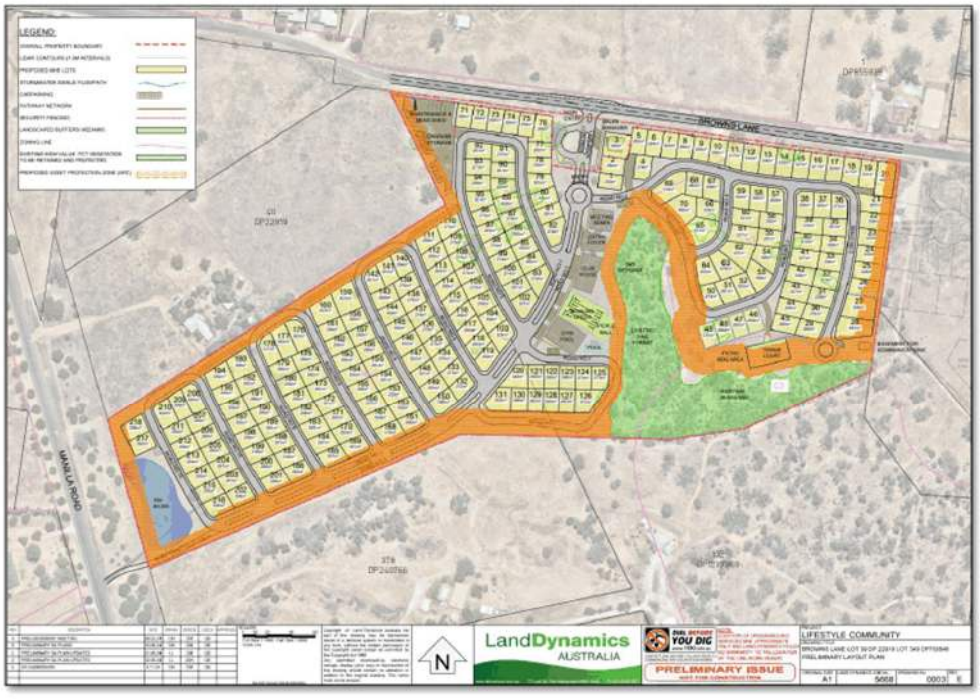


Figure 3: Site Plan

Figure 4: Site Plan with Dwelling Typologies

4. IDENTIFICATION OF REGULATIONS SUBJECT TO THE OBJECTION

4.1 Clauses Not to be Applied

This Objection seeks dispensation from the following Clauses of the Regulation pursuant to Clause 82(1) of the Local Government Act 1993:

- Clause 36(1)(b) - Use of Manufactured Home Estates

  (1) A manufactured home estate must not be used –
  (a) for a commercial purpose other than a manufactured home estate or an associated purpose, or
  (b) for the manufacture, construction or reconstruction of moveable dwellings.

- Clause 41 - Manufactured Homes to be Constructed and Assembled Off-Site

  (1) A manufactured home must not be installed on a dwelling site unless each major section of the manufactured home is -
  (a) constructed and assembled at a place of manufacture outside the manufactured home estate, and
  (b) transported to the manufactured home estate from the place.
  (2) The following work may be carried out on the dwelling site—
  (a) the fixing of cornices,
  (b) the setting of wall lining joints,
  (c) the fitting of skirting boards and architraves,
  (d) the grouting of tiles.

- Clause 47(1) - Site Boundary Arrangements

  (1) A manufactured home (the proposed manufactured home) must not be installed within 1 metre of the boundary of an adjoining dwelling site unless—
  (a) it is not practical to install a manufactured home on the part of the adjoining site that is within 2 metres of the proposed manufactured home, and
  (b) a minimum 1 metre wide access will be provided along each external wall of the proposed manufactured home.
  (2) This section does not apply to the installation of semi-detached manufactured homes on adjoining dwelling sites if they are separated by construction that complies with the fire safety and sound insulation provisions relating to class 1 buildings in the ABCB Housing Provisions Standard, Parts 9.3 and 10.7.

In the case of Clause 36 and Clause 41 the provisions are requested not to apply.

In relation to Clause 47, it is proposed to build the dwellings to one site boundary as nominated on the application plans. This will optimise the use of the site area and still provide compliant access around the dwellings. The following condition may be suitable to apply to the site boundary arrangements:

- The external walls of any new manufactured home are to be setback a minimum of 900mm from the side and rear boundaries of the dwelling site; and
- Encroachments allowed within the 900mm setback, but not closer than 450mm from the dwelling site boundary, include combustible fascia's, gutters and downpipes, eaves with non-combustible roof cladding and non-combustible cladding lining, flues, chimneys, pipes and other services and otherwise are to be in conformity with Part 3.7.2.7 Volume 2, Building Code of Australian - 2019.

It is noted that Clause 47 allows semi-detached manufactured homes on adjoining dwelling sites that must comply with fire safety and sound insulation provisions, which has been proposed in some instances throughout the estate.

4.2 Clauses to be Varied by Condition

It is also requested that the term "installed" in the following Clauses of the Regulation may be interpreted as the word "erected" by a condition on the Approval pursuant to Clause 82(4) of the Local Government Act 1993:

- Clause 51 (2) (b) - Structural Soundness
- Clause 65 (1) – Footings
- Clause 66 - Installation to comply with specifications
- Clause 67 (2) & (3) - Compliance plate
- Clause 68 - Notice of completion of installation
- Clause 69 - Certificates of completion.

5. DISCUSSION OF GROUNDS FOR OBJECTION

In accordance with the Local Government Act 1993, Section 82(1)(b), compliance with the requirements of the Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2021 as they pertain to standards within Clauses referred to in **Section 4.1** and **Section 4.2** of this Report are considered unreasonable and unnecessary in the circumstances of this development. A discussion of the grounds for the objection are provided under the following headings.

5.1 Evolution of the Manufactured Home Industry

It is noted that the Regulation, although refreshed in 2021, maintains largely outdated controls which were originally developed at a time when manufactured homes were relatively primitive demountable buildings. Since the drafting of the controls in the Regulation, the contemporary MHE industry has advanced significantly in terms of the quality, type and range of manufactured homes that are now offered and "in demand" by the market.

Manufactured homes have proven to be increasingly popular due to their affordability and contemporary lifestyle option. It is noted that other States do not mandate that manufactured homes be constructed or assembled off-site.

In recent years, the NSW Government and (most Councils in the State) have acknowledged that the standard of design and product has improved as the industry has evolved, and have embraced the advantages for constructing manufactured homes on-site. It is now common practice to seek approval for "on-site construction" of dwellings in a MHE development.

The above paragraphs demonstrate that the provisions of the Regulation restricting onsite construction are unreasonable and unnecessary, pursuant to Section 82(1)(b), due to the evolution of the MHE industry.

5.2 Higher Quality Dwellings by On-Site Construction

Clause 3(b) of the Regulation provides that an object of the instrument is to set standards "*for the design and construction of manufactured homes*". It is submitted that the proposed on-site construction of the moveable dwellings can meet all the design, construction and installation specifications and at the same time achieve a higher quality result than that that prescribed by the Regulation.

Typically, slab-on-ground construction which is proposed as part of the on-site construction methodology proposed, achieves greater overall performance with better "at grade" accessibility compared to the inherent constraints of modular off-site construction.

These superior performance outcomes include, but are not limited to improved thermal efficiency, more efficient designs and use of floor space, increased accessibility for mobility impaired people, and higher streetscape amenity that is on par with any modern residential development with detached dwellings.

With modular (off–site) construction the need for stairs and landings to access the elevated structures places an unavoidable constraint on design that can be difficult to accommodate in front entry setback space or carport/ garage. The stairs often conflict with setbacks and can also be difficult to place inside a carport or garage space without inhibiting car movements and unnecessarily consuming floorspace.

Conversely, on-site construction removes the need for stairs and landings providing improved accessibility to residents with mobility challenges, allowing them to stay independent in their homes for longer.

In addition, when homes are constructed on-site, the external appearance of the homes are the same as would be seen in a traditional detached dwelling. This results in dramatically superior results to the overall streetscape presentation of the dwellings and the overall development.

For the reasons stated above it is submitted that the provisions of the Regulation restricting on-site construction are unreasonable and unnecessary, pursuant to Section 82(1)(b), due to the superior design benefits that are available by constructing the dwellings on-site.

5.3 Direct and Indirect Benefits to the Local Economy

Constructing manufactured homes on-site can generate significant direct and indirect benefits for the local economy, compared to off-site construction.

Significant direct benefits to the local economy would be delivered by the proposed on-site construction of the moveable dwellings. Primarily these positive economic impacts are conveyed through the demand for local building trades including concreters, carpenters, plumbers, electricians, plasterers, painters, joiners, tilers, roofers and the sourcing of building materials as well as professional services such as engineers and surveyors. In addition to the direct economic benefits there are significant indirect benefits that flow through all sectors of the local economy that are linked to the increased demand for goods, services and consumption.

For the reasons stated above it is submitted that the provisions of the Regulation restricting on-site construction are unreasonable and unnecessary, pursuant to Section 82(1)(b), due to the significantly positive direct and indirect benefits to the local economy that are available by constructing the dwellings on-site.

5.4 Reduced External Impacts Associated with Oversize Heavy Road Transport

Off-site construction requires the major sections of the manufactured homes to be transported to the site and often well beyond the LGA using a considerable number of pilot assisted oversized and heavy loads.

This has the potential to result in earlier deterioration of roads, increased traffic delays, increased traffic noise, increased risk of road incidents and accidents, and increased vibration impacts caused by oversized and heavy loads.

Onsite construction reduces these impacts, as the materials are locally sourced and are able to be transported to site in smaller sized loads, which reduces the impacts to roads and reduces the impact on the environment. It also and delay and nuisance to surrounding residents.

For the reasons stated above it is submitted that the provisions of the Regulation restricting on-site construction are unreasonable and unnecessary, pursuant to Section 82(1)(b) of the Act, due to the ability to avoid the need for hundreds of pilot assisted oversized loads on the public road network and the benefits to surrounding residents and the environment due to the avoidance of oversized loads.

5.5 Diversity in Design & Larger Private Open Space

In relation allowing the dwellings to be built to one site boundary, this will optimise the use of the site area and still provide compliant access around the dwellings. It is common for MHE developments to be constructed in a grid pattern; however it is the aim of the Landscape Architect and Dwelling Architect to provide curves throughout the estate including roads, which often creates a variety of site shapes which do not easily fit a standard dwelling

design as would occur in a grid alignment. The benefits from curves are far reaching and increase amenity and liability for residents significantly, with greater community interaction and a more visually engaging environment. The avenue of trees down the centre of the site, as well as the street trees on other roads are showcased by the curved nature of the road, creating a character to the estate.

The option to build dwellings to one site boundary allows for greater flexibility with respect to the dwelling placement and design and responds to the unique shapes of the proposed sites.

Importantly, it is necessary to acknowledge that the proposed sites range between 259m² – 559m² with an average of 302m², which is substantially larger than the minimum area of 130m² required by the Regulations. It is common for a 2-3 bedroom dwelling to be placed on a site with an area of 130m². In this instance, a 2-3 bedroom dwelling will be placed on a much larger site and opportunity arises for larger open space areas and gaps between dwellings such as the examples shown below.

Figure 5: Examples of larger open space on sites

6. CONCLUSION

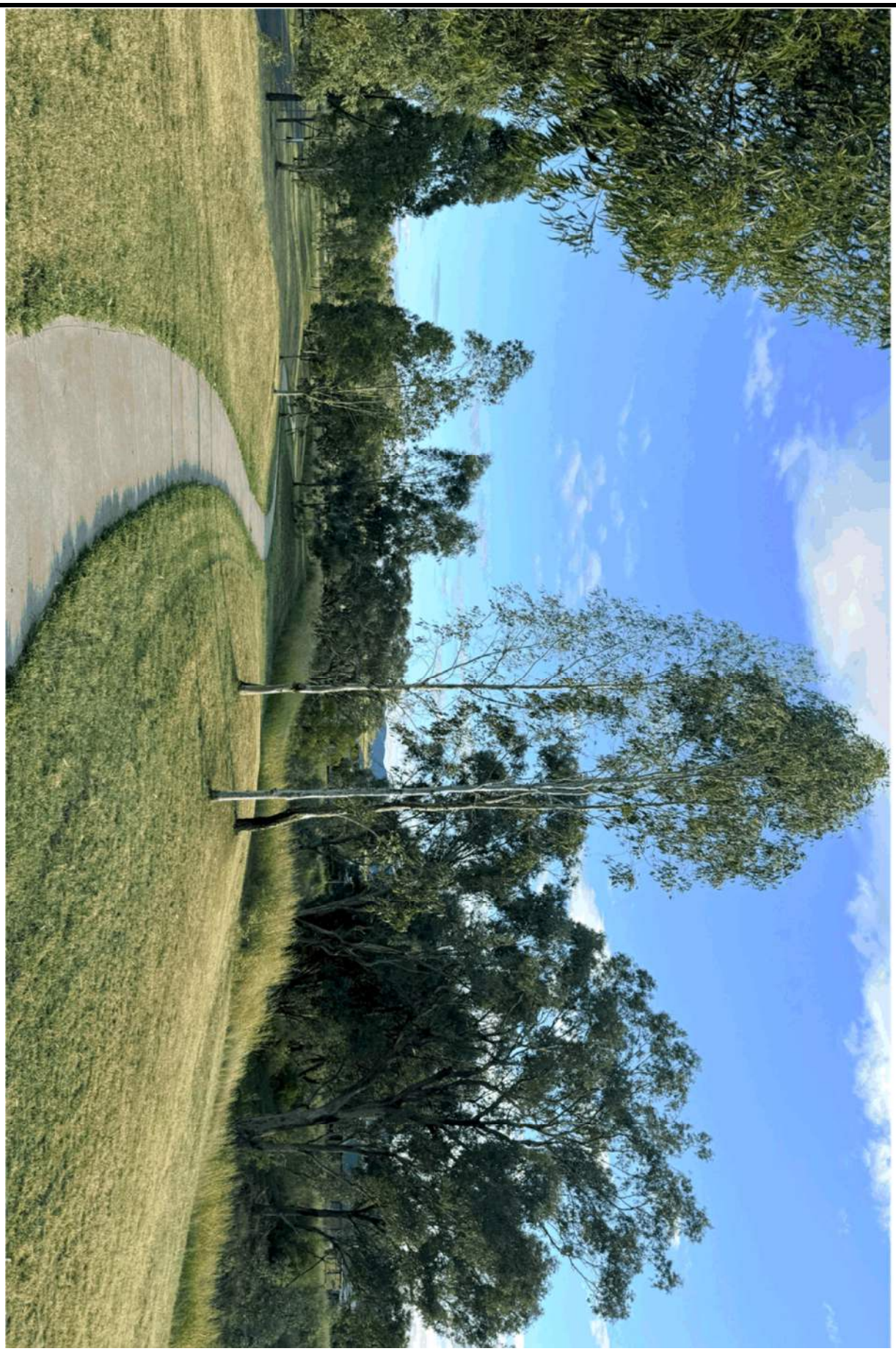
For the reasons outlined within this report, it is considered that the Objection to the application of the nominated Clauses of the Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 is appropriate in the circumstances of the case and is worthy of support in this instance.

In conclusion, it is requested that the Council as the Consent Authority, with the appropriate Concurrence from the Department of Planning, exercise its discretion and provide approval that the Clauses 36 and 41 of the Regulation do not apply, and Clauses 47, 51(2)(b), 65(1), 66, 67(2) & (3), 68 and 69 are appropriately varied and conditioned to facilitate on-site construction and to build dwellings to one side.

Tamworth REGIONAL COUNCIL

Open Space Management Guide

Adopted December 2020
Updated February 2026



Open Space Management Guide

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Acknowledgement of Country

Tamworth Regional Council would like to acknowledge the Gamilaroi/Kamilaroi/ Gomeroi people, who are the traditional custodians of this land. We would like to pay respect to Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander people living in and visiting our region.

The artwork on this page was created by Gomeroi artist Tess Reading. Her artwork was selected through an expression of interest where Aboriginal artists with a connection to the Kamilaroi/Gomeroi Nation were asked to create an artistic element for inclusion in Council's corporate brand.

Ms Reading describes her work as depicting the land and communities that spread across the Tamworth Regional Council footprint. Elements of the artwork will start to appear on Council's letterheads, business cards, signage and uniforms in 2025.

Foreword

Tamworth Regional Council (Council) manages over 400 parcels of open space totalling approximately 3,000 hectares across the Council area. Open space areas are significant community assets with crucial components of financial and service responsibility for Council. Well managed and maintained open space promotes active and passive recreation, community pride, sense of place and supports the health and well-being of the community.

The Open Space Management Guide is designed to steer the distribution, embellishment and level of service of all open space owned or managed by Council and set design conditions for new developments. The Guide results in the consistent application of open space distribution and embellishment levels and the service level of open space rationalised. These principles are fundamental in ensuring the appropriate allocation of Council resources and managing community expectation in regard to open space.

Objectives

The Open Space Management Guide is structured around four core components: distribution, embellishment, service level and design conditions.

Together, these components define how open space is allocated across the local government area, the standard to which it is developed, the level at which it is maintained, and the requirements that apply to new and upgraded spaces.

These objectives establish the framework through which open space is planned, assessed and delivered in a consistent and accountable manner.

The objectives of the Open Space Management Guide are to:

- ➔ Define the **distribution** open space
- ➔ Detail **embellishment** levels based on open space classification
- ➔ Determine a **service level** assessment for open space and allocate all open space a service level
- ➔ Set **design conditions** for new developments
- ➔ Outline watering requirements of open space during water restrictions

PART 1: Open Space **Distribution**

Distribution is the planned spatial arrangement of the open space network so that residents and visitors have equitable, reliable access to open space within reasonable travel distances. The Open Space Management Guide prescribes distribution levels in Table 1.0.

A well-distributed network provides a deliberate hierarchy of open spaces—local, district, neighbourhood and regional—so that everyday needs such as walking, informal play and social gathering are supported close to home, while larger spaces serve wider catchments for organised sport, events and unstructured recreation.

The distribution principle is essential because it determines whether open space is genuinely available to everyone, not only to those living near a major park or able to drive to one. When open space is poorly distributed, everyday use declines because distance, difficult road crossings, or missing path connections make access impractical—particularly for children, older people, people with disability, and households without convenient car access. At the same time, demand becomes concentrated on a small number of sites, resulting in crowding, user conflict, accelerated wear and reduced amenity. **Applying the Open Space Management Guide ensures open space is delivered as a consistent public service** across both new and established areas, identifies gaps in access early, and directs where new parks and connections must be provided so that community benefit is equitable and predictable.

Distribution also influences environmental outcomes and long-term resilience. A well-distributed and connected green network contributes to urban cooling and tree canopy, strengthens habitat connectivity, and improves neighbourhood capacity to respond to heat and other environmental factors.

Chart 1.0 Park Classification Summary (as of 2025)

Function	No.	%
Access Way	00	00%
Bushland	19	04%
Cemetery, Category A	10	02%
Cemetery, Category B	09	02%
Drainage, Category A	25	06%
Drainage, Category B	07	02%
Drainage, Category C	01	00%
Entry way	00	00%
Memorial	01	00%
Other managed areas	105	24%
Recreation Park	82	19%
Road Reserve, Category A	28	06%
Road Reserve, Category B	18	04%
Road Reserve, Category C	12	03%
Road Reserve, Category D	60	14%
Sport	32	07%
Tourist	27	06%
TOTAL	436	100%

Open Space Classifications Definitions

The embellishment level of open space directly correlates with each Park Hierarchy and therefore each Park Hierarchy must first be defined.
The Park Hierarchy has six different levels of open space and is a tool to steer the embellishment and service level of each parcel of land.
The definition of each Park Hierarchy is defined by four elements:

(1) Description (2) Approximate area of land, and (3) Distribution of the open space

The open Space classifications are defined in Table 1.0 below

Image 1.0 Open Space Classification Definition Summary

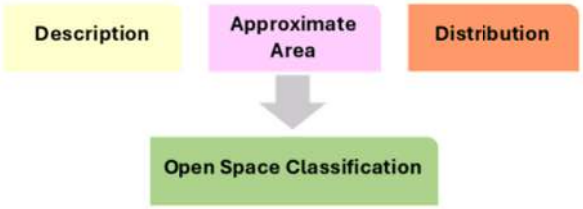


Table 1.0 Open Space Definition Classifications

	Definition			
Open Space Classification	**Description**	**Approx. area**	**Distribution**	
Regional Park	A large park with diverse and significant infrastructure that services multiple districts and the broader regional population	40,000m2	Regional population	3-4 per LGA
District Park	A large park with diverse infrastructure that services multiple neighbourhoods or one whole suburb.	25,000m2	Servicing residents within 1.2km (pedshed) of the park	1 per suburb
Neighbourhood Park	A medium sized park with basic infrastructure that services multiple residential blocks	10,000m2	Servicing residents within 0.8km (pedshed) of the park	1-3 parks per suburb
Local Park	A small park with limited infrastructure that services the needs of the immediate resident population.	5,000m2	Servicing residents within 0.5km (pedshed) of the park	1 every 5-6 blocks
Significant Landscape Area	A high profile garden with significant landscaping and prestigious design.	undefined	Not applicable	N/A
Unallocated / Undeveloped Open Space	Undeveloped Open Spaces is space that has limited or no current public service or infrastructure	undefined	Not applicable	undefined
Cemetery	A burial ground where the remains of deceased individuals are interred.	undefined	Not applicable	undefined
Drainage Reserve	Land with the primary function of managing stormwater and or runoff	undefined	Not applicable	undefined
Road Reserve	The land between the road and the neighbouring property boundary	undefined	Not applicable	undefined

PART 2: General **Embellishment** Level

Tamworth Regional Council (Council) has determined a minimum general embellishment level for each open space classification. This embellishment level is influenced by industry best practice, in particular the Urban Green Infrastructure policy for New South Wales, Greener Places, compiled by Government Architects NSW.

Embellishment levels are detailed in Table 2.0.

Table 2.0 General Embellishment Guide

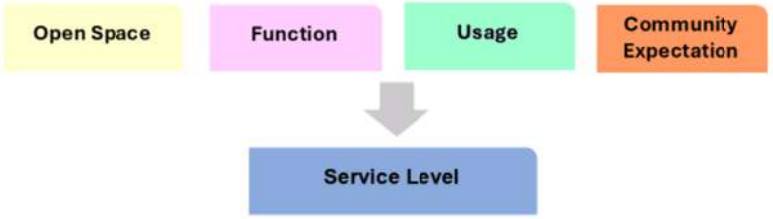
Park Hierarchy	Embellishment Level		
Regional Park	• Formal and Informal recreation / sport areas • Designated car parking • Amenities • Bin/s (including recycling) • Visitor facilities • Quality and substantial park furniture and supporting infrastructure • Bubbler	• Natural and/or artificial shade • Access to bore water • Irrigation • BBQ and picnic facilities • Lighting/power • Security cameras • Rubber softfall	• Multi-faceted all age play space equipment • Pedestrian and Cycle paths • Significant tree planting • Attractive landscaping / gardens • Feature gardens • Public art
District Park	• Formal and Informal recreation / sport areas • Limited parking areas • Amenities • Appropriate levels of park furniture / supporting infrastructure	• Access to bore water • Irrigation • Picnic and BBQ Facilities • Variable play equipment • Natural and/or artificial shade	• Pedestrian paths • Tree planting • Attractive landscaping / gardens • Bubbler • Bin/s (including recycling)
Neighbourhood Park	• Informal recreation / activity area • Street parking • Bin	• Basic levels of park furniture / supporting infrastructure	• Natural shade • Limited equipment
Local Park	• Informal recreation / activity area • Small grassed area	• Minimal play equipment (if any) • Limited planting of flora	• Limited park furniture
Significant Landscape Area	• Significant landscaping / gardens • Prestigious feature gardens	• Quality infrastructure • Natural shade	• Public art attractions
Unallocated / Undeveloped Open Space	• Generally undeveloped	• Natural State	

PART 3: Service Level Assessment

The Service Level Assessment is a tool that guides the level of service undertaken on all open space. Servicing includes, but is not limited to, mowing and brushcutting. The service level assessment details the level of service given to elements within open space that have negotiable standards. The tool does not provide a service level to elements such as the inspection of play equipment and park furniture, the routine cleaning of amenities and servicing of bins.

Under the assessment, each area of open space receives a score based on its open space classification, function, usage and broad community expectation, as detailed in Table 3.0. All open space will be assessed annually to ensure appropriate service levels are undertaken.

Image 2.0 – Service Level Assessment Summary



Service Level Standard

Once assessed, each area of open space receives an aggregate score. The aggregate score determines a service level standard, refer to Table 4.0. Each service level standard has defined service level benchmarks that Council will aim to achieve (subject to seasonal influences).

Table 4.0 – Aggregate Service Level Scoring and Service Level Standard

Score Range	Service Level Standard	Definition
34 - 40	Very High	Intensive maintenance regime to uphold civic pride and presentation of highly visible and regionally significant open spaces
26 - 33	High	Above average maintenance that presents high quality facilities and services
15 - 25	Medium	Moderate maintenance that presents open space in a good condition
06 - 14	Low	Low seasonal maintenance
<5	Basic	Basic servicing

Chart 2.0 – Service Level Summary (as of February 2026)

Service Level	Very High	High	Medium	Low	Basic	TOTAL
No. of Parks	13	108	111	140	61	433
Percentage	3%	25%	26%	32%	14%	100%

Table 3.0 – Service Level Classification and Ratings

Category	Classification	Rating	Description
Open Space	Cemetery	7	A burial ground where the remains of deceased individuals are interred
	District Park	7	A large park with diverse infrastructure that services multiple neighbourhoods
	Drainage Reserve	1	Land with the primary function of managing stormwater and or runoff
	Local Park	1	A small park with limited infrastructure that services the needs of the immediate resident population
	Neighbourhood Park	3	A medium sized park with basic infrastructure that services multiple residential blocks.
	Regionally Significant Park	10	A large park with diverse and significant infrastructure that services multiple districts and the broader regional population
	Road Reserve	1	The land between the road and the neighbouring property boundary
	Significant Landscape Area	10	A high-profile garden with significant landscaping and prestigious design
	Unallocated / Undeveloped Open Space	1	Vary in size with limited to no current public service or infrastructure
Function	Bushland	1	Land predominantly containing native vegetation and natural landscape features
	Cemetery, Category A	10	Open - accepting internments
	Cemetery, Category B	6	Closed - generally not accepting internments
	Drainage, Category A	2	Drainage located in a residential area
	Drainage, Category B	1	Drainage located in an industrial area
	Drainage, Category C	8	Drainage area with a specific flow function
	Entry way	10	The roadside area marking the entrance into a town
	Memorial	8	Registered War Memorial
	Other managed areas	3	Facilitates other functions e.g. public utility reserves, linkages etc.
	Recreation Park	4	Aims to facilitate community recreation and play
	Road Reserve, Category A	2	Road reserve located in an urban area
	Road Reserve, Category B	1	Road reserve located in rural areas
	Road Reserve, Category C	5	Road Reserve, State Road
	Road Reserve, Category D	7	Median Strip / Roundabout
	Sport	6	Aims to facilitate structured and unstructured sporting activities
	Tourist	10	Aims to facilitate and service tourism
Usage	High	10	High utilisation of facilities
	Medium	6	Moderate utilisation of facilities
	Low	3	Low utilisation of facilities
	Minor	1	Minimum to no utilisation of facilities
Community Expectation	High	10	High community expectations on overall service level
	Medium	6	Medium community expectations on overall service level
	Low	3	Low community expectations on overall service level
	Minor	1	Negligible community expectations on overall service level

PART 4: **Design** Conditions

To ensure the delivery of high-quality, functional, and equitable open space across all new developments (and development modifications from here on) within the Tamworth Regional Council (Council) Local Government Area, the following design conditions are to be adhered to. These conditions form a critical part of Council's commitment to creating connected, accessible, and sustainable public spaces. Compliance with these conditions will be assessed during the planning and approval stages of each and every subdivision design and will influence Council's acceptance of proposed open space contributions.

Open space is defined as land that is formally dedicated to Tamworth Regional Council as public reserve under the *Local Government Act 1993 (NSW)* for the primary purpose of public recreation.

I. **Open space provision**: provision must respond to geographic catchments, cross-boundary connectivity, and walkable access across adjoining developments to ensure an integrated and equitable open space network. Open space will not be planned or assessed solely within the confines of individual suburbs or subdivisions.

II. **Open space delivery**: Local / Neighbourhood / District / Regional Parks must be completed prior to occupation of 50% of dwellings within their designated pedshed, regardless of the subdivision stage.

III. **Suitability**: Designated open space must be suitable for embellishment in accordance with the General Embellishment Level outlined in this guide. It should not be limited by slope, width, or overall dimensions.

IV. **Connectivity**: Regional, Neighbourhood and District parks are to be designed on the corner of a main arterial road with one side of the park bordered by a shared path that joins an existing shared path in the development.

V. **Aboriginal Cultural Heritage Protection**: Identified Aboriginal heritage sites must be protected in situ and may be included within open space but are excluded from total open space calculations.

VI. **Riparian Corridors**: A riparian corridor will not be accepted as open space.

VII. **Drainage**: Drainage reserves, detention and retention basin's (and alike) will not be accepted as open space.

VIII. **Avoidance of Remnant or Fragmented Lots**: Isolated, remnant land parcels or fragmented areas resulting from subdivision layout will not be accepted as usable open space.

IX. **Unencumbered Title**: Open space land must be dedicated without easements, encumbrances, or service infrastructure that would restrict public use or embellishment.

X. **Flood-Free Land**: The designated open space must sit above the 1-in-10-year flood level, as per Council flood mapping, to ensure maximum useability.

XI. **Soil Quality & Site Preparation**: Land dedicated for open space must be free of contamination, compacted fill, and construction waste. Prior to handover, soil testing will be required to confirm suitability for flora.

XII. **Laneways**: Laneways in subdivision design are not recommended and will be actively discouraged due to their negative impacts on safety, maintenance, accessibility, and overall urban amenity.

XIII. **Path-edge treatment**: Where a footpath or alike is proposed adjacent to a boundary fence or alike, Council will not accept narrow landscape/verge strips between the pavement and fence. Pavement must be constructed full width to the fence line (or to the inside face of the fence were located within the reserve), with appropriate drainage falls, and any required service access provided via compliant lids/pits rather than grassed strips.

XIV. **Services and asset placement**: Pits, hydrants, transformers, pump stations, access tracks and similar infrastructure must be excluded from key activity/field areas and located so they don't fragment turf management or restrict safe or practical use.

Watering requirements during water restrictions

Tamworth Regional Council has a six-level system of conservation measures under the Drought Management plan that is based on dam levels, flows in streams and bore levels for all seven water supply schemes operated by Tamworth Regional Council. The Open Space Management Guide dovetails with the Drought Management Plan by prescribing watering restrictions for each Open Space Classification. The watering cut off for each classification is detailed in Table 6.0.

This framework ensures a consistent and equitable approach to managing Council's water resources that supports sustainable and responsible use of this resource.

Table 6.0 – Watering requirements during water restrictions

Open Space Classification	Watering cut off
Regional Park	Level 5
District Park	Level 4
Neighbourhood Park	(not watered)
Local Park	(not watered)
Significant landscape area	Level 5
Unallocated / Undeveloped Open Space	(not watered)
Cemetery	N/A
Drainage Reserve	N/A
Road Reserve	N/A

Appendix 1.0 – Open Space Management Guide summary

Appendix 2.0 – Service level classifications

Open space and service level classification (as of February 2026)

All open space across the Tamworth Regional Council (Council) area has been assessed using the service level assessment tool. The service level of each parcel of open space owned or managed by Council is detailed in Table 7.0.

Table 7.0 – Open Space and Service Level Classification

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Attunga											
Attunga - Camping Ground	Manilla Road	District Park	7	Other managed areas	3	Medium	6	Medium	6	22	Medium
Attunga Cemetery	Ridge Street	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Attunga Town Entrance (South East)	Manilla Road (inclusive of 170m Soth East from Attunga Street)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Attunga War Memorial Park	Attunga Street	Neighbourhood Park	3	Other managed areas	3	Low	3	High	10	19	Medium
Attunga Town Entrance (North West)	Manilla Road (inclusive of 75m North West of Kimo Street)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Cross Street Reserve	Attunga Street	Undeveloped	1	Other managed areas	3	Low	3	Medium	6	13	Low
Moore Creek Caves Reserve	Langens Lane	Undeveloped	1	Bushland	1	Low	3	Low	3	8	Low
Road Reserve	Cnr Boomerang Street / Palmer Street, South	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr Palmer Street / Boomerang Street - Cnr Boomerang Street / Attunga Street	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Road Reserve	unnamed street in between Attunga Street / Palmer Street	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	unnamed street in between Attunga Street / Ridge Street	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Upper Moore Creek Road Reserve	Upper Moore Creek Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Banoon											
Little Creek Reserve	Trevallyn Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Barraba											
Apex Park	Flynn Avenue	Local Park	1	Recreation Park	4	Minor	1	Medium	6	12	Low
Australia Day Park	Queen Street	Local Park	1	Tourist	10	Medium	6	High	10	27	High

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Barraba Cemetery	Memorial drive	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Barraba Dog Park (Trevallyn Road)	Trevallyn Road	Undeveloped	1	Other managed areas	3	Low	3	Medium	6	13	Low
Barraba Library	Queen Street	Significant Landscape Area	10	Other managed areas	3	Medium	6	High	10	29	High
Barraba Lookout	Bundarra Road	Regionally Significant Park	10	Tourist	10	Low	3	Medium	6	29	High
Barraba Recreation Ground	Cobbadah Road	Regionally Significant Park	10	Sport	6	Medium	6	High	10	32	High
Barraba Tamworth Regional Council Office	Fitzroy Street	Significant Landscape Area	10	Other managed areas	3	Medium	6	High	10	29	High
Barraba Tennis Courts	Queen Street	District Park	7	Sport	6	Low	3	Medium	6	22	Medium
Barraba Town Entrance (East)	Queen Street (between Range Street and Rodney Street)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Barraba Town Entrance (North)	Bingarra Road (Roadside inclusive of 600m NW of Bridge)	Road Reserve	1	Road Reserve, Category C	5	Medium	6	Medium	6	18	Medium
Barraba Town Entrance (West)	Trevallyn Road (between James St and West St)	Road Reserve	1	Road Reserve, Category A	2	Medium	6	Medium	6	15	Medium
Bicentennial Hall Park	Fitzroy Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	High	10	23	Medium
Cherry Lane Drainage Reserve	Cherry Lane	Drainage Reserve	1	Road Reserve, Category A	2	Low	3	Medium	6	12	Low
Cherry Street Park	Cherry Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	High	10	23	Medium
Drainage Reserve	Cnr Edward Street / Queen Street - Cnr Edward Street / Cherry Street	Drainage Reserve	1	Drainage, Category B	1	Minor	1	Minor	1	4	Basic
Drainage Reserve	Cnr Queen Street / Henry Street - Cnr Henry Street / Cherry Street	Drainage Reserve	1	Drainage, Category B	1	Minor	1	Minor	1	4	Basic
Drainage Reserve	Cnr Rodney Street / Queen Street - Cnr Rodney Street / Cherry Street	Drainage Reserve	1	Drainage, Category B	1	Minor	1	Minor	1	4	Basic
Drainage Reserve	Cnr Rodney Street / West Street - Cnr Rodney Street / Fitzroy	Drainage Reserve	1	Drainage, Category B	1	Minor	1	Minor	1	4	Basic
Drainage Reserve	Front of 41 Maude Street	Drainage Reserve	1	Drainage, Category B	1	Minor	1	Minor	1	4	Basic
Fitzroy Street Park	Fitzroy Street	Local Park	1	Recreation Park	4	Low	3	High	10	18	Medium
Median / Streetscapes	Queen Street - between Henry Street and Savoy Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	High	10	24	Medium

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
O'Meara Park	Manilla Road	District Park	7	Sport	6	High	10	High	10	33	High
Queen Street Mall	Queen Street	Significant Landscape Area	10	Other managed areas	3	High	10	High	10	33	High
Road Reserve	Cnr Rodney Street / Bent Street - Cnr Bent Street / Railway Road	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr West Street / Mulwarree Road - Cnr Mulwarree Road / Bullied Street	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr Mulwarree Road / Bullied Street - Bullied Street / Trevallyn Road	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	James Street, All of	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr Savoy Street / Fitzroy Street - west	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr Manilla Road / Range Street - Cnr Range Street / William Street	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr Range Street / William Street - Cnr William Street / Rockmore Road	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Rotary Park	Queen Street	District Park	7	Recreation Park	4	High	10	High	10	31	High
Bective											
Bective Reserve	Oxley Highway	Undeveloped	1	Other managed areas	3	Minor	1	Low	3	8	Low
Brigalow Reserve	Oxley Highway	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Bendemeer											
Bendemeer Cemetery	Frederick Street	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Bendemeer Fishing Reserve	Caroline Street	Undeveloped	1	Other managed areas	3	Low	3	Low	3	10	Low
Bendemeer Memorial Park	Selina Street	Undeveloped	1	Other managed areas	3	Minor	1	Low	3	8	Low
Bendemeer Recreation Reserve	Havannah Street	District Park	7	Recreation Park	4	Medium	6	Low	3	20	Medium
Bendemeer Sports Ground	Caroline Street	District Park	7	Sport	6	Medium	6	Medium	6	25	Medium
Bendemeer War Memorial Park	Aurora Street	Neighbourhood Park	3	Other managed areas	3	Low	3	Low	3	12	Low
Muluerindi Reserve Trust	Fanny Street	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
North Bendemeer Reserve	Memorial drive	Undeveloped	1	Other managed areas	3	Low	3	Minor	1	8	Low

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Salisbury Street Park	Salisbury Street	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
South Bendemeer Reserve	Havannah Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	Medium	6	19	Medium
Watsons Creek Recreation Reserve Trust	Retreat Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Bowling Alley Point											
Bowling Alley Point Cemetery	Nundle Road	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Calala											
Alanor Place Reserve	Alanor Place	Local Park	1	Recreation Park	4	Low	3	Low	3	11	Low
Calala Creek Reserve	Campbell Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Drainage Reserve	Retention Basin - behind 41 Eagle Avenue, Calala.	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Drainage Reserve	Harrier Parade	Drainage Reserve	1	Drainage, Category B	1	Minor	1	Minor	1	4	Basic
Drainage Reserve	Eastern end of Baker Close	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Emu Place Reserve	Emu Close	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Medium	6	10	Low
Harrier Parade Park	Harrier Parade	Local Park	1	Recreation Park	4	Minor	1	Medium	6	12	Low
Harrier Pde Reserve	Harrier Pde	Undeveloped	1	Recreation Park	4	Medium	6	Medium	6	17	Medium
Lampada Park	Falcon Drive	Neighbourhood Park	3	Recreation Park	4	Medium	6	High	10	23	Medium
Monk Park	Myrene Avenue	District Park	7	Recreation Park	4	High	10	High	10	31	High
Mountain Gum Road Park	Mountain Gum Road	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Mountain Gum Road Reserve	Mountain Gum Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Myrl Park	Myrl Street	Local Park	1	Recreation Park	4	Minor	1	Medium	6	12	Low
Redbank Park	Warrah Drive	District Park	7	Recreation Park	4	High	10	High	10	31	High
Road Reserve	Calala Lane - between 133 and 139	Road Reserve	1	Road Reserve, Category A	2	High	10	High	10	23	Medium
Rosella Avenue Reserve	Rosella Avenue	Drainage Reserve	1	Road Reserve, Category A	2	Medium	6	High	10	19	Medium
Village Park	Campbell Road	Neighbourhood Park	3	Recreation Park	4	High	10	High	10	27	High
Warrah Drive Reserve	Warrah Drive	Local Park	1	Recreation Park	4	Medium	6	Medium	6	17	Medium
Windhover Crescent Park	Wiindover Crescent	Local Park	1	Other managed areas	3	Minor	1	High	10	15	Medium
Crawney											
Crawney Road Reserve	Back Creek Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Teamsters Rest Campsite	Crawney Road	Neighbourhood Park	3	Tourist	10	Minor	1	Minor	1	15	Medium

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Daruka											
Daruka Road Reserve	Daruka Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Daruka Road Reservoir	Daruka Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Elizabeth Drive Public Reserve	Elizabeth Drive	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Dungowan											
Dungowan Cemetery	Nundle Road	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Dungowan Trig Reserve	Dungowan	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Duri-Dungowan Road Reserve	Duri-Dungowan Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Duri											
Duri Public Recreation Reserve Trust	Railway Ave	Neighbourhood Park	3	Recreation Park	4	Low	3	Low	3	13	Low
Road Reserve	Border of Duri Recreation Reserve Trust	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Road Reserve	cnr Currabubula Street / Railway Avenue - Cnr Railway Avenue / Hausfields Road (eastern side)	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Road Reserve	Cnr Werris Creek Road / Duri-Dungowan Road - Cnr Duri-Dungowan Road / Piallaway Street	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Timbumburi Street Reserve	Timbumburi	Undeveloped	1	Other managed areas	3	Low	3	Minor	1	8	Low
Werris Creek Road Park	Werris Creek Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
East Tamworth											
Round-a-bout	Brisbane Street at Napier Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	Medium	6	20	Medium
ANZAC Park	Brisbane Street	District Park	7	Tourist	10	High	10	High	10	37	Very High
Armidale Road Reserve	Armidale Road	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Arthur Emblen Park	Bourke Street	Local Park	1	Tourist	10	Low	3	Medium	6	20	Medium
Cockburn Retreat Reserve	Angela Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Currawong Park	Fitzroy Street	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Medium	6	10	Low
High Zone Park	Golf Street	Undeveloped	1	Other managed areas	3	Minor	1	Medium	6	11	Low

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
King George V Avenue	King George V Avenue	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
King George V Avenue Reserve	King George V Avenue	Neighbourhood Park	3	Other managed areas	3	High	10	High	10	26	High
Marsupial Park	Endeavour Drive	Regionally Significant Park	10	Tourist	10	High	10	High	10	40	Very High
Medians / Streetscapes	Bourke Street - between Napier Street and Marnola Crescent	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Low	3	12	Low
Medians / Streetscapes	Carthage Street - between Chelmsford Street and Kelso Avenue	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Low	3	12	Low
Medians / Streetscapes	Chelmsford Street - Between Carthage Street and Golf Street	Road Reserve	1	Road Reserve, Category D	7	Low	3	Low	3	14	Low
Medians / Streetscapes	Hill Street - between Carthage Street and Dowell Avenue	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Low	3	12	Low
Medians / Streetscapes	Murray Street - between Carthage Street and Shrewsbury Avenue	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Low	3	12	Low
Medians / Streetscapes	Raglan Street - between White Street and Golf Street	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Low	3	12	Low
Medians / Streetscapes	Roderick Street - between Raglan Street and Upper Street	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Low	3	12	Low
Medians / Streetscapes	White Street - between Raglan Street and Hawthorne Avenue	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Mount Falcon Park	Woodside Road	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Murray Street Reserve	Murray Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Oxley Lookout	Scenic Drive	Regionally Significant Park	10	Tourist	10	High	10	High	10	40	Very High
Oxley Park	Scenic Drive	Undeveloped	1	Other managed areas	3	Low	3	Minor	1	8	Low
Powerhouse Park	Carthage Street	Neighbourhood Park	3	Recreation Park	4	High	10	High	10	27	High
Prentice Avenue Reserve	Prentice Avenue	Road Reserve	1	Road Reserve, Category C	5	Minor	1	Minor	1	8	Low
Rotary Park	Armidale Road	Neighbourhood Park	3	Tourist	10	Medium	6	High	10	29	High
Round-a-bout	Brisbane Street at Carthage Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Tamworth Regional Botanic Gardens	Endeavour Drive	Regionally Significant Park	10	Tourist	10	High	10	High	10	40	Very High
Tamworth Town Entrance (South East)	Armidale Road (inclusive of 450m north west from Armidale Road and Woodside Road intersection)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Treloar Park	Napier Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	High	10	23	Medium
Valley Drive Reserve	Valley Drive	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Valley Park	Woodburn Way	Local Park	1	Recreation Park	4	Minor	1	Medium	6	12	Low
Hallsville											
Hallsville Community Hall Reserve Trust	Meldorn Lane	Neighbourhood Park	3	Other managed areas	3	Low	3	Medium	6	15	Medium
Oxley Anchor	Anchor Road	District Park	7	Tourist	10	Low	3	Low	3	23	Medium
Hanging Rock											
Hanging Rock Cemetery	Happy Valley Road	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Hanging Rock Cricket Ground	Barry Road	Neighbourhood Park	3	Sport	6	Low	3	Medium	6	18	Medium
Hanging Rock Lookout Reserve	Happy Valley Way	Regionally Significant Park	10	Tourist	10	Medium	6	Medium	6	32	High
Miners Park	Barry Road	Local Park	1	Other managed areas	3	Medium	6	Low	3	13	Low
Sheba Dam	Barry Road	Regionally Significant Park	10	Tourist	10	High	10	Medium	6	36	Very High
Hillvue											
Baringa Park	Baringa Place	Local Park	1	Recreation Park	4	Medium	6	High	10	21	Medium
Boss Park	Mullumbimby Close	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Bylong Road Reserve	Bylong Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Cedar Park	Burindi Ave	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Chauvel Park	Waree Drive	District Park	7	Sport	6	High	10	High	10	33	High
Cobb & Co Circuit Park	Cobb & Co Circuit	Local Park	1	Recreation Park	4	Minor	1	High	10	16	Medium
Craigends Lane Park	Craigends Lane	Undeveloped	1	Other managed areas	3	Minor	1	Medium	6	11	Low
Drainage Reserve	Appaloosa Place	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Eureka Place Park	Eureka Place	Local Park	1	Recreation Park	4	Minor	1	High	10	16	Medium
Greg Norman Drive Reserve	Greg Norman Drive	Undeveloped	1	Other managed areas	3	High	10	High	10	24	Medium
Kamilaroi Park	McRae Street	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Kestrel Park	McCrae Street	Local Park	1	Other managed areas	3	Minor	1	Medium	6	11	Low
Kuloomba Street Park	Kuloomba Street	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Kurrajong Street Park	Kurrajong Street	Local Park	1	Recreation Park	4	Low	3	Low	3	11	Low
Kurrajong Street Reserve	Belah Close	Local Park	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Leap Park	Caloola Street	Undeveloped	1	Other managed areas	3	Low	3	Low	3	10	Low
Medians / Streetscapes	Croydon Avenue - between Alexis Street and Paul Street	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Minor	1	10	Low
Medians / Streetscapes	Garden Street - between Wahroonga Drive and Hillvue Road	Road Reserve	1	Road Reserve, Category D	7	Low	3	Low	3	14	Low
Medians / Streetscapes	Jack Smyth Drive	Road Reserve	1	Road Reserve, Category D	7	Medium	6	High	10	24	Medium
Medians / Streetscapes	Paul Street - between Reservoir Street and Croydon Avenue	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Minor	1	10	Low
Ngarri-Li Park	Warwick Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Northern Inland Centre of Sporting Excellence	Jack Smyth Drive	Regionally Significant Park	10	Sport	6	High	10	High	10	36	Very High
One Tree Hill Park	Reservoir Street	Local Park	1	Other managed areas	3	Minor	1	Low	3	8	Low
One Tree Hill Reservoir	Bandalong Street	Undeveloped	1	Other managed areas	3	Minor	1	Low	3	8	Low
Peak Drive Park	Peak Drive	Undeveloped	1	Recreation Park	4	Medium	6	High	10	21	Medium
Road Reserve	Cnr Bylong Road / Warwick Road - Cnr Bylong Road / Duri Road	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr Warwick Road / Darien Avenue - Cnr Warwick Road / Bylong Road	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Round-a-bout	Greg Norman Drive at Edward Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	Medium	6	20	Medium
Round-a-bout	Greg Norman Drive at The Ringers Road	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Jack Smyth Drive at The Ringers Road	Road Reserve	1	Road Reserve, Category D	7	Medium	6	High	10	24	Medium
Round-a-bout	New England Highway at Jack Smyth Drive	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Warwick Road at Grant Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	Medium	6	20	Medium
Skillshare Park	Illoura Street	Local Park	1	Recreation Park	4	Medium	6	Medium	6	17	Medium
Tamworth Lions Park	Werris Creek Road	Neighbourhood Park	3	Tourist	10	Medium	6	Medium	6	25	Medium

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Tamworth Town Entrance (South)	Goonoo Goonoo Road (between Calala Lane and Goonoo Goonoo Road intersection and Burghmans Lane and Goonoo Goonoo Road intersection)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
The Boulevard Park	Boulevard Place	Local Park	1	Recreation Park	4	Medium	6	High	10	21	Medium
The Grange Reserve	The Grange	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
The Heights Reserve	The Heights	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
The Peak Park	The Peak	Undeveloped	1	Recreation Park	4	Medium	6	High	10	21	Medium
The Retreat Park	The Retreat	Local Park	1	Other managed areas	3	Low	3	High	10	17	Medium
Wahroonga Drive Park	Mulwala Close	Neighbourhood Park	3	Recreation Park	4	Medium	6	Medium	6	19	Medium
Wilga Place Reserve	Wilga Place	Local Park	1	Recreation Park	4	Medium	6	Medium	6	17	Medium
Tamworth Town Entrance (Southwest)	Duri Road (inclusive of km's south of Duri Road and Mahoney Avenue intersection)	Road Reserve	1	Road Reserve, Category A	2	High	10	High	10	23	Medium
Kingswood											
Colwell Road Reserve	Colwell Road	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Drainage reserve	Kingswood Drive	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Medium	6	10	Low
Herden Road Reserve	Herden Road	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Low	3	7	Low
Herden Road Reserve	Pages Lane	Local Park	1	Other managed areas	3	Minor	1	Low	3	8	Low
Kingswood Park	Kingswood Drive	District Park	7	Sport	6	Medium	6	Medium	6	25	Medium
Kootingal											
Federation Park	Denman Ave	Local Park	1	Recreation Park	4	Minor	1	Low	3	9	Low
Garden Street Reserve	Garden Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	High	10	23	Medium
Gill Street Park	Gill Street	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Kootingal New England Highway Park	New England Highway	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Low	3	7	Low
Kootingal Park	Denman Ave	District Park	7	Recreation Park	4	High	10	High	10	31	High
Kootingal Public Recreation Reserve	Denman Ave	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Kootingal-Moonbi War Memorial Swimming Pool	Denman Ave	District Park	7	Sport	6	High	10	High	10	33	High

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Limbri Roadside Reserve	Tanglewood Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Medians / Streetscapes	Denman Avenue - between Willow Park Drive and Chelmsford Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	Medium	6	20	Medium
Medians / Streetscapes	Gate Street - between Denman Avenue and Station Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	High	10	24	Medium
Memory Park	Denman Ave	Neighbourhood Park	3	Recreation Park	4	Medium	6	Medium	6	19	Medium
Parry Park	Chelmsford Street	Local Park	1	Recreation Park	4	Medium	6	Medium	6	17	Medium
Privet Street Reserve	Privet Street	Undeveloped	1	Other managed areas	3	Minor	1	Low	3	8	Low
Reserve Chaffey Street	Gill Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	High	10	23	Medium
Road Reserve	29 Sandy Road - 7 Sandy Road	Road Reserve	1	Road Reserve, Category B	1	Medium	6	Medium	6	14	Low
Sandy Road Reserve	Sandy Road	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Willow Tree Drive Reserve	Willow Park Drive	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Limbri											
Cockburn River Reserve	Limbri Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Limbri Road Park	Limbri Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Manilla											
Brady Park	Rowan Street	Neighbourhood Park	3	Sport	6	Minor	1	Medium	6	16	Medium
Brian Byrnes Park	Rowan Street	Undeveloped	1	Other managed areas	3	Low	3	Low	3	10	Low
Carinya Park	Merindah Avenue	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Chaffey Park	Stratford Street	District Park	7	Sport	6	High	10	High	10	33	High
Coronation Park	Namoi Street	Neighbourhood Park	3	Recreation Park	4	High	10	High	10	27	High
Drainage Reserve	Cnr Ogilvie Street / South Street - Cnr Rushes Creek Road / South Street	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Drainage Reserve	Cnr Lloyd Street / River Street - Cnr River Street / Barraba Street	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Federation Park	River Street	District Park	7	Recreation Park	4	Low	3	Medium	6	20	Medium
Joe Coates Park	Joe Coates Drive	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Manilla Cemetery	Namoi River Road	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Manilla Graves	Ratcliffe Avenue	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Manilla Historic Cemetery	River Street	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Manilla Library Local Government Reserve Trust	Manilla Street	Significant Landscape Area	10	Other managed areas	3	High	10	High	10	33	High
Manilla Lookout	Manilla Lookout Road	Regionally Significant Park	10	Tourist	10	Low	3	High	10	33	High
Manilla Memorial Swimming Pool	Arthur Street	District Park	7	Recreation Park	4	High	10	High	10	31	High
Manilla Rotary Heritage Park	Manilla Street	District Park	7	Recreation Park	4	High	10	High	10	31	High
Manilla Town Entrance (North)	Manilla Road (between Manilla Lookout Rd and Barraba St)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Manilla Town Entrance (South)	Manilla Road (inclusive of 1km south from Bennets Ln)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Medians / Streetscapes	Manilla Street - between Church Street and Dewhurst Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	High	10	24	Medium
Pioneer Park	Manilla Street	Neighbourhood Park	3	Tourist	10	Medium	6	High	10	29	High
Riverwalk	River Street	District Park	7	Bushland	1	Minor	1	Minor	1	10	Low
Road Reserve	Cnr South Street / Rushes Creek Road - Cnr Stoddart Street / Rushes Creek Road	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Road Reserve	Triangular parcel of land on the southern corner of Kanangra Road / Halls Creek Road	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Road Reserve	Cnr Market Street / Arthur Street - Arthur Street / Lloyd Street	Road Reserve	1	Road Reserve, Category A	2	Low	3	Low	3	9	Low
Road Reserve	Cnr Lloyd Street / Arthur Street - Cnr Charles Street / Arthur Street	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Southbrook Park	Stoddart Street	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Willows Parade Reserve	Willows Parade	Drainage Reserve	1	Drainage, Category A	2	Low	3	Low	3	9	Low
Manilla Memorial Town Hall	Manilla Street	District Park	7	Other managed areas	3	High	10	High	10	30	High
Moonbi											

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Kootingal Moonbi Cemetery	Thomas Street	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Moonbi Lookout	Moonbi Lookout Road	Regionally Significant Park	10	Tourist	10	Medium	6	High	10	36	Very High
Moonbi Park	Gill Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	High	10	23	Medium
Moore Creek											
Attunga Reserve	Stirling Road	Undeveloped	1	Other managed areas	3	Low	3	Medium	6	13	Low
Daruka Recreation Reserve	Daruka Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Drainage Reserve	Snow Gum Close	Drainage Reserve	1	Drainage, Category C	8	Medium	6	High	10	25	Medium
Mahongany Street Park	Mahongany Street	District Park	7	Recreation Park	4	High	10	High	10	31	High
Moore Creek Reserve	Upper Moore Creek Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Round-a-bout	Forest Road at Browns Lane	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Tregarthen Estate Reserve	Dunoon Road	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Nemingha											
Somerset Place Park	Somerset Place	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Woodside Road Reserve Park	Woodside Drive	Drainage Reserve	1	Drainage, Category A	2	Medium	6	Medium	6	15	Medium
Niangala											
Niangala Cemetery	Niangala Weabonga Road	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Niangala Tennis Courts	Healy Street	District Park	7	Sport	6	Low	3	Medium	6	22	Medium
North Tamworth											
Angora Park	Carthage Street	Undeveloped	1	Other managed areas	3	Minor	1	Medium	6	11	Low
Bligh Street Reserve	Peel St & O'Connell St adjacent Levee	Significant Landscape Area	10	Other managed areas	3	Medium	6	High	10	29	High
Bradley Place Reserve	Bradley Place	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Burgess Park	North Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	Medium	6	19	Medium
Chaoyang Friendship Park	Peel Street	Significant Landscape Area	10	Tourist	10	Minor	1	High	10	31	High
Francis Avenue Park	Francis Avenue	Undeveloped	1	Recreation Park	4	Minor	1	Medium	6	12	Low
Lions Park - Peel Street	Peel Street	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Lone Pine Park	North Street	Significant Landscape Area	10	Other managed areas	3	Minor	1	Medium	6	20	Medium

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Marius Street Reserve	Marius Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Medians / Streetscapes	Browns Lane - between Moore Creek Road and Verdehlo Drive	Road Reserve	1	Road Reserve, Category D	7	Medium	6	Medium	6	20	Medium
Medians / Streetscapes	Darling Street - between Marius Street and Napier Street	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Low	3	12	Low
Medians / Streetscapes	North Street - between Carthage Street and Russell Street	Road Reserve	1	Road Reserve, Category D	7	Low	3	Low	3	14	Low
Medians / Streetscapes	Verdelho Drive - between Semillon Drive and Moore Creek Road	Road Reserve	1	Road Reserve, Category D	7	Low	3	Medium	6	17	Medium
Monteray Street Reserve	Bernice Place	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Monteray Street Reserve	Monterey Street	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
North Street Reserve	North Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Piper Street Park	Piper Street	Local Park	1	Recreation Park	4	Low	3	Low	3	11	Low
Round-a-bout	Darling Street at Carthage Street	Road Reserve	1	Road Reserve, Category D	7	Low	3	Medium	6	17	Medium
Round-a-bout	Jewry Street at Marius Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	Medium	6	20	Medium
Semilion Drive Public Reserve	Semilion Drive	Significant Landscape Area	10	Bushland	1	Minor	1	Minor	1	13	Low
Viaduct Park	Macquarie Street Peel Street	Regionally Significant Park	10	Tourist	10	High	10	Low	3	33	High
Median / Streetscapes	Marius Street - between East Street and Jewry Street	Road Reserve	1	Road Reserve, Category D	7	High	10	Medium	6	24	Medium
Nundle											
Captain Cook Park	Jenkins Street	District Park	7	Tourist	10	High	10	High	10	37	Very High
Median / Streetscapes	Jenkins Street and Oakenville Street intersection	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Medians / Streetscapes	Jenkins Street (inclusive of 150m north of Oakenvill Street and Jenkins Street intersection)	Road Reserve	1	Road Reserve, Category D	7	Medium	6	High	10	24	Medium
Nundle Cemetery	Nundle Creek Road	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Nundle Community Reserve Trust	Jenkins Street	District Park	7	Recreation Park	4	Medium	6	High	10	27	High

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Nundle Creek Road Park	Nundle Creek Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Nundle Recreation Ground	Oakenville Street	Neighbourhood Park	3	Sport	6	High	10	High	10	29	High
Nundle Swimming Pool	Jenkins Street	District Park	7	Sport	6	High	10	High	10	33	High
Nundle Town Entrance (South West)	Crosby / Oakenbill St (inclusive between Marcus Street and Jenkins Street)	Road Reserve	1	Road Reserve, Category A	2	High	10	High	10	23	Medium
Peel River Park	Mary Street	Neighbourhood Park	3	Tourist	10	Medium	6	High	10	29	High
Swamp Creek Reserve	River Road	Undeveloped	1	Other managed areas	3	Minor	1	High	10	15	Medium
Ogunbil											
Terrible Billy Reserve	Nowendoc Road	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Oxley Vale											
Acacia Park	Lemon Gums Drive	Local Park	1	Other managed areas	3	Low	3	Low	3	10	Low
Bottlebrush Public Reserve	Milburn Road	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Low	3	7	Low
Brolga Park	Lemon Gums Drive	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Citiriodora Park	Lemon Gums Drive	Local Park	1	Other managed areas	3	Minor	1	Low	3	8	Low
Ernest Street Park	Ernest Street	Undeveloped	1	Recreation Park	4	Low	3	Medium	6	14	Low
Ford Street Community Park	Ford Street	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Fraser Park	Fraser Crescent	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Glengarvin Drive Park	Glengarvin Drive	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Glengarvin Drive Reserve (north)	Glen Garvin Drive	Local Park	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
Glengarvin Drive Reserve (south)	Glengarvin Drive	Undeveloped	1	Other managed areas	3	Low	3	Low	3	10	Low
Jacaranda Place Community Park	Jacaranda Place	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Minor	1	5	Basic
John Ives Park	Glen Garvin Drive	Local Park	1	Recreation Park	4	Medium	6	High	10	21	Medium
Kirkham Crescent Reserve	Kirkham Crescent	Drainage Reserve	1	Drainage, Category A	2	Minor	1	Low	3	7	Low
Manilla Road Reserve	Manilla Road	Road Reserve	1	Road Reserve, Category A	2	Low	3	High	10	16	Medium
Milburn Park	Milburn Road	District Park	7	Recreation Park	4	Medium	6	Medium	6	23	Medium
Milburn Road Reserve	Milburn Road	Neighbourhood Park	3	Other managed areas	3	Low	3	Medium	6	15	Medium
Mountview Crescent Reserve	Mountview Crescent	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Oxley Drive Reserve	Orley Drive	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Pages Park	Alexander Street	Neighbourhood Park	3	Recreation Park	4	Low	3	Medium	6	16	Medium
Tamworth Town Entrance (North West)	Manilla road (inclusive of 2.5km's South East from Manilla Road and Glengarvin Drive intersection)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Ulmus Park	Manilla Road	Undeveloped	1	Other managed areas	3	Medium	6	High	10	20	Medium
Waratah Park	Warratah Place	Undeveloped	1	Bushland	1	Minor	1	Minor	1	4	Basic
Wattle Park	Lemon Gums Drive	Undeveloped	1	Bushland	1	Minor	1	Medium	6	9	Low
Red Hill											
Lions Park Rest Stop	Manilla Road	Neighbourhood Park	3	Other managed areas	3	High	10	High	10	26	High
Split Rock Dam Reserve Trust	Split Rock Dam	Regionally Significant Park	10	Tourist	10	Medium	6	Medium	6	32	High
Somerton											
Road Reserve	Cnr Bloomfield Street / Milkmaid Street - Cnr Scotland Road / Milkmaid Street	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Road Reserve	Cnr Scotland Road / Milkmaid Street - Cnr Scotland Road / Joshua Street	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Minor	1	5	Basic
Somerton Cemetery	Somerton Tip Road	Cemetery	7	Cemetery, Category A	10	Low	3	High	10	30	High
Somerton Reserve	Bloomfield Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
South Tamworth											
Karwin Street Park	Karwin Street	Local Park	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Anthony Road Park	Anthony Road	Undeveloped	1	Other managed areas	3	Low	3	Low	3	10	Low
Barsden Park	Croydon Ave	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Begonia Park	Begonia Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	Medium	6	19	Medium
Bryan Street Reserve	Bryan Street	Undeveloped	1	Recreation Park	4	Low	3	Medium	6	14	Low
Calool Park	Oak Street	Undeveloped	1	Other managed areas	3	Low	3	Medium	6	13	Low
Chaffey Park	Links Ave	District Park	7	Sport	6	High	10	High	10	33	High
Electra Park	Susanne Street	Local Park	1	Recreation Park	4	Low	3	Low	3	11	Low
Goonoo Goonoo Road Reserve	Goonoo Goonoo Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Hillvue Road Reserve	Hillvue Road	Undeveloped	1	Other managed areas	3	Low	3	Medium	6	13	Low
Hyman Park	Robert Street	District Park	7	Recreation Park	4	High	10	High	10	31	High
Karuah Park	Croydon Ave	Undeveloped	1	Other managed areas	3	Low	3	High	10	17	Medium
Leo Park	Moora Street	Local Park	1	Recreation Park	4	Low	3	Medium	6	14	Low
Locks Lane Reserve	Locks Lane	Drainage Reserve	1	Drainage, Category B	1	Minor	1	Minor	1	4	Basic
Medians / Streetscapes	Central Avenue - between David Street and Hillvue Road	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Minor	1	10	Low
Medians / Streetscapes	Robert Street - between - Duri Road and Willow Street	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Minor	1	10	Low
Oak Park	Coromandel Street	Local Park	1	Other managed areas	3	Minor	1	Low	3	8	Low
Olma Street Reserve	Olma Street	Local Park	1	Recreation Park	4	Minor	1	Minor	1	7	Low
Pine Park	Edward Street	Local Park	1	Recreation Park	4	Minor	1	Medium	6	12	Low
Quota Park	Preston Ave	Local Park	1	Recreation Park	4	Medium	6	Medium	6	17	Medium
Road Reserve	Scott Road; Between 32 Scott Road and Goonoo Goonoo Creek	Road Reserve	1	Road Reserve, Category A	2	High	10	High	10	23	Medium
Round-a-bout	Duri Road at Robert Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Goonoo Goonoo Road at Calala Lane	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Goonoo Goonoo Road at Vera Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Goonoo Goonoo Road at Wilburtree Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Robert Street at Woodward Avenue	Road Reserve	1	Road Reserve, Category D	7	Low	3	Medium	6	17	Medium
Susanne Street Park	Susanne Street	Undeveloped	1	Other managed areas	3	Low	3	Minor	1	8	Low
Wentworth Place Park	Wentworth Place	Undeveloped	1	Other managed areas	3	Minor	1	Medium	6	11	Low
Wilga Park	Wilburtree Street	Undeveloped	1	Other managed areas	3	Minor	1	Medium	6	11	Low
Calala Lane	Calala Lane (inclusive of 1.6km's from Goonoo Goonoo Road and Calala Lane intersection)	Road Reserve	1	Road Reserve, Category A	2	High	10	High	10	23	Medium
Taminda											
Drainage Reserve	Cnr Bridge Street / Ebsworth Street - Cnr Plain Street / Ebsworth Street	Drainage Reserve	1	Drainage, Category A	2	High	10	High	10	23	Medium

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Jewry Park	Jewry Street	Neighbourhood Park	3	Other managed areas	3	Medium	6	Medium	6	18	Medium
Plain Street Sporting Fields	Carter Street	Regionally Significant Park	10	Sport	6	High	10	High	10	36	Very High
Riverside Sports Complex - AFL	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex - Baseball	O'Connell Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex – Riverside 4	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex – Riverside 5	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex – Riverside 6	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex - Softball	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Road Reserve	Parcel of land behind new cemetery only (end Beaufort Street)	Road Reserve	1	Road Reserve, Category A	2	Medium	6	High	10	19	Medium
Road Reserve	Cnr Goonan Street / Bass Street - Cnr Bass Street Hume Street	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Cnr Jewry Street / Lockheed Street - Cnr Jewry Street / Dampier Street	Road Reserve	1	Road Reserve, Category A	2	Medium	6	Medium	6	15	Medium
Road Reserve	Cnr Jewry Street / Dampier Street - Cnr Dampier Street / Showground Roud	Road Reserve	1	Road Reserve, Category A	2	Medium	6	Medium	6	15	Medium
Round-a-bout	Gunnedah Road at Cole Road	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Gunnedah Road at Edith Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Gunnedah Road at Dampier Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Jewry Street at Ebsworth Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Tamworth Cemetery	Showground Road	Cemetery	7	Cemetery, Category A	10	Medium	6	High	10	33	High
Tamworth											
Bicentennial Park	Kable Ave	Regionally Significant Park	10	Tourist	10	High	10	High	10	40	Very High

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
CWA Park - Hands of Fame	Kable Ave	Regionally Significant Park	10	Tourist	10	Medium	6	High	10	36	Very High
Medians / Streetscapes	Murray Street - between Peel Street and Marius Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Medians / Streetscapes	Peel Street - between Bourk Street and Roderick Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Peel Picnic Spot	Peel Street	Neighbourhood Park	3	Tourist	10	High	10	High	10	33	High
Peel Street Park	Peel Street	Significant Landscape Area	10	Other managed areas	3	High	10	High	10	33	High
Peel Street Park (R62727)	Peel Street	Significant Landscape Area	10	Other managed areas	3	High	10	High	10	33	High
Peel Street Park (R88780)	Peel Street	Significant Landscape Area	10	Other managed areas	3	High	10	High	10	33	High
Railway Park	Marius Street	Significant Landscape Area	10	Tourist	10	High	10	High	10	40	Very High
Round-a-bout	Kable Avenue at White Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Marius Street at Darling Street	Road Reserve	1	Road Reserve, Category D	7	Medium	6	Medium	6	20	Medium
Round-a-bout	Marius Street at Murray Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Marius Street at White Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Murray Street at Peel Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Peel Street at Bourke Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Peel Street at Darling Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Peel Street at Roderick Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Round-a-bout	Peel Street at White Street	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Upper Manilla											
Split Rock Dam	Knellers Road	Regionally Significant Park	10	Tourist	10	Medium	6	Medium	6	32	High
Wallamore											
Old Winton Road Reserve (R87084)	Oxley Highway	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Warral											
Timbumburi Recreation Reserve	Werris Creek Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Watsons Creek											

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Watson Creek Cemetery	Millers Road	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Watsons Creek Graves	Den Mountain Road	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Weabonga											
Oak Creek / Weabonga Cemetery	Weabonga Road	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Weabonga Reserve Trust	Mitchell Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
West Tamworth											
Belmore Park	Gipps Street	District Park	7	Sport	6	High	10	High	10	33	High
Borangii Park	Mack Street	Undeveloped	1	Recreation Park	4	Minor	1	Minor	1	7	Low
Bridge Street Park	Bridge Street	Significant Landscape Area	10	Other managed areas	3	Medium	6	High	10	29	High
Centenary Park	Bourne Street	District Park	7	Recreation Park	4	Medium	6	High	10	27	High
Cole Road Reserve	Cole Road	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Coledale Community Park	Green Street	Local Park	1	Recreation Park	4	Minor	1	Minor	1	7	Low
Cross Park	Gipps Street	Regionally Significant Park	10	Sport	6	Medium	6	High	10	32	High
Ebsworth Street Park	Ebsworth Street	Undeveloped	1	Other managed areas	3	Minor	1	Low	3	8	Low
Flemming Crescent Park	Flemming Crescent	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
George Street Reserve	George Street	Neighbourhood Park	3	Recreation Park	4	High	10	High	10	27	High
Gipps Street Sports Complex	Gipps Street	Regionally Significant Park	10	Sport	6	High	10	High	10	36	Very High
Granny Munro Park	Warral Road	District Park	7	Sport	6	Medium	6	Medium	6	25	Medium
Green Street Reserve	Green Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Gunns Park	Parry Street	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Hathaway Park	Northview Street	Local Park	1	Other managed areas	3	Minor	1	Low	3	8	Low
Kings Hill Park	Matthews Street	Undeveloped	1	Other managed areas	3	Low	3	Low	3	10	Low
Lioness Gardens	Ebsworth Street	Significant Landscape Area	10	Other managed areas	3	Low	3	High	10	26	High
Lloma Park	McGregor Street	Neighbourhood Park	3	Recreation Park	4	Medium	6	Medium	6	19	Medium
Mahony Avenue Road Reserve	Kent Street	Road Reserve	1	Road Reserve, Category A	2	Minor	1	Medium	6	10	Low

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Medians / Streetscapes	Crown Street - between George Street and Gipps Street	Road Reserve	1	Road Reserve, Category D	7	Minor	1	Minor	1	10	Low
Medians / Streetscapes	George Street - between Belmore Street and Crown Street	Road Reserve	1	Road Reserve, Category D	7	Low	3	Low	3	14	Low
Medians / Streetscapes	Gipps Street - between Phillips Street and Goonoo Goonoo Road	Road Reserve	1	Road Reserve, Category D	7	Low	3	Medium	6	17	Medium
Norman Ingall Park	Sue Crescent	Undeveloped	1	Recreation Park	4	Minor	1	Low	3	9	Low
Riverside Sports Complex – Old Netball	Carter Street	District Park	7	Sport	6	Medium	6	Low	3	22	Medium
Riverside Sports Complex – Riverside 1 (Dick Edwards Oval)	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex – Riverside 2	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex – Riverside 3 (Max Sutton Oval)	Carter Street	District Park	7	Sport	6	High	10	High	10	33	High
Riverside Sports Complex - Undeveloped	Carter Street	District Park	7	Sport	6	Low	3	High	10	26	High
Road Reserve	Cnr Mahoney Avenue / Kent Street - Cnr Mahoney Avenue / Bridge Street	Road Reserve	1	Road Reserve, Category A	2	Medium	6	High	10	19	Medium
Road Reserve	Gipps Lane	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	Burnhead Lane	Road Reserve	1	Road Reserve, Category B	1	Minor	1	Minor	1	4	Basic
Road Reserve	cnr Sale Street / Gunnedah Road - Cnr Gunnedah Road / Market Street	Road Reserve	1	Road Reserve, Category A	2	High	10	High	10	23	Medium
Road Reserve	Cnr Duri Road / Kent Street - Cnr Kent Street / Mahony Avenue	Road Reserve	1	Road Reserve, Category A	2	Medium	6	High	10	19	Medium
Road Reserve	Warral Road; from opposite Bryan Martin Park - Granny Munro Park	Road Reserve	1	Road Reserve, Category B	1	Medium	6	Medium	6	14	Low
Round-a-bout	Bridge Street at Denison Street	Road Reserve	1	Road Reserve, Category D	7	High	10	Medium	6	24	Medium

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Round-a-bout	Bridge Street at Mahony Avenue	Road Reserve	1	Road Reserve, Category D	7	High	10	High	10	28	High
Scully Pool	Kent Street	District Park	7	Sport	6	High	10	High	10	33	High
Stewart Park	Stewart Ave	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Tamworth Town Entrance (West)	Gunnedah Road / Stewart Avenue (inclusive of 4.5km west of Stewart Avenue and Duri Road intersection)	Road Reserve	1	Road Reserve, Category C	5	High	10	High	10	26	High
Westdale											
Blaxland Way Reserve	Tasman Place	Neighbourhood Park	3	Recreation Park	4	High	10	Medium	6	23	Medium
Cunningham Street Park	Cunningham Street	Neighbourhood Park	3	Recreation Park	4	Low	3	Medium	6	16	Medium
Discovery Park	Caley Close	District Park	7	Recreation Park	4	Medium	6	Medium	6	23	Medium
Drakeford Street Park	Drakeford Street	Local Park	1	Recreation Park	4	Minor	1	Minor	1	7	Low
Flinders Park	Flinders Street	Significant Landscape Area	10	Other managed areas	3	Medium	6	Medium	6	25	Medium
Flinders Street walkway	Flinders Street	Local Park	1	Other managed areas	3	Medium	6	Medium	6	16	Medium
Gilbert Drive Reserve	Gilbert Drive	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Gunnedah Road Rest Area	Oxley Highway	Neighbourhood Park	3	Tourist	10	High	10	High	10	33	High
Lawson Park	Nowland Crescent	Undeveloped	1	Other managed areas	3	Medium	6	Medium	6	16	Medium
Lindsay Road Park	Lindsay Road	Undeveloped	1	Recreation Park	4	Minor	1	Minor	1	7	Low
Nowland Crescent Park	Nowland Crescent	Undeveloped	1	Other managed areas	3	Minor	1	Minor	1	6	Low
Thomas Mitchell Park	Banks Street	District Park	7	Recreation Park	4	Medium	6	Medium	6	23	Medium
Westdale Memorial Park	Flinders Street	District Park	7	Memorial	8	Low	3	Medium	6	24	Medium
Wylie Place Reserve	Wylie place	Undeveloped	1	Other managed areas	3	Minor	1	Medium	6	11	Low
Winton											
Winton Cemetery	New Winton Road	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Woodsreef											
Glenriddle Reserve	Pera Linton Road	District Park	7	Other managed areas	3	Medium	6	Medium	6	22	Medium
Woodsreef Cemetery	Old Bundarra Road	Cemetery	7	Cemetery, Category B	6	Low	3	Medium	6	22	Medium
Woolomin											
SES Depot	Frederick Street	District Park	7	Other managed areas	3	Medium	6	Medium	6	22	Medium

Open Space Name	Street	Open Space	Rating	Function	Rating	Usage	Rating	Community Expectation	Rating	Overall Rating	Service Level
Woolomin Reserve	Frederick Street	Undeveloped	1	Other managed areas	3	Low	3	Low	3	10	Low


Tamworth
REGIONAL COUNCIL

Annexure 2 – Classification changes

Classification Changes Summary

	Local to Neighbourhood	3	Neighbourhood to Local Park	0	District to Local Park	1	Regionally Significant to Local Park	0	Significant Landscaped Area to Local Park	0	Undeveloped to Local Park	3
	Local to District Park	2	Neighbourhood to District Park	1	District to Neighbourhood Park	0	Regionally Significant to Neighbourhood Park	0	Significant Landscaped Area to Neighbourhood Park	0	Undeveloped to Neighbourhood Park	1
	Local to Regionally Significant Park	0	Neighbourhood to Regionally Significant Park	0	District to Regionally Significant Park	0	Regionally Significant to District Park	0	Significant Landscaped Area to District Park	0	Undeveloped to District Park	0
	Local to Significant Landscaped Area	3	Neighbourhood to Significant Landscape Area	2	District to Significant Landscaped Area	3	Regionally Significant to Significant Landscaped Area	0	Significant Landscaped Area to Regionally Significant Park	0	Undeveloped to Regionally Significant Park	0
	Local to undeveloped	10	Neighbourhood to Undeveloped	5	District to Undeveloped	1	Regionally Significant to Undeveloped	1	Significant Landscaped Area to Undeveloped	0	Undeveloped to Significant Landcape Area	0
	Local to Road Reserve	2	Neighbourhood to Road Reserve	0	District to Road Reserve	0	Regionally Significant to Road Reserve	0	Significant Landscaped Area to Road Reserve	75	Undeveloped to Road Reserve	2
	Local to Drainage Reserve	2	Neighbourhood to Drainage Resereve	1	District to Drainage Reserve	0	Regionally Significant to Drainage Reserve	0	Significant Landscape Area to Drainage Reserve	2	Undeveloped to Drainage Reserve	15
	Local to Cemetery	0	Neighbourhood to Cemetery	0	District to Cemetery	19	Regionally Significant to Cemetery	1	Significant Landscape Area to Cemetery	0		0
TOTAL		**22**		**9**		**24**		**2**		**77**		**21**
GRAND TOTAL												**155**

Annexure 2 – Classification changes

		Classification	
Name	**Address**	**2020**	**2025**
ATTUNGA			
Cross Street Reserve	Attunga Street	Neighbourhood	Undeveloped
BARRABA			
Barraba Library	Queen Street	Neighbourhood	Significant Landscape Area
Barraba Dog Park (Trevallyn Road)	Trevallyn Road	Neighbourhood	Undeveloped
Cherry Lane Drainage Reserve	Cherry Lane	Undeveloped	Drainage Reserve
BENDEMEER			
Bendemeer Fishing Reserve	Caroline Street	Neighbourhood	Undeveloped
CALALA			
Emu Place Reserve	Emu Close	Significant Landscape Area	Drainage Reserve
Mountain Gum Road Park	Mountain Gum Road	Undeveloped	Drainage Reserve
Rosella Avenue Reserve	Rosella Avenue	Significant Landscape Area	Drainage Reserve
EAST TAMWORTH			
Armidale Road Reserve	Armidale Road	Undeveloped	Drainage Reserve
Currawong Park	Fitzroy Street	Undeveloped	Drainage Reserve
King George V Avenue	King George V Avenue	Significant Landscape Area	Road Reserve
Oxley Park	Scenic Drive	Regionally Significant	Undeveloped
Prentice Avenue Reserve	Prentice Avenue	Local	Road Reserve
Valley Park	Woodburn Way	Undeveloped	Local Park
Woodside Road Reserve Park	Woodside Drive	Undeveloped	Drainage Reserve
KINGSWOOD			
Colwell Road Reserve	Colwell Road	Undeveloped	Drainage Reserve
Herden Road Reserve	Herden Road	Undeveloped	Drainage Reserve
KOOTINGAL			
Gill Street Park	Gill Street	Undeveloped	Drainage Reserve
Kootingal New England Highway Park	New England Highway	Undeveloped	Drainage Reserve
Kootingal Park	Denman Ave	Neighbourhood	District Park
Kootingal Public Recreation Reserve	Denman Ave	Undeveloped	Drainage Reserve
Parry Park	Chelmsford Street	Significant Landscape Area	Local Park
Privet Street Reserve	Privet Street	Local	Undeveloped
Sandy Road Reserve	Sandy Road	Undeveloped	Road Reserve

Annexure 2 – Classification changes

		Classification	
Name	**Street**	**2020**	**2025**
MANILLA			
Brian Byrnes Park	Rowan Street	District	Undeveloped
Federation Park	River Street	Local	District Park
Manilla Library Local Government Reserve Trust	Manilla Street	Neighbourhood	Significant Landscape Area
Willows Parade Reserve	Willows Parade	Undeveloped	Drainage Reserve
MOORE CREEK			
Tregarthen Estate Reserve	Dunoon Road	Undeveloped	Drainage Reserve
NORTH TAMWORTH			
Angora Park	Carthage Street	Local	Undeveloped
Bligh Street Reserve	Peel St & O'Connell St adjacent Levee	Local	Significant Landscape Area
Lone Pine Park	North Street	Local	Significant Landscape Area
NUNDLE			
Peel River Park	Mary Street	Local	Neighbourhood Park
Swamp Creek Reserve	River Road	Neighbourhood	Undeveloped
OXLEY VALE			
Bottlebrush Public Reserve	Milburn Road	Undeveloped	Drainage Reserve
Brolga Park	Lemon Gums Drive	Local	Undeveloped
Ford Street Community Park	Ford Street	Local	Drainage Reserve
Glengarvin Drive Park	Glengarvin Drive	Neighbourhood	Drainage Reserve
Jacaranda Place Community Park	Jacaranda Place	Local	Drainage Reserve
John Ives Park	Glen Garvin Drive	District	Local Park
Kirkham Crescent Reserve	Kirkham Crescent	Undeveloped	Drainage Reserve
Manilla Road Reserve	Manilla Road	Undeveloped	Road Reserve
Milburn Road Reserve	Milburn Road	Local	Neighbourhood Park
RED HILL			
Split Rock Dam			Regionally Significant Park
SOMERTON			
Somerton Reserve	Bloomfield Street	Local	Undeveloped
SOUTH TAMWORTH			
Anthony Road Park	Anthony Road	Local	Undeveloped
Begonia Park	Begonia Street	Local	Neighbourhood Park
Calool Park	Oak Street	Local	Undeveloped
Karuah Park	Croydon Ave	Local	Undeveloped
Locks Lane Reserve	Locks Lane	Undeveloped	Drainage Reserve
Olma Street Reserve	Olma Street	Undeveloped	Local Park

Annexure 2 – Classification changes

		Classification	
Name	**Street**	**2020**	**2025**
TAMWORTH			
Peel Street Park	Peel Street	District	Significant Landscape Area
Peel Street Park (R62727)	Kable Ave	District	Significant Landscape Area
Peel Street Park (R88780)	Peel Street	District	Significant Landscape Area
WEST TAMWORTH			
Ebsworth Street Park	Ebsworth Street	Local	Undeveloped
Flemming Crescent Park	Flemming Crescent	Local	Undeveloped
George Street Reserve	George Street	Undeveloped	Neighbourhood Park
Gunns Park	Parry Street	Local	Undeveloped
Lioness Gardens	Ebsworth Street	Local	Significant Landscape Area
Mahony Avenue Road Reserve	Kent Street	Local	Road Reserve
WESTDALE			
Drakeford Street Park	Drakeford Sreet	Undeveloped	Local Park
Lawson Park	Nowland Crescent	Neighbourhood	Undeveloped
Westdale Memorial Park	Flinders Street	Local	District Park
CEMETERIES			
Attunga Cemetery	Ridge Street	District	Cemetery
Barraba Cemetery	Memorial drive	District	Cemetery
Bendemeer Cemetery	Frederick Street	District	Cemetery
Bowling Alley Point Cemetery	Nundle Road	District	Cemetery
Dungowan Cemetery	Nundle Road	District	Cemetery
Hanging Rock Cemetery	Happy Valley Road	District	Cemetery
Hanging Rock Cemetery	Happy Valley Road	District	Cemetery
Manilla Cemetery	Namoi River Road	District	Cemetery
Manilla Graves	Ratcliffe Avenue	District	Cemetery
Manilla Historic Cemetery	River Street	District	Cemetery
Kootingal Moonbi Cemetery	Thomas Street	District	Cemetery
Niangala Cemetery	Niangala Weabonga Road	District	Cemetery
Nundle Cemetery	Nundle Creek Road	District	Cemetery
Somerton Cemetery	Somerton Tip Road	District	Cemetery
Tamworth Cemetery	Showground Road	Regionally Significant	Cemetery
Watsons Creek Cemetery	Millers Road	District	Cemetery
Watsons Creek Graves	Den Mountain Road	District	Cemetery
Oak Creek / Weabonga Cemetery	Weabonga Road	District	Cemetery
Winton Cemetery	New Winton Road	District	Cemetery
Woodsreef Cemetery	Old Bundarra Road	District	Cemetery

Annexure 2 – Classification changes

		Classification	
Name	**Street**	**2020**	**2025**
CITY / TOWN ENTRANCES			
Attunga Town Entrance (South East)	Manilla Road (inclusive of 170m Soth East from Attunga Street)	Significant Landscape Area	Road Reserve
Atunga Town Entrance (North West)	Manilla Road (inclusive of 75m North West of Kimo Street)	Significant Landscape Area	Road Reserve
Barraba Town Entrance (East)	Queen Street (between Range Street and Rodney Street)	Significant Landscape Area	Road Reserve
Barraba Town Entrance (North)	Bingarra Road (Roadside inclusive of 600m NW of Bridge)	Significant Landscape Area	Road Reserve
Barraba Town Entrance (West)	Trevallyn Road (between James St and West St)	Significant Landscape Area	Road Reserve
Tamworth Town Entrance (South East)	Armidale Road (inclusive of 450m north west from Armidale Road and Woodside Road intersection)	Significant Landscape Area	Road Reserve
Tamworth Town Entrance (South)	Goonoo Goonoo Road (between Calala Lane and Goonoo Goonoo Road intersection and Burghmans Lane and Goonoo Goonoo Road intersection)	Significant Landscape Area	Road Reserve
Tamworth Town Entrance (South West)	Duri Road (inclusive of km's south of Duri Road and Mahoney Avenue intersection)	Significant Landscape Area	Road Reserve
Manilla Town Entrance (North)	Manilla Road (between Manilla Lookout Rd and Barraba St)	Significant Landscape Area	Road Reserve
Manilla Town Entrance (South)	Manilla Road (inclusive of 1km south from Bennets Ln)	Significant Landscape Area	Road Reserve

Annexure 2 – Classification changes

		Classification	
Name	**Street**	**2020**	**2025**
Nundle Town Entrance (South West)	Crosby / Oakenbill St (inclusive between Marcus Street and Jenkins Street)	Significant Landscape Area	Road Reserve
Tamworth Town Entrance (North West)	Manilla road (inclusive of 2.5km's South East from Manilla Road and Glengarvin Drive intersection)	Significant Landscape Area	Road Reserve
Calala Lane	Calala Lane (inclusive of 1.6km's from Goonoo Goonoo Road and Calala Lane intersection)	Significant Landscape Area	Road Reserve
Tamworth Town Entrance (West)	Gunnedah Road / Stewart Avenue (inclusive of 4.5km west of Stewart Avenue and Duri Road intersection)	Significant Landscape Area	Road Reserve
ROUNDABOUTS			
	Bridge Street at Denison Street	Significant Landscape Area	Road Reserve
	Bridge Street at Mahony Avenue	Significant Landscape Area	Road Reserve
	Brisbane Street at Carthage Street	Significant Landscape Area	Road Reserve
	Brisbane Street at Napier Street	Significant Landscape Area	Road Reserve
	Darling Street at Carthage Street	Significant Landscape Area	Road Reserve
	Duri Road at Robert Street	Significant Landscape Area	Road Reserve
	Forest Road at Browns Lane	Significant Landscape Area	Road Reserve
	Goonoo Goonoo Road at Calala Lane	Significant Landscape Area	Road Reserve
	Goonoo Goonoo Road at Vera Street	Significant Landscape Area	Road Reserve
	Goonoo Goonoo Road at Wilburtree Street	Significant Landscape Area	Road Reserve
	Greg Norman Drive at Edward Street	Significant Landscape Area	Road Reserve
	Greg Norman Drive at The Ringers Road	Significant Landscape Area	Road Reserve
	Gunnedah Road at Cole Road	Significant Landscape Area	Road Reserve

Annexure 2 – Classification changes

	Gunnedah Road at Dampier Street	Significant Landscape Area	Road Reserve
	Gunnedah Road at Edith Street	Significant Landscape Area	Road Reserve
	Jack Smyth Drive at The Ringers Road	Significant Landscape Area	Road Reserve
	Jewry Street at Ebsworth Street	Significant Landscape Area	Road Reserve
	Jewry Street at Marius Street	Significant Landscape Area	Road Reserve
	Kable Avenue at White Street	Significant Landscape Area	Road Reserve
	Marius Street at Darling Street	Significant Landscape Area	Road Reserve
	Marius Street at Murray Street	Significant Landscape Area	Road Reserve
	Marius Street at White Street	Significant Landscape Area	Road Reserve
	Murray Street at Peel Street	Significant Landscape Area	Road Reserve
	New England Highway at Jack Smyth Drive	Significant Landscape Area	Road Reserve
	Peel Street at Bourke Street	Significant Landscape Area	Road Reserve
	Peel Street at Darling Street	Significant Landscape Area	Road Reserve
	Peel Street at Roderick Street	Significant Landscape Area	Road Reserve
	Peel Street at White Street	Significant Landscape Area	Road Reserve
	Robert Street at Woodward Avenue	Significant Landscape Area	Road Reserve
	Warwick Road at Grant Street	Significant Landscape Area	Road Reserve
MEDIANS / STREETSCAPES			
	Queen Street - between Henry Street and Savoy Street	Significant Landscape Area	Road Reserve
	Bourke Street - between Napier Street and Marnola Crescent	Significant Landscape Area	Road Reserve
	Carthage Street - between Chelmsford Street and Kelso Avenue	Significant Landscape Area	Road Reserve

Annexure 2 – Classification changes

		Classification	
Name	**Street**	**2020**	**2025**
	Chelmsford Street - Between Carthage Street and Golf Street	Significant Landscape Area	Road Reserve
	Hill Street - between Carthage Street and Dowell Avenue	Significant Landscape Area	Road Reserve
	Murray Street - between Carthage Street and Shrewsbury Avenue	Significant Landscape Area	Road Reserve
	Raglan Street - between White Street and Golf Street	Significant Landscape Area	Road Reserve
	Roderick Street - between Raglan Street and Upper Street	Significant Landscape Area	Road Reserve
	White Street - between Raglan Street and Hawthorne Avenue	Significant Landscape Area	Road Reserve
	Central Avenue - between David Street and Hillvue Road	Significant Landscape Area	Road Reserve
	Croydon Avenue - between Alexis Street and Paul Street	Significant Landscape Area	Road Reserve
	Garden Street - between Wahroonga Drive and Hillvue Road	Significant Landscape Area	Road Reserve
	Jack Smyth Drive	Significant Landscape Area	Road Reserve
	Paul Street - between Reservoir Street and Croydon Avenue	Significant Landscape Area	Road Reserve
	Robert Street - between - Duri Road and Willow Street	Significant Landscape Area	Road Reserve
	Denman Avenue - between Willow Park Drive and Chelmsford Street	Significant Landscape Area	Road Reserve

Annexure 2 – Classification changes

		Classification	
Name	**Street**	**2020**	**2025**
	Gate Street - between Denman Avenue and Station Street	Significant Landscape Area	Road Reserve
	Manilla Street - between Church Street and Dewhurst Street	Significant Landscape Area	Road Reserve
	Browns Lane - between Moore Creek Road and Verdehlo Drive	Significant Landscape Area	Road Reserve
	Darling Street - between Marius Street and Napier Street	Significant Landscape Area	Road Reserve
	North Street - between Carthage Street and Russell Street	Significant Landscape Area	Road Reserve
	Verdelho Drive - between Semillon Drive and Moore Creek Road	Significant Landscape Area	Road Reserve
	Marius Street - between East Street and Jewry Street	Significant Landscape Area	Road Reserve
	Jenkins Street (inclusive of 150m north of Oakenvill Street and Jenkins Street intersection)	Significant Landscape Area	Road Reserve
	Jenkins Street and Oakenville Street intersection	Significant Landscape Area	Road Reserve
	Murray Street - between Peel Street and Marius Street	Significant Landscape Area	Road Reserve
	Peel Street - between Bourk Street and Roderick Street	Significant Landscape Area	Road Reserve
	Crown Street - between George Street and Gipps Street	Significant Landscape Area	Road Reserve
	George Street - between Belmore Street and Crown Street	Significant Landscape Area	Road Reserve
	Gipps Street - between Phillips Street and Goonoo Goonoo Road	Significant Landscape Area	Road Reserve

Annexure 3 – Service Level Changes

	Service Level 2000 Open Space Management Guide	**Service Level** 2026 Open Space Management Guide	**Difference**
basic	21	26	5
low	147	139	-8
medium	69	105	36
High	91	109	18
Very High	66	15	-51

Changes												
Basic to Low	1	Low to basic	6	Medium to basic	0	High to Basic	0	Very High to High	39			
Basic to Medium	0	Low to Medium	22	Medium to Low	18	High to Low	1	Very High to Medium	11			
Basic to High	0	Low to High	1	Medium to High	8	High to Medium	29	Very High to Low	1			
Basic to Very High	0	Low to Very High	0	Medium to Very High	0	High to Very High	0	Very High to Basic	0			
TOTAL	1		29		26		30		51			
GRAND TOTAL									137			

Increased	Parks	28
decreased	Medium Strips / street scapes	30
	Roundabouts	30
	Entrances	14
	Cemeterys	9

Annexure 3 – Service Level Changes

		Service Level	
Name	**Address**	**2020**	**2026**
BARRABA			
Barraba Library	Queen Street	Medium	High
Barraba Tamworth Regional Council Office	Fitzroy Street	Very High	High
Bicentennial Hall Park	Fitzroy Street	High	Medium
Queen Street Mall	Queen Strret	Very High	High
CALALA			
Emu Place Reserve	Emu Close	High	Low
Harrier Pde Reserve	Harrier Pde	Low	Medium
Mountain Gum Road Park	Mountain Gum Road	Low	Basic
Rosella Avenue Reserve	Rosella Avenue	High	Medium
Warrah Drive Reserve	Warrah Drive	Low	Medium
Windhover Crescent Park	Wiindover Crescent	Low	Medium
CRAWNEY			
Teamsters Rest Campsite	Crawney Road	Low	Medium
EAST TAMWORTH			
King George V Avenue	King George V Avenue	Very High	High
King George V Avenue Reserve	King George V Avenue	Medium	High
Prentice Avenue Reserve	Prentice Avenue	Basic	Low
Woodside Road Reserve Park	Woodside Drive	Low	Medium
HALLSVILLE			
Hallsville Community Hall Reserve Trust	Meldorn Lane	Low	Medium
HILLVUE			
Cobb & Co Circuit Park	Cobb & Co Circuit	Low	Medium
Eureka Place Park	Eureka Place	Low	Medium
Greg Norman Drive Reserve	Warwick Road	High	Medium
Skillshare Park	Illoura Street	Low	Medium
The Retreat Park	The Retreat	Low	Medium
Wilga Place Reserve	Wilga Place	Low	Medium
KOOTINGAL			
Gill Street Park	Gill Street	Low	Basic
Parry Park	Chelmsford Street	High	Medium
Sandy Road Reserve	Sandy Road	Low	Basic
MANILLA			
Brady Park	Rowan Street	Low	Medium
Brian Byrnes Park	Rowan Street	Very High	Low
Federation Park	River Street	Low	Medium
MOORE CREEK			
Tregarthen Estate Reserve	Dunoon Road	Low	Basic

Annexure 3 – Service Level Changes

		Service Level	
Name	**Address**	**2020**	**2026**
NORTH TAMWORTH			
Bligh Street Reserve	Peel St & O'Connell St adjacent Levee	Medium	High
NUNDLE			
Nundle Community Reserve Trust	Jenkins Street	Medium	High
Swamp Creek Reserve	River Road	Low	Medium
OXLEY VALE			
Glengarvin Drive Park	Glengarvin Drive	Low	Basic
Milburn Road Reserve	Milburn Road	Low	Medium
Pages Park	Alexander Street	Low	Medium
Ulmus Park	Manilla Road	High	Medium
RED HILL			
Lions Park Rest Stop	Manilla Road	Medium	High
SOMERTON			
Somerton Racecourse	Racecourse Road	Medium	High
SOUTH TAMWORTH			
Begonia Park	Begonia Street	Low	Medium
Karuah Park	Croydon Ave	Low	Medium
Locks Lane Reserve	Locks Lane	Low	Basic
Pine Park	Edward Street	Medium	Low
Quota Park	Preston Ave	Low	Medium
Wilga Park	Wilburtree Street	Medium	Low
WEST TAMWORTH			
Bridge Street Park	Bridge Street	Very High	High
George Street Reserve	George Street	Low	High
Lioness Gardens	Ebsworth Street	Medium	High
Riverside Sports Complex - Undeveloped	Carter Street	Medium	High
WESTDALE			
Cunningham Street Park	Cunningham Street	Low	Medium
Flinders Park	Flinders Street	High	Medium
Flinders Street walkway	Flinders Street	Low	Medium
WOOLBROOK			
Woolbrook Bush Fire Brigade Reserve Trust	Dangelmah Road	Low	Medium
CEMETERIES			
Hanging Rock Cemetery	Happy Valley Road	High	Medium
Manilla Graves	Ratcliffe Avenue	High	Medium
Manilla Historic Cemetery	River Street	High	Medium
Niangala Cemetery	Niangala Weabonga Road	High	Medium
Tamworth Cemetery	Showground Road	Very High	High
Watsons Creek Cemetery	Millers Road	High	Medium

Annexure 3 – Service Level Changes

		Service Level	
Name	**Address**	**2020**	**2026**
Watsons Creek Graves	Den Mountain Road	High	Medium
Oak Creek / Weabonga Cemetery	Weabonga Road	High	Medium
Winton Cemetery	New Winton Road	High	Medium
Woodsreef Cemetery	Old Bundarra Road	High	Medium
CITY / TOWN ENTRANCES			
Attunga Town Entrance (South East)	Manilla Road (inclusive of 170m Soth East from Attunga Street)	Very High	High
Atunga Town Entrance (North West)	Manilla Road (inclusive of 75m North West of Kimo Street)	Very High	High
Barraba Town Entrance (East)	Queen Street (between Range Street and Rodney Street)	Very High	High
Barraba Town Entrance (North)	Bingarra Road (Roadside inclusive of 600m NW of Bridge)	High	Medium
Barraba Town Entrance (West)	Trevallyn Road (between James St and West St)	High	Medium
Tamworth Town Entrance (South East)	Armidale Road (inclusive of 450m north west from Armidale Road and Woodside Road intersection)	Very High	High
Tamworth Town Entrance (South)	Goonoo Goonoo Road (between Calala Lane and Goonoo Goonoo Road intersection and Burghmans Lane and Goonoo Goonoo Road intersection)	Very High	High
Tamworth Town Entrance (South West)	Duri Road (inclusive of km's south of Duri Road and Mahoney Avenue intersection)	Very High	Medium
Manilla Town Entrance (North)	Manilla Road (between Manilla Lookout Rd and Barraba St)	Very High	High
Manilla Town Entrance (South)	Manilla Road (inclusive of 1km south from Bennets Ln)	Very High	High
Nundle Town Entrance (South West)	Crosby / Oakenbill St (inclusive between Marcus Street and Jenkins Street)	Very High	Medium
Tamworth Town Entrance (North West)	Manilla road (inclusive of 2.5km's South East from Manilla Road and Glengarvin Drive intersection)	Very High	High
Calala Lane	Calala Lane (inclusive of 1.6km's from Goonoo Goonoo Road and Calala Lane intersection)	Very High	Medium
Tamworth Town Entrance (West)	Gunnedah Road / Stewart Avenue (inclusive of 4.5km west of Stewart Avenue and Duri Road intersection)	Very High	High
ROUNDABOUTS			
	Bridge Street at Denison Street	Very High	Medium
	Bridge Street at Mahony Avenue	Very High	High
	Brisbane Street at Carthage Street	Very High	High

Annexure 3 – Service Level Changes

		Service Level	
Name	**Address**	**2020**	**2026**
	Brisbane Street at Napier Street	High	Medium
	Darling Street at Carthage Street	High	Medium
	Duri Road at Robert Street	Very High	High
	Forest Road at Browns Lane	Very High	High
	Goonoo Goonoo Road at Calala Lane	Very High	High
	Goonoo Goonoo Road at Vera Street	Very High	High
	Goonoo Goonoo Road at Wilburtree Street	Very High	High
	Greg Norman Drive at Edward Street	High	Medium
	Greg Norman Drive at The Ringers Road	Very High	High
	Gunnedah Road at Cole Road	Very High	High
	Gunnedah Road at Dampier Street	Very High	High
	Gunnedah Road at Edith Street	Very High	High
	Jack Smyth Drive at The Ringers Road	Very High	Medium
	Jewry Street at Ebsworth Street	Very High	High
	Jewry Street at Marius Street	High	Medium
	Kable Avenue at White Street	Very High	High
	Marius Street at Darling Street	High	Medium
	Marius Street at Murray Street	Very High	High
	Marius Street at White Street	Very High	High
	Murray Street at Peel Street	Very High	High
	New England Highway at Jack Smyth Drive	Very High	High
	Peel Street at Bourke Street	Very High	High
	Peel Street at Darling Street	Very High	High
	Peel Street at Roderick Street	Very High	High
	Peel Street at White Street	Very High	High
	Robert Street at Woodward Avenue	High	Medium
	Warwick Road at Grant Street	High	Medium
MEDIANS / STREETSCAPES			
	Queen Street - between Henry Street and Savoy Street	Very High	Medium
	Bourke Street - between Napier Street and Marnola Crescent	Medium	Low
	Carthage Street - between Chelmsford Street and Kelso Avenue	Medium	Low
	Chelmsford Street - Between Carthage Street and Golf Street	Medium	Low
	Hill Street - between Carthage Street and Dowell Avenue	Medium	Low
	Murray Street - between Carthage Street and Shrewsbury Avenue	Medium	Low
	Raglan Street - between White Street and Golf Street	Medium	Low
	Roderick Street - between Raglan Street and Upper Street	Medium	Low

Annexure 3 – Service Level Changes

		Service Level	
Name	**Address**	**2020**	**2026**
	White Street - between Raglan Street and Hawthorne Avenue	Very High	High
	Central Avenue - between David Street and Hillvue Road	Medium	Low
	Croydon Avenue - between Alexis Street and Paul Street	Medium	Low
	Garden Street - between Wahroonga Drive and Hillvue Road	Medium	Low
	Jack Smyth Drive	Very High	Medium
	Paul Street - between Reservoir Street and Croydon Avenue	Medium	Low
	Robert Street - between - Duri Road and Willow Street	Medium	Low
	Denman Avenue - between Willow Park Drive and Chelmsford Street	High	Medium
	Gate Street - between Denman Avenue and Station Street	Very High	Medium
	Manilla Street - between Church Street and Dewhurst Street	Very High	Medium
	Browns Lane - between Moore Creek Road and Verdehlo Drive	High	Medium
	Darling Street - between Marius Street and Napier Street	Medium	Low
	North Street - between Carthage Street and Russell Street	Medium	Low
	Verdelho Drive - between Semillon Drive and Moore Creek Road	High	Medium
	Marius Street - between East Street and Jewry Street	Very High	Medium
	Jenkins Street (inclusive of 150m north of Oakenvill Street and Jenkins Street intersection)	Very High	Medium
	Jenkins Street and Oakenville Street intersection	Very High	High
	Murray Street - between Peel Street and Marius Street	Very High	High
	Peel Street - between Bourk Street and Roderick Street	Very High	High
	Crown Street - between George Street and Gipps Street	Medium	Low
	George Street - between Belmore Street and Crown Street	Medium	Low
	Gipps Street - between Phillips Street and Goonoo Goonoo Road	High	Medium

TAMWORTH YOUTH STRATEGY

Progress Report

25 February 2026

Tamworth REGIONAL COUNCIL

Summary

The Tamworth Regional Youth Strategy Action Plan outlines a four year vision to support young people aged 12 to 24 across the region. The Tamworth Regional Youth Strategy Action Plan provides a coordinated framework to support young people across the Tamworth Local Government Area. It aims to enhance youth participation, improve access to services, and foster opportunities for growth and belonging. This progress report summarises year one and two progress throughout the region and highlights achievements made during the first two years of implementation across five strategic focus areas: Life Ready, Wellbeing, Access & Connectivity, Community, and Identity. Early progress demonstrates strong youth engagement, expanded regional programs, and foundational steps toward improved access and inclusion.

Snapshot of local young people

There are 7,418 young people aged 15-24 years living in the Tamworth Local Government Area (LGA), making up 11.8% of the local population[1]. There are six local high schools, four combined schools and a TAFE campus in the region.

Secondary	Combined (primary and secondary
Farrer Memorial Agricultural High	Barraba Central School
McCarthy Catholic College	Calrossy Anglican School
Oxley High	Carinya Christian School
Parry School	Manilla Central School
Peel High	
Tamworth High	

Strategic Progress Overview

Life Ready

Objective: Equip young people with the skills, knowledge, and confidence to transition successfully into adulthood.

- Youth Council members contributed to 2025 priority setting.
- Delivery of skills building workshops such as resume writing, job readiness and industry pathways.
- Engagement activities supported leadership and participation.

[1] 2021 Tamworth Regional, Census All persons QuickStats | Australian Bureau of Statistics

- Delivery of regular youth programs across multiple locations providing safe, supervised spaces for social connection.

Wellbeing

Objective: Support the physical, mental, and social wellbeing of young people.

- Expanded School Holiday Programs delivered across Tamworth, Manilla, Kootingal, Nundle,
- Increased access to safe, inclusive recreational programs and activities.
- Headspace Tamworth - Growth in Reach and Service Delivery with an increase of 55% from 2024.
- Incorporation of the Bridging the Gap: Youth Mental Health (YMH) Initiative – In Tamworth, embedding new clinical roles to deliver trauma-informed, culturally safe, and recovery-oriented care.

Access & Connectivity

Objective: Improve access to services, information, and opportunities.

- Youth provided feedback on Council website accessibility.
- Supporting HSC Students: School-Based Workshops
- Tamworth Regional Youth Centre site for integrated service delivery including, employment, health, wellbeing, programs and activities.
- Youth program delivery to outlying towns and villages

Community

Objective: Strengthen young people's connection to their community.

- Youth Week activities promoted and supported by Youth Council.
- Youth events fostered social connection, opportunity and inclusion.
- Tamworth Regional Youth Council had 27 sitting members throughout 2025
- Youth Council meetings are held monthly and updates increased visibility.
- Youth contributions recognised in community decision-making.
- Ongoing support of Tamworth Regional Youth Council enabling young people to contribute to program design and community decision making.
- Engagement of young people in leadership and volunteering roles within Council events and community programs.

Identity

Objective: Celebrate the diversity, creativity, and leadership of young people.

- Youth Council meetings and updates increased visibility.
- Youth contributions recognised in community decision-making.
- Increase programs, events and activities delivered across the region that foster cultural connection, acceptance and celebrate diversity

Data Collection Methodology

Data Sources:

- Youth surveys
- Consultations – Youth Council, service providers
- Attendance records and program registrations
- Social media engagement insights

Data and participation highlight growth in youth program attendance across Council supported initiatives, strong engagement from schools and community organisations in collaborative projects, and increased Youth Council consultation informing Council projects, including facility upgrades and program planning.

Data Collection Method	Number of Responses	Date Collected
Youth Survey	84	October-December 2025
Consultations	93	October-December 2025

Community Data Insights

Indicator	Evidence	Interpretation
Youth participation in governance	Active Youth Council engagement	Strong youth voice in decision-making
Regional program reach	Youth programs, events and activities across multiple towns, villages	Improved equity of access
Cultural and community engagement	Youth Week, Fiesta La Peel, NAIDOC Week, after school and school holiday program participation	Strengthened identity and belonging

Focus Area 1.	Life Ready	
Action No.	Action	Reporting
1.1	Provide leadership opportunities for young people in school, the community and via organised groups and committees like Tamworth Youth Council	**Council Led -** Tamworth Region Youth Council; 2024 – 11 members; 2025 – 27 members Engagement session - Advocate for Children and Young People (ACYP) UNE – Vice Chancellor Workshop – Tamworth Regional Youth Council Youth Council Mayor – Master Ceremonies 2025 Reconciliation Event Tamworth Country Music Festival - Festival Ambassador Program Tamworth Country Music Festival – Art Explosion; Sensory Space Connect & Thrive Pathways – Tamworth Regional Youth Centre Young Board Members EOI - NSW Cultural Institutions Volunteering NSW State Conference – Youth Council representative participation NSW Women's Advisory Council – EOI shared interagency Youth Council – Local Traffic Committee NSW Youth Summit - Youth Council representative participation Tamworth Special Entertainment Precinct – Stakeholder Engagement – Youth Council participation Tamworth Night Time Economy Strategy – Stakeholder Engagement – Youth Council participation Aquatic, Education, and Health Centre of Excellence – Project Advisory Group Legislative Assembly Committee on Land and Safety – Inquiry into Community Safety in Regional and Rural Communities – Youth Council representative participation

		Community / Stakeholder Initiatives – High School Student Representative Council Headspace – Youth Mental Health Initiative; School-Based Workshops Supporting HSC Students; Manilla Outreach Service; Group Programs Youth Action Gomeroi Culture Academy NAIDOC – Young Leaders Exhibition Volunteer Clubs – Rotary Interact, Lions Youth of the Year Connect & Thrive Pathways – Office for Youth Chamber Connect Landcare Yilaan.Gaal Dhina (Fresh Footprints) Youth Insearch
1.2	Support and grow the PCYC Fit for Work program	**Community / Stakeholder Initiatives -** Fit for Work/Fit for Change (PCYC)
1.3	Advocate for alternate curriculum and learning within schools	**Council Led –** Discussion held with Advocate for Children and Young People (ACYP) – raised with ACYP **Community / Stakeholder Initiatives –** Tamworth Justice Collaborative – Tamworth Regional Council consortium member
1.4	Develop a range of alternate education and life skills courses outside of school settings	**Council Led –** School Holiday Break (Cooking, edible garden, resume writing, financial literacy)

		Youth Opportunities Program **Community / Stakeholder Initiatives -** Tamworth Community College Joblink Plus – The deck, Connections Café Yilaan.Gaal Dhina (Fresh Footprints) Birrang Driver education TLALC Opportunity Hub Benevolent Society – Self and Strong Families Program Homes North - Homes North – Gen Z Living Your Best Life Youth Opportunities Program TLALC Junior Rangers Program
1.5	Progress Blueprint 100 priorities to support TAFE expansion and university establishment	**Council Led –** UNE Site - Youth Council consulted on update/progress UNE Tamworth site **Community / Stakeholder Initiatives -** UNE TAFE
1.6	Continue local involvement with RIEP (Regional Industry Education Partnerships) program	**Community / Stakeholder Initiatives -** Training Services NSW Tamworth Justice Collaborative
1.7	Provide more work experience, apprenticeships, and traineeship opportunities locally	**Council Led –** TRC Apprenticeships & Traineeship program Work experience

		Community / Stakeholder Initiatives - Employment Service Providers Yilaan.Gaal Dhina (Fresh Footprints) Training Services NSW Chamber Connect
1.8	Explore a local business hub and mentoring program with local industry, government and business leaders	**Council Led –** Youth Council consulted Chamber Connect **Community / Stakeholder Initiatives -** Chamber Connect, Tamworth Business Chamber
1.9	Develop youth-specific communications to promote career, training and employment opportunities	**Council Led –** Youth Council consulted on Communications Strategy **Community / Stakeholder Initiatives -** Service providers – radio, tv advertisement, social media
1.10	Prioritise public and active transport links to and from education and work centres	**Council Led –** Regional Services presented to Youth Council – Transport Strategy **Community / Stakeholder Initiatives -** Transport NSW

Focus Area 2.	Wellbeing	
Action No.	**Action**	**Reporting**
2.1	Rollout Wellbeing Expos across all local high schools	**Community / Stakeholder Initiatives -** Tamworth High School Wellbeing Expo 21/10/2024 – Open to all schools to attend (service providers)
2.2	Support and educate young people through coordinated and diverse wellbeing programs, including programs in schools	**Council Led –** Young Drivers Expo **Community / Stakeholder Initiatives -** Links for Life Homeless Connect Peel High School – Year 8 Cultural Experience Days (4 per year) Warranggal Dhiiyaan (Strong Families) Program Real Futures – Momentum Program Tamworth Local Aboriginal Land Council – Post School Support Officer (PSSO) program Bumbira Art & Culture
2.3	Educate parents and families on mental health and wellbeing	**Council Led –** Promoted below opportunities **Community / Stakeholder Initiatives -** Winangali Infusion Salvation Army – Tamworth Connect Stronger Together Manilla One Stop Shop – SORA Suicide Prevention – TouchPoints Workshop (Healthwise)

		Hillvue One Stop Shop Stepping Forward – Tamworth CDAT One Door Mental Health SORA – Child, Youth & Family Support (CYFS) TAMS – Community Outreach Homes North – Foundations for the Future
2.4	Plan for and provide more diverse and affordable housing options for young people	**Council Led –** Tamworth Regional Housing Strategy **Community / Stakeholder Initiatives -** SORA – Tamworth Youth Homelessness and Housing Support (TYHHS) Reconnect Homes North Lifestyle Solutions
2.5	Provide and promote safe spaces for young people to access, relax and enjoy	**Council Led –** Youthie Libraries Skate Park SportsDome Bicentennial Park Regional Playground Chaffey Park (Manilla) Kootingal Library Nundle Library All pools

		Community / Stakeholder Initiatives - Safe Haven
2.6	Promote healthy eating with young people and families	**Council Led –** Youthie After School program Youthie School Holiday program Youth Opportunities Program **Community / Stakeholder Initiatives -** Go4Fun Healthwise University Newcastle University New England (UNE)
2.7	Advocate for and provide mental health services outside of normal business hours	**Council Led –** Youthie **Community / Stakeholder Initiatives -** Safe Haven Uniting Headspace Samaritans Batyr Centacare – Nurturing, Resilience, Growth service

2.8	Improve affordability and accessibility of formal and informal sports and recreation	**Council Led –** Youthie School Holiday Program Youthie After School Programs Fee Waivers Tamworth Regional Council – Free Pool Days Sports Dome – Holiday Programs Regional Outreach **Community / Stakeholder Initiatives -** BounceBack Centacare Fishing Competition NSW Active and Creative Kids voucher program Youth Insearch

Focus Area 3.	Access and Connectivity	
Action No.	**Action**	**Reporting**
3.1	Support co-location of services in places that are convenient for young people	**Council Led –** Tamworth Regional Youth Centre Kootingal Library Tamworth Library Tamworth South Library Barraba Library Manilla Library Nundle Library **Community / Stakeholder Initiatives–** Australian Government Mobile Service Centre
3.2	Provide and promote accessible youth facilities (libraries, community centres) that are free, with Wi-Fi and spaces young people to use	**Council Led –** Tamworth Regional Youth Centre Kootingal Library Tamworth Library Tamworth South Library Barraba Library Manilla Library Nundle Library Skate Park **Community / Stakeholder Initiatives -**

		Safe Aboriginal Youth (SAY) Program
3.3	Support and undertake outreach services to towns and villages	**Council Led –** Youthie Regional Outreach – Barraba, Manilla (School Holiday Programs) Youth Week Youthie Nights/Oxley Police/PCYC Kootingal Library Barraba Library Manilla Library Nundle Library **Community / Stakeholder Initiatives -** Headspace Joblink Plus Youth Insearch Opportunity Hub Bumbira Art & Culture Program
3.4	Develop and promote an online service information platform	**Council Led –** Community Directory **Community / Stakeholder Initiatives -** SORA
3.5	Improve collaboration and coordination across Youth Services sector	**Council Led –** Youth Interagency Network Tamworth Region Arts Advisory Committee (TRAAC)

		Tamworth Region Inclusive Culture Advisory Committee (TRICAC) Disability Action Working Group (DAWG) Community Safety Working Group (CSWG) **Community / Stakeholder Initiatives -** Community Connector Tamworth Network (Disability) Tamworth Interagency
3.6	Advocate for longer term funding models for support services and staff retention schemes	**Council Led –** Youth Council (State government) **Community / Stakeholder Initiatives –** State Government • Office for Youth • Advocate for Children and Young People (ACYP) • Department of Education • Department Regional NSW • Department of Communities and Justice Federal Government
3.7	Provide affordable programs for young people to gain driving experience and licences	**Council Led –** Young Drivers expo Support and promote below **Community / Stakeholder Initiatives -**

		PCYC Birrang - Driver Licensing Access Program (DLAP) *Salvation Army – Drive for Life* *Real Futures – Momentum Program* *Tamworth Local Aboriginal Land Council – Opportunity Hub*
3.8	Investigate and develop initiatives for promoting cycling, including new cycling routes and bike recycling program	**Council Led –** Active Transport Strategy Youth Council **Community / Stakeholder Initiatives -** Mountain Bike Park BMX Track
3.9	Improve public transport services, including identifying priority routes and using consistent payment options (i.e opal card)	**Community / Stakeholder Initiatives -** Countrylink Tamworth Buslines Hannafords

Focus Area 4.	Community	
Action No.	**Action**	**Reporting**
4.1	Create opportunities for young people to be involved in decision making, including Tamworth Youth Council	**Council Led –** Youth Council - Tamworth Water Security Plan Communications Strategy **Community / Stakeholder Initiatives -** TAMS-AC Youth Leadership Program Calrossy Water Landcare
4.2	Run an Annual Youth Forum for young people, to share ideas with government and industry leaders	**Council Led –** Youth Council **Community / Stakeholder Initiatives -** Connect & Thrive – Office of Youth
4.3	Develop youth-specific social media strategies and channels	**Council Led –** Communication Strategy Youth Council
4.4	Provide communications and media opportunities to share positive stories about young people (Youth in Focus)	**Council Led –** Youth Week ABC Radio Local Media
4.5	Plan and run youth-led events	**Council Led –**

		Youth Week School Holiday Programs Youth Opportunity Program Youthie After School Programs **Community / Stakeholder Initiatives -** Headspace TAMS-AC Youth Community Day NAIDOC Week
4.6	Encourage young people's attendance in community events at various locations, including event specific transport	**Council Led –** Youth Council Youth Interagency Network Fiesta Le Peel NAIDOC Week Reconciliation Week **Community / Stakeholder Initiatives -** TAMS-AC Family Fun Day TAMS-AC Youth Community Day International Day of People with Disability NAIDOC Week
4.7	Support and grow crime reduction programs, including Youth on Track, Keep on Track and NSW Police programs	**Council / Stakeholder Partnership –** Youthie Nights Tamworth Justice Collaborative

		Community / Stakeholder Initiatives - Oxley Police – Youth Nights Yilaan.Gaal Dhina (Fresh Footprints) Youth on Track Keep on Track Fit for Change/Fit for Life Tamworth Multidisciplinary Approach Project Tamworth Justice Collaborative
4.8	Engage young people, youth-operated businesses, artists and groups in community events	**Council Led –** Youth Council Youth Interagency Network Youth Week Fiesta Le Peel **Community / Stakeholder Initiatives -** Tamworth Markets Chamber Connect
4.9	Run public art and mentoring projects for young people in various locations	**Council Led –** Young People Art and Collaboration Yarn Up (April 2024 Youthie) Tamworth Gallery
4.10	Identify and design public spaces for young people to hang out	**Council Led –** Bicentennial Park Master Plan Viaduct Park Masterplan Victoria Park Masterplan

Focus Area 5.	Identity	
Action No.	**Action**	**Reporting**
5.1	Provide events and programs that foster cultural connection, acceptance and celebrate diversity	**Council led –** Youth Week Youthie School Holiday Programs Youthie After School Programs Tamworth Regional Gallery – School Holiday Programs Fiesta le Peel Tamworth Region Arts Advisory Committee (TRAAC) Tamworth Region Inclusive Culture Advisory Committee (TRICAC) NAIDOC Week **Community / Stakeholder Initiatives -** TAMS-AC – Meet and Mingle Meaningful Connections TAMS Cultural Family Fun Day
5.2	Educate young people, parents and families on diversity of cultures, abilities, and experiences	**Council Led –** Youthie School Holiday Programs Youthie After School Programs Youth Week **Community / Stakeholder Initiatives -** Gomeroi Culture Academy TAMS-AC Youth Community Day

5.3	Provide more arts and cultural programs and activities locally, including temporary art spaces for young people	**Council Led –** Galleries – Graffiti Wall program Playstate **Community / Stakeholder Initiatives -** TAMS-AC – Youth Art Group TAMS-AC Youth Community Day
5.4	Run services to support young people and families with ID including birth certificates, licences, and qualifications	**Community / Stakeholder Initiavies –** Pathfinders Tamworth Local Aboriginal Land Council Birrang Enterprise

2025 Tamworth Regional Council Youth Development unit

In 2025, Tamworth Regional Youth Council members played a significant leadership role in influencing Council policy and future direction, including:

- providing input and direction in relation to youth diversionary programs;
- developing its own priority list of actions as its contribution to the implementation of the Tamworth Regional Youth Strategy Action Plan; and
- providing advice to internal stakeholder projects run by Family Planning Australia on how young people in regional areas access information online regarding reproductive and sexual health.

Youth Council Events

The Tamworth Regional Youth Council delivered five major events in 2025 as part of the annual Youth Week Celebration, being:

- Tamworth's Got Talent: Creative Arts Comp and Disco;
- Skate & Novelty Sports Competition;
- Comedy Workshop;
- Public Speaking & Creative Expression Competition; and
- Trivia Night

The events were supported by the local Youth Services sector, which also engaged young people in a range of activities, whilst promoting the diverse range of support services available to young people locally. Over 450 young people and community members attended the events throughout Youth Week.

Youth Development - Successful Grant Applications

In 2025, the Tamworth Regional Council Youth Development division was successful in its application for several grant funded project proposals, including:

- $6,200 for the 'Summer Holiday Break' School Holiday Program, funded under the Holiday Break Program: Summer/Autumn 2024/2025, the Holiday Break program provides free activities for young people aged 12–24 in each of the NSW school holiday periods. An initiative of the Office of Regional Youth – Department of Regional NSW;
- $4,775 for 2025 Youth Week Celebrations, funded under the annual youth week program, Youth Week is an opportunity for young people aged 12–24 across NSW to come together in their local communities. Councils, youth organisations and schools work with young people to host free activities, events and organisations. Administered by the Department of Communities and Justice;

- $35,000 for 'Youth Opportunities Program' funded under the Department of Communities and Justice Youth Opportunities Program. Funding is for new projects that enable marginalised young people to lead and participate in community development activities.
- $5,000 for 'Spring Holiday Break' School Holiday Program, funded under the Holiday Break Program: Spring 2025, an initiative of the Office for Youth – Department of Communities and Justice.
- $4,261.74 for 'Summer Holiday Break' School Holiday Program, funded under the Holiday Break Program: Summer 2025/2026, an initiative of the Office for Youth – Department of Communities and Justice.

Other Significant Achievements

- Tamworth Regional Youth Centre was host to Office for Youth Connect and Thrive program. The program supports young people's wellbeing and transition into adulthood, bringing young people together to connect with their peers, collaborate with decision-makers on local issues and contribute to ideas for positive change. Two members of the Youth Council were invited to conduct master of ceremonies for the Tamworth event.
- The Youth Services team continued its collaboration with Oxley Police to host the Youth Nights, providing positive engagement activities for young people in the region. Held once a month at the Youthie, Youth Nights included games days, cultural activities, art activities, discos and finishing the year with a Christmas party.
- Diverse, inclusive and accessible Youth Programs held at the Youthie, regional outreach into outlying towns, regional libraries and Tamworth Gallery. Over 150 youth programs delivered across the Tamworth Local Government Area throughout 2025.

Overall Assessment

The first two years of implementation demonstrate solid foundational progress and achievements of Tamworth Youth Strategy. Key achievements include:

- Strong youth leadership and engagement
- Region wide program delivery
- Growing visibility of youth contributions

These outcomes establish a strong platform for future impact. With key planned priorities for the coming year including expanding youth-led initiatives, strengthening partnerships with schools, service providers, community orgranisations and enhancing data collection for evidence-based reporting.