



TAMWORTH REGIONAL COUNCIL

ANNEXURES for EXTRAORDINARY COUNCIL AGENDA

24 APRIL 2025

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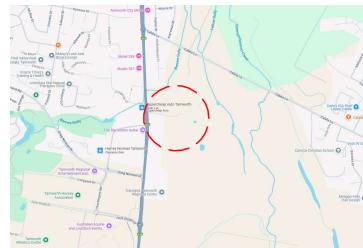
ITEM	SUBJECT	PAGE NO
Release of Restriction on the Use of Land and DA2025-0287 for the Construction of a Specialised Retail Premises, Shops and Associated Works on Lot 1 in DP 1304039 - 408 Goonoo Goonoo Road, HILLVUE NSW 2340 in Environment and Planning		
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**PROPOSED DEVELOPMENT - HOMEMAKER CENTRE
GOONOO GOONOO RD, TAMWORTH, NSW
TOWN PLANNING APPLICATION**



ARTIST IMPRESSION

TOWN PLANNING - DRAWING LIST		
Sheet Number	Sheet Name	Current Revision
DA001	COVER SHEET	B
DA015	EXISTING CONDITIONS PLAN	B
DA200	PROPOSED SITE PLAN	B
DA101	GROUND FLOOR PLAN - LFR 1 & 2	B
DA102	GROUND FLOOR PLAN - RETAIL (SHOPS) 1 & 2	B
DA111	ROOF PLAN - LFR 1 & 2	B
DA112	ROOF PLAN - RETAIL (SHOPS) 1 & 2	B
DA151	ELEVATIONS - RETAIL (SHOPS) 1 & 2	B
DA152	ELEVATIONS - RETAIL (SHOPS) 1 & 2	B
DA153	WORST ELEVATION - OVERALL	B
DA161	SECTIONS - LFR 1 & 2	B
DA162	SECTIONS - RETAIL (SHOPS) 1 & 2	B
DA171	SIGNAGE DETAILS - SHEET 1	B
DA172	PILEON & SIGNAGE DETAILS - SHEET 2	B
DA201	SHADOW DIAGRAMS - SHEET 1	B
DA202	SHADOW DIAGRAMS - SHEET 2	B
DA301	ARTIST IMPRESSIONS	B
DA302	ARTIST IMPRESSIONS	B
DA303	ARTIST IMPRESSIONS	B
DA304	ARTIST IMPRESSIONS	B
DA305	ARTIST IMPRESSIONS	B
DA306	ARTIST IMPRESSIONS	B



LOCALITY PLAN

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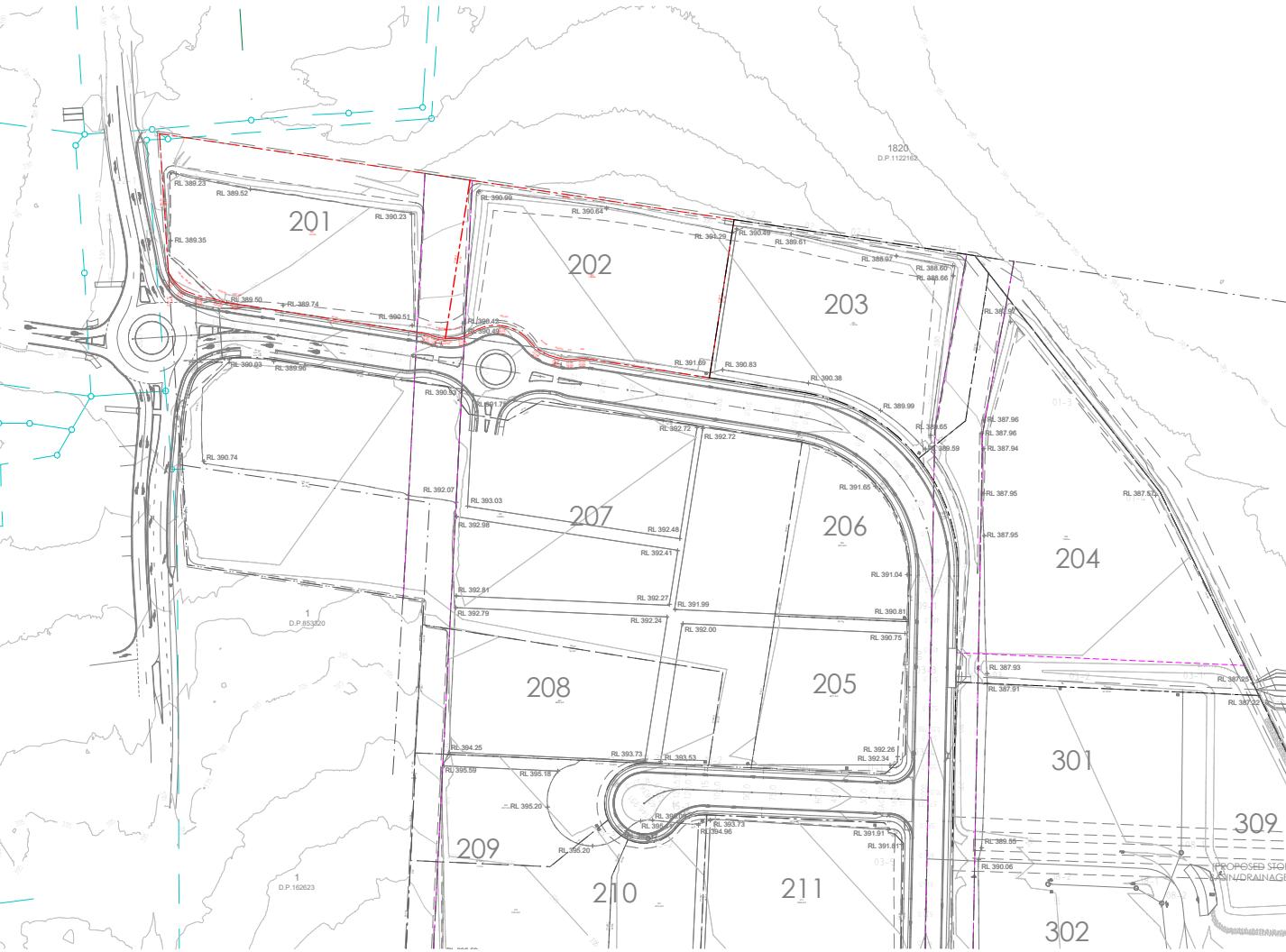
SCALE
NTS @ A1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

DEVELOPMENT APPLICATION COVER SHEET

COVER SHEET

EV. LEFFLER SIMES ARCHITECTS



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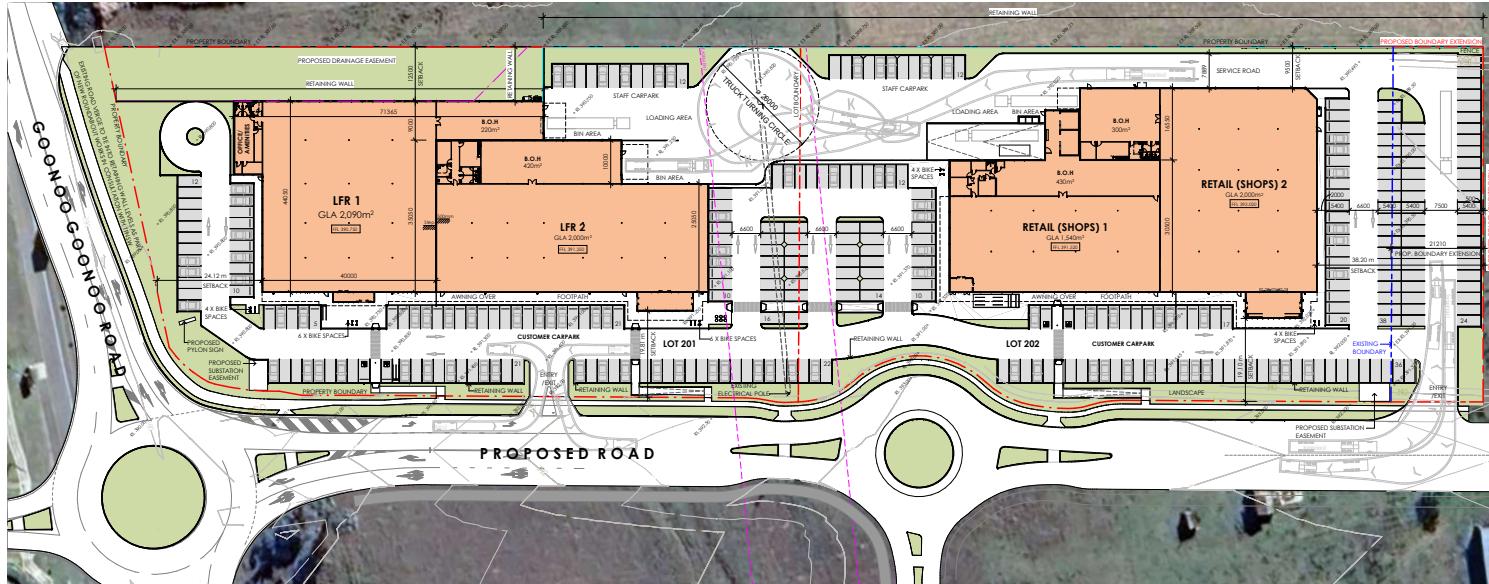
ISSUE AMENDMENT DATE CHGD
A DEVELOPMENT APPLICATION 04.04.25 SJL
B DEVELOPMENT APPLICATION - 08.04.25 SJL
REFER TO LIST OF CHANGES

DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES:		
1.	UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202	
2.	UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION	
3.	ADDED SETBACK DISTANCES FROM SITE BOUNDARY	
4.	HOVERING GROUND LEVELS IN ACCORDANCE WITH AUSLID HEIGHT DATUM	
5.	REMOVED GROUND LEVELS IN ACCORDANCE WITH AUSLID HEIGHT DATUM	
6.	REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMONDS	
7.	ACTIVATED NORTHERN FAÇADE (UPDATED COLOUR & PANEL DESIGN)	
8.	BT, T2, T4 & T6 RENAMED AS RETAIL (SHOP1) & RETAIL (SHOP2)	
9.	ADDED DAL 3.1 NORTH ELEVATION - OVERLAYS TO SET	
10.	REMOVED RETAIL (SHOP1) ROOF ACCESSORIES AND UNITS	
11.	REMOVAL OF OUTDOOR AREA NORTH OF LR 2.8.O.H	
12.	STACKED PARKING REMOVED	
13.	PROPOSED STORMWATER DRAINAGE RESERVE	
14.	UPDATED CAR-PARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION	

DEVELOPMENT APPLICATION EXISTING CONDITIONS PLAN

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: S347 DWG. NO: DA015 REV: B
DATE: JAN 25 DRAWN: MS



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ISSUE AMENDMENT DATE CHKD
A DEVELOPMENT APPLICATION 04/04/25 SJ.E
B DEVELOPMENT APPLICATION - 17/04/25 SJ.E
REFER TO LIST OF CHANGES

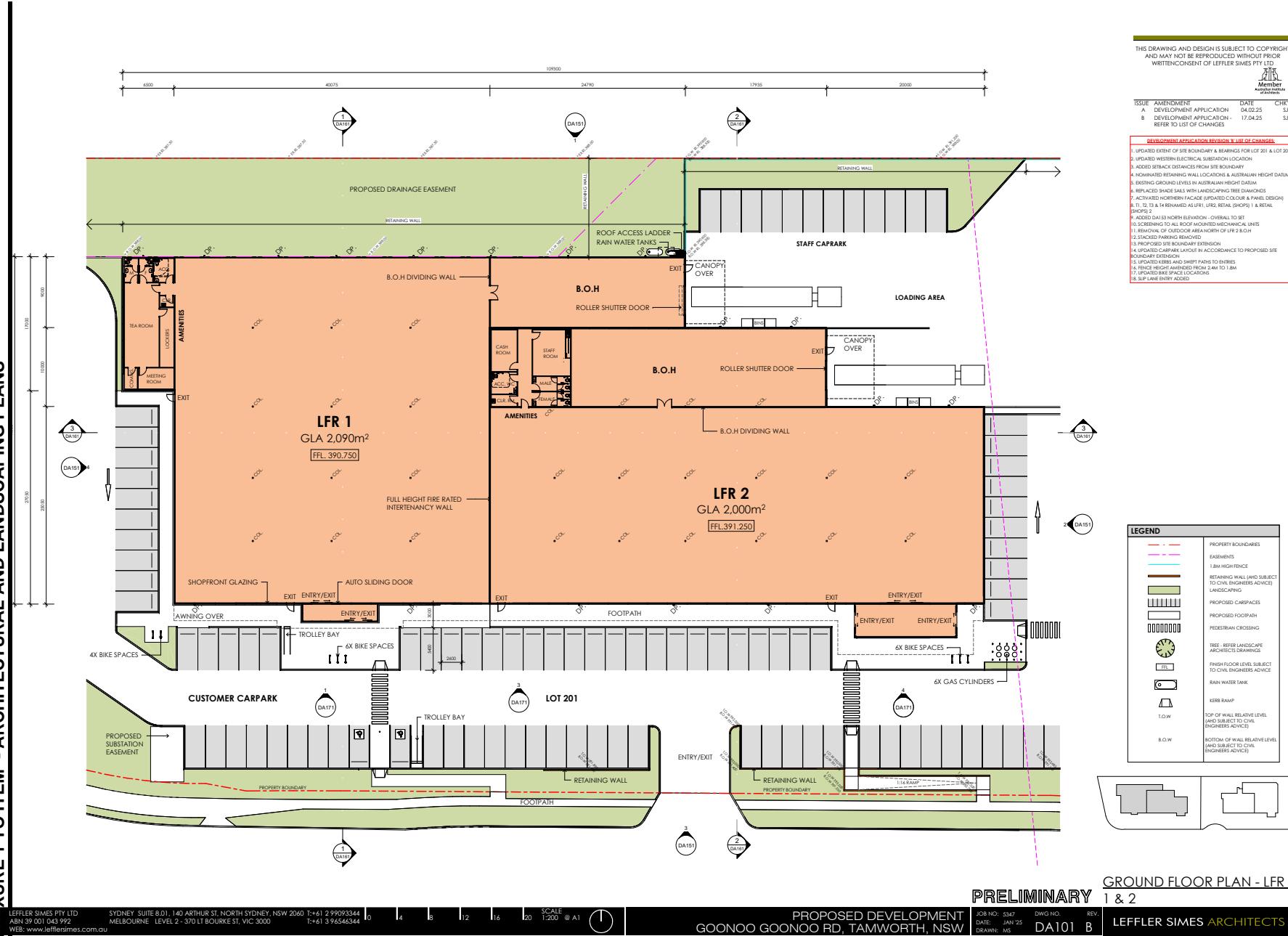
DEVELOPMENT APPLICATION REVISION B: LIST OF CHANGES	
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202	
2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION	
3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY	
4. NOMINATED GROUND LEVEL IN AUSTRALIAN HEIGHT DATUM	
5. ELEVATED GROUND LEVEL IN AUSTRALIAN HEIGHT DATUM	
6. REPLACED SHADE SALS WITH LANDSCAPING TREE DIAMONDS	
7. ACTIVATED NORTHERN FAÇADE (UPDATED COLOUR & PANEL DESIGN)	
8. 11, 12, 13 & 14 RENAMED AS UPH. UPH. RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2	
9. ADDED DA153/NORTH ELEVATION - OVERALL TO SET	
10. REMOVED OUTDOOR AREA NORTH OF B.O.H 2 & O.H	
11. REMOVAL OF OUTDOOR AREA NORTH OF B.O.H 2 & O.H	
12. STACKED PARKING REMOVED	
13. ADDED RETAIL (SHOPS) 1 ELEVATION	
14. UPDATED CAR-PARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION	
15. ADDED RETAIL (SHOPS) 2 SWEEP PATH TO ENTRANCE	
16. FENCE HEIGHT AMENDED FROM 2.4M TO 1.8M	
17. ADDED BOUNDARY MARKING	
18. S.U.P LANE LINE ADDED	

LEGEND	
PROPERTY BOUNDARIES	
EASEMENTS	
1.8M HIGH FENCE	
RETAINING WALL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)	
LANDSCAPING	
PROPOSED CARPARKS	
PROPOSED FOOTPATH	
PEDESTRIAN CROSSING	
TREE - REFER LANDSCAPE ARCHITECTURE DRAWINGS	
FINISH (LOOR LEVEL SUBJECT TO CIVIL ENGINEERS ADVICE)	
RAIN WATER TANK	
KERB RAMP	
TOP OF WALL RELATIVE LEVEL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)	
B.O.W	
BOTTOM OF WALL RELATIVE LEVEL (AND SUBJECT TO CIVIL ENGINEERS ADVICE)	
DEVELOPMENT ANALYSIS TABLE	
SITE AREA	
SITE AREA	22,966 M ²
SITE AREA (W/ PROPOSED BOUNDARY EXTENSION)	24,417 M ²
AREA SCHEDULE (GROSS LETTABLE AREA)	
LFR 1	2,090 M ²
LFR 2	2,000 M ²
RETAIL (SHOPS) 1	1,540 M ²
RETAIL (SHOPS) 2	2,000 M ²
TOTAL	7,630 M ²
PARKING SCHEDULE	
Comments	Carpark Number
DDA	284
STAFF	4
TOTAL	312
BICYCLE SCHEDULE	
TOTAL (TBC)	18
NOTE:	
ALL AREAS ARE APPROXIMATELY CALCULATED AS GROSS LEASABLE GROSS AREA FOR MEASUREMENT BY PROPERTY COUNCIL OF AUSTRALIA.	
ALL OUTDOOR LIGHTING IS TO BE COMPLIANT WITH AS/NZS 1581.1 RECOMMENDED AREA CUTOFF BY DETERMINING AND ADJUST CONTROL OF OBSCURE EFFECTS OF OUTDOOR LIGHTING.	
PROPOSED DISTRIBUTION BOARD IS TO HAVE CAPACITY TO PROVIDE FOR EV PARKING	
DEFINITION	
GLAZED WALLS ARE DETERMINED BY INCLINED GLAZING WITHIN THE EXTERNAL BUILDING WALLS. IT IS CALCULATED AT EACH FLOOR LEVEL MEASURING FROM THE OUTSIDE FACE OF THE STRUCTURE TO THE INSIDE FACE OF THE GLAZED WALL WITHIN THE INTER-TENANCY WALLS OR COMMON AREAS.	
NET LETTABLE AREA OF A BUILDING IS THE SUM OF THE FLOOR AREAS CALCULATED PROVIDED THE INTERNAL FINISH SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FLOOR AREAS ARE DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALL.	

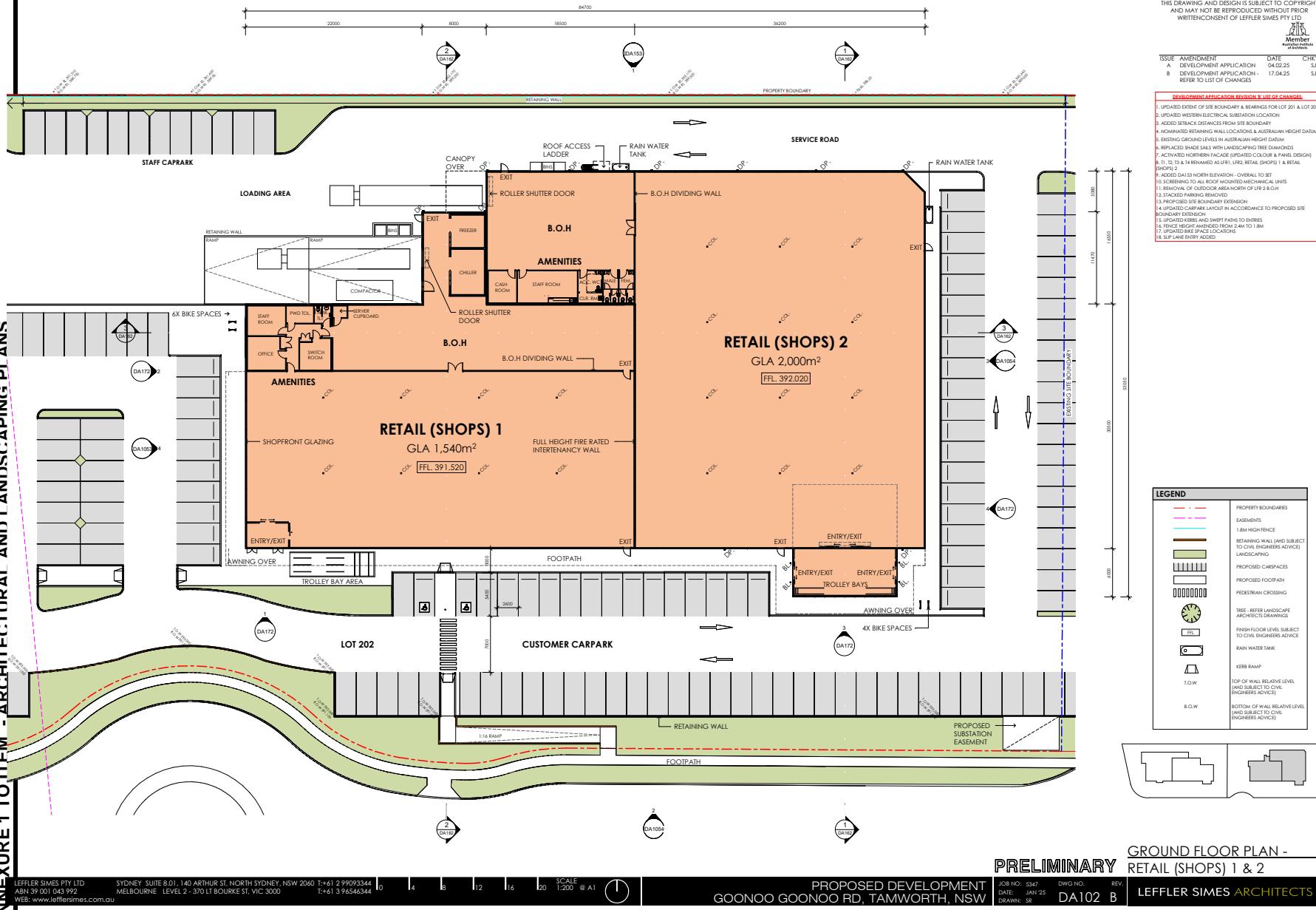
DEVELOPMENT APPLICATION PROPOSED SITE PLAN

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

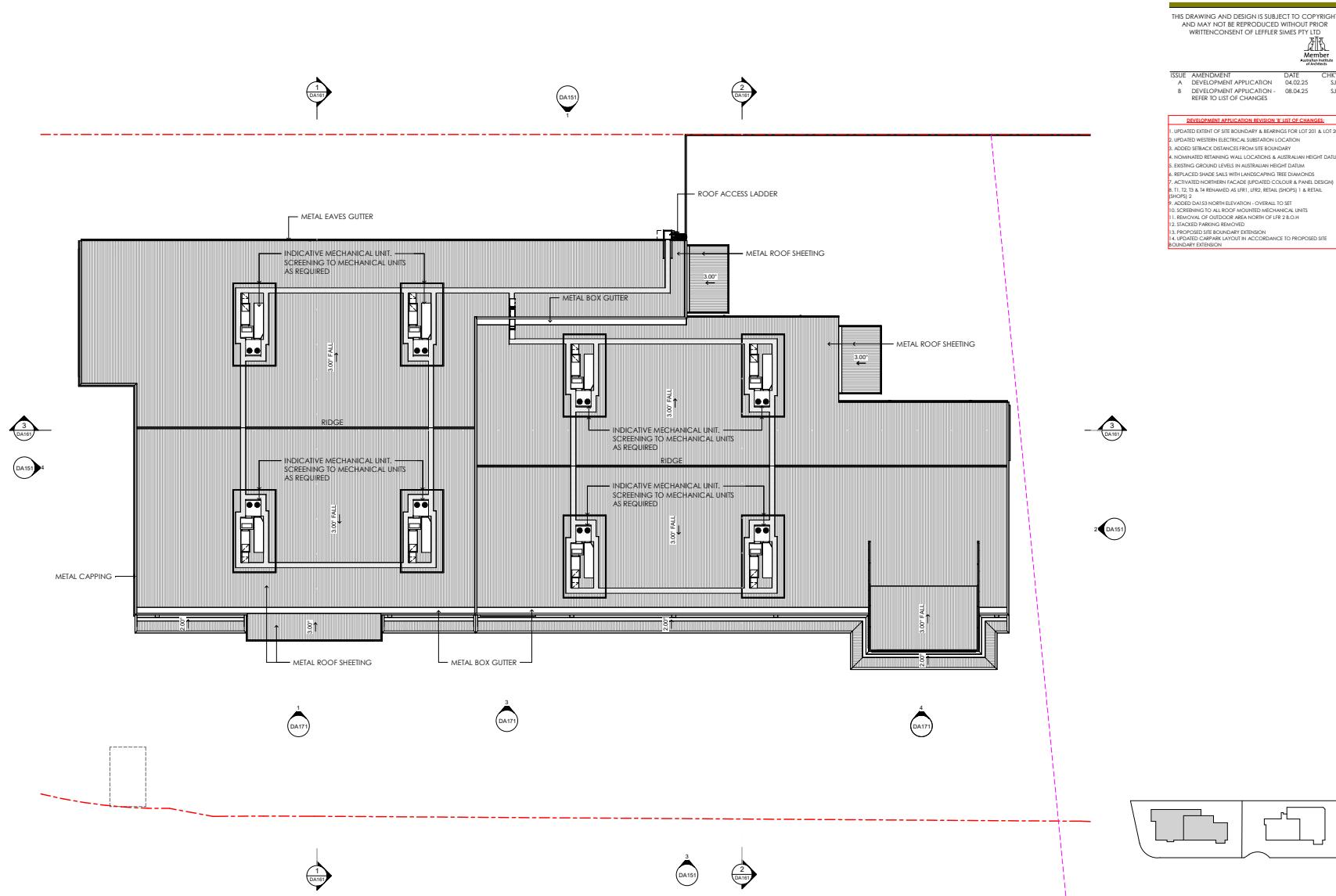
JOB NO: S347 DWG NO: DA020 REV: B
DATE: JAN 25 DRAWN: JNO
LEFFLER SIMES ARCHITECTS



LEFT ARM WEB



**ORDINARY COUNCIL MEETING
ANNEXURE 1 TO ITEM - ARCHITECTURAL AND LANDSCAPING PLANS**



DEVELOPMENT APPLICATION

ROOF PLAN - LFR 1 & 2

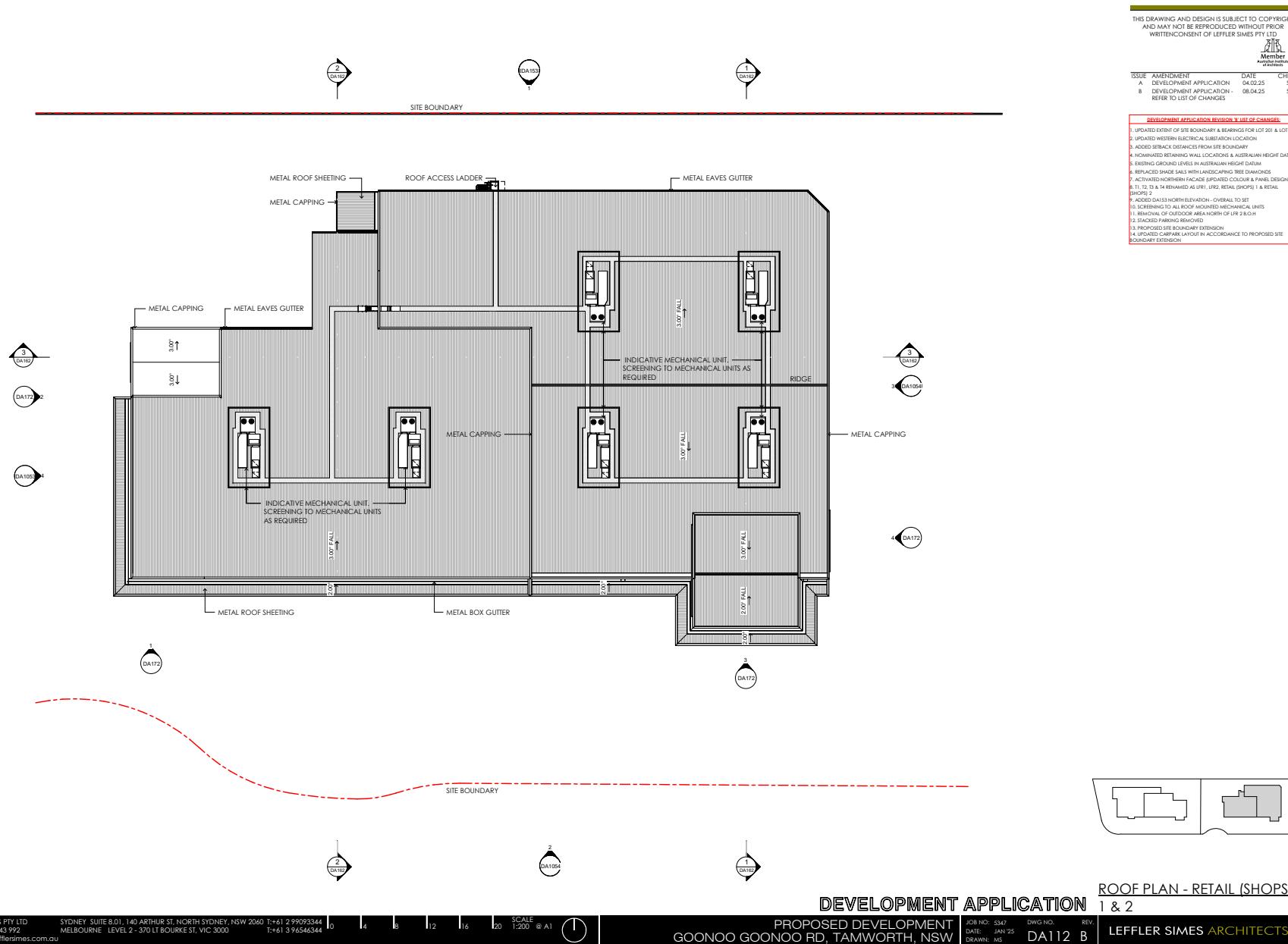
PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

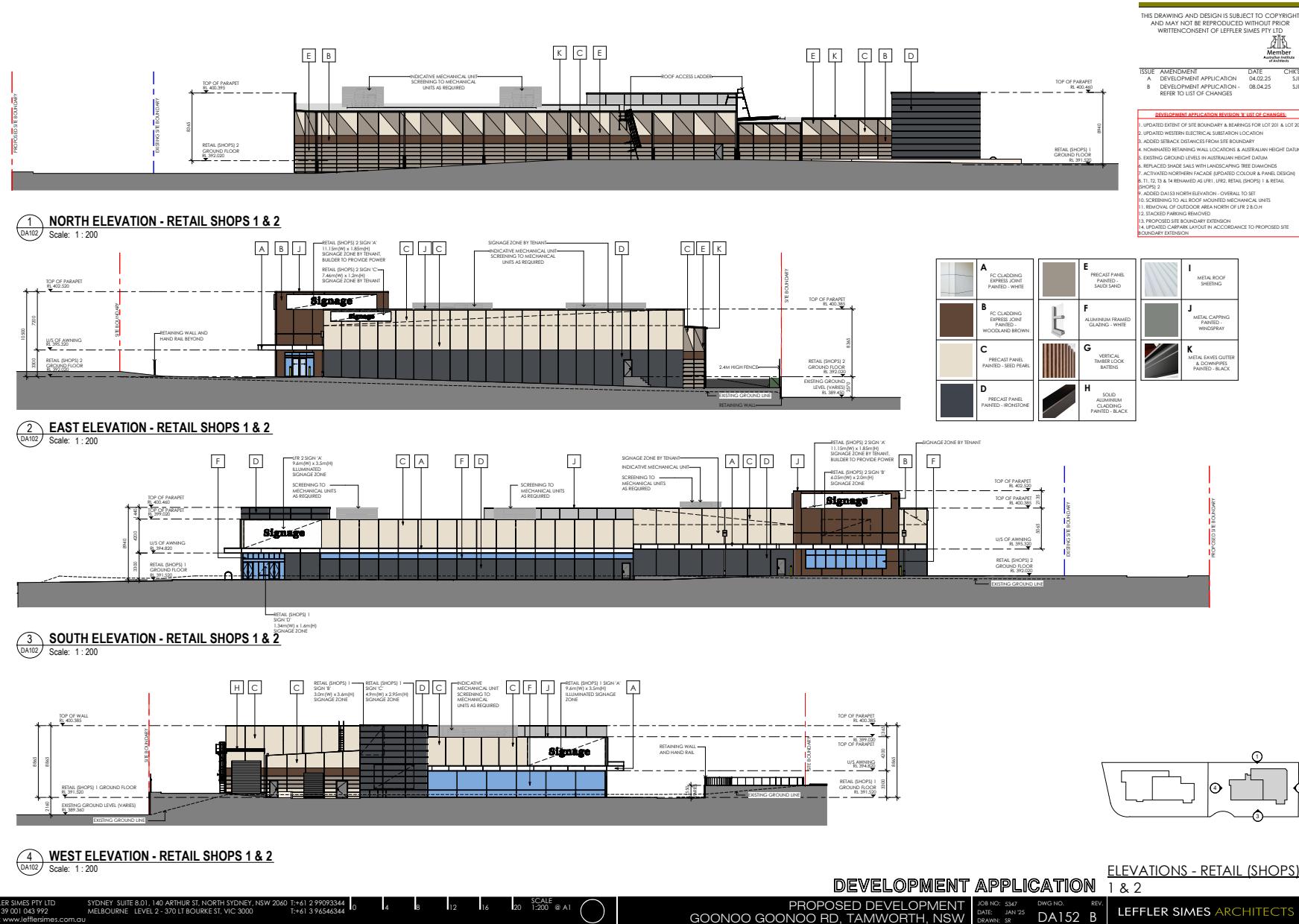
JOB NO: 5347	DWG NO.	REV.
DATE: JAN '25		
DRAWN: JNO	DA111	B

LEFFLER SIMES ARCHITECTS

**ORDINARY COUNCIL MEETING
ANNEXURE 1 TO ITEM - ARCHITECTURAL AND LANDSCAPING PLANS**



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ARTIST IMPRESSION - NORTH ELEVATION LFR 1 & 2

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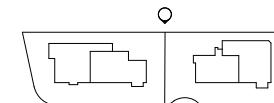
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ISSUE: AMENDMENT B - DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES DATE: 08.04.25 CHKD SJ

DEVELOPMENT APPLICATION REVISION 3 LIST OF CHANGES

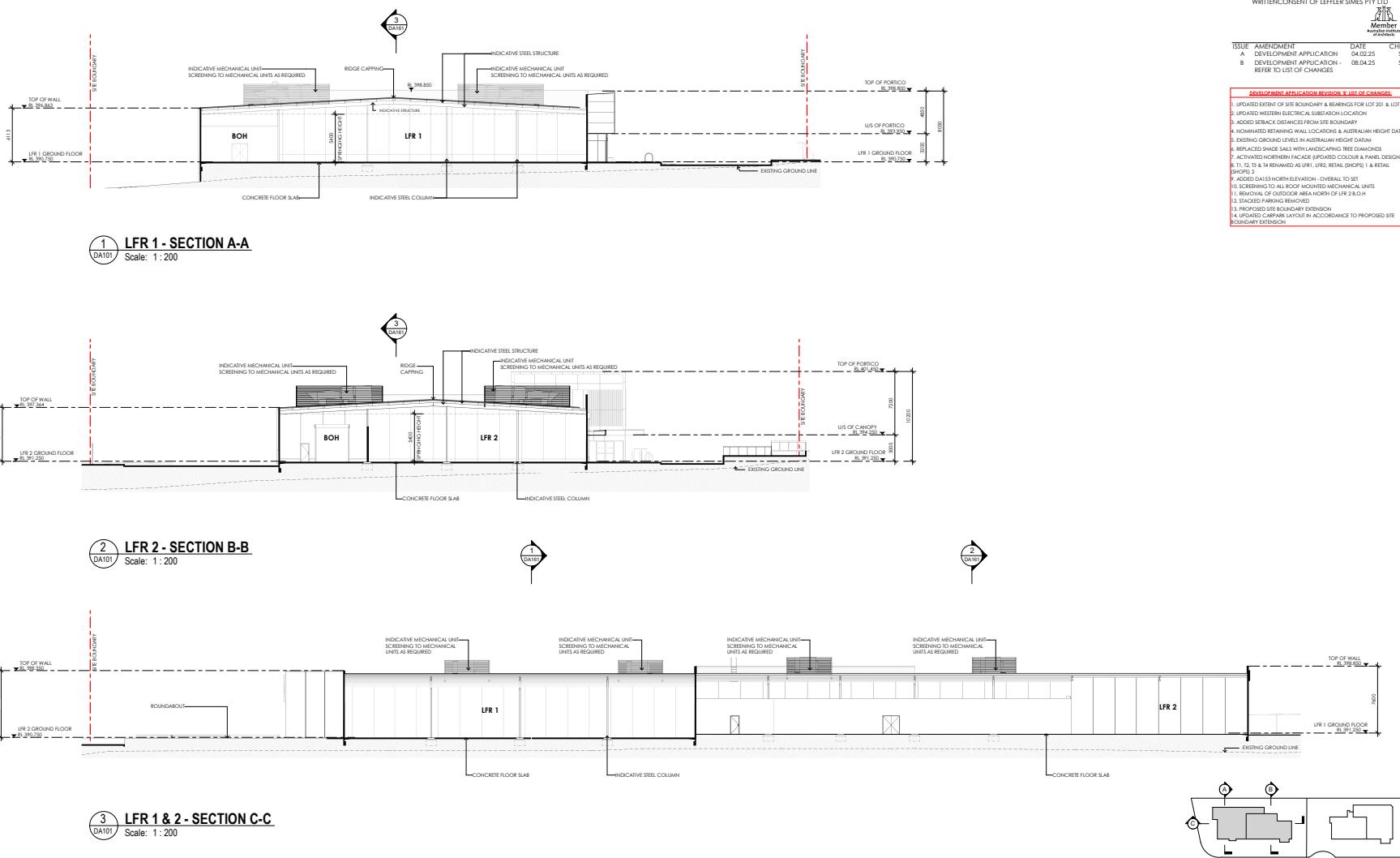
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
2. UPDATED WESTERN ELECTRICAL METER LOCATION
3. ADDED BERM SCREENING FROM SITE BOULDERS
4. NOMINATED RETAINING WALL LOCATIONS IN AUSTRALIAN HEIGHT DATUM
5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
6. REPLACED SHADING WITH LANDSCAPING TREE DIAMONDS
7. ADDED SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
8. 11, 12, 13 & 14 RENAMED AS LFR 1, LFR 2, RETAIL (SHOPS) 1 & RETAIL (SHOPS) 2
9. ADDED DA133 NORTH ELEVATION - OVERALL TO SET
10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 & O.H.
12. STAGGERED BERM SCREENING
13. PROPOSED SITE BOUNDARY EXTENSION
14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION

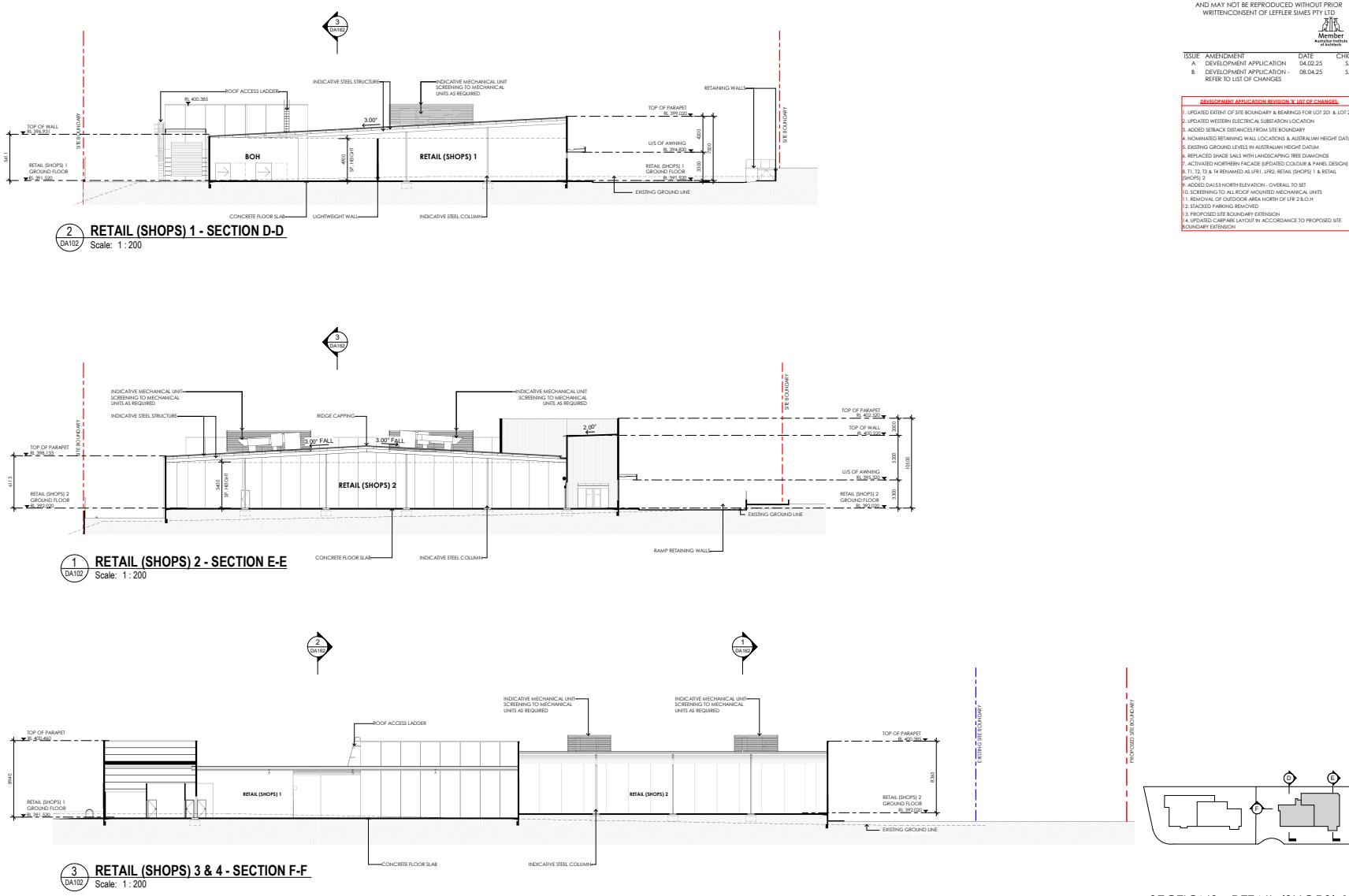


**PRELIMINARY NORTH ELEVATION -
OVERALL**

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: SM7
DATE: MAR 25
DWG. NO: DA153
REV: A
DRAWN: MS/SD
LEFFLER SIMES ARCHITECTS

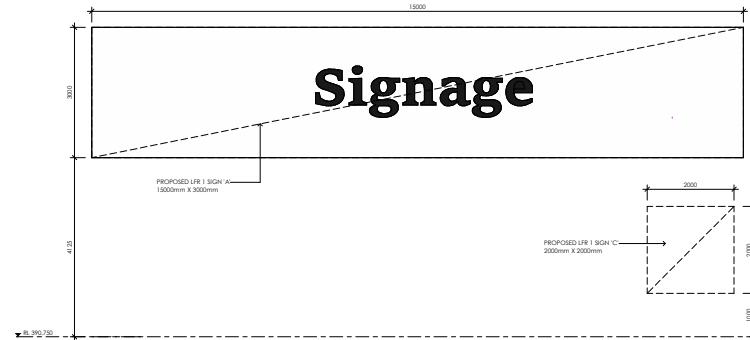




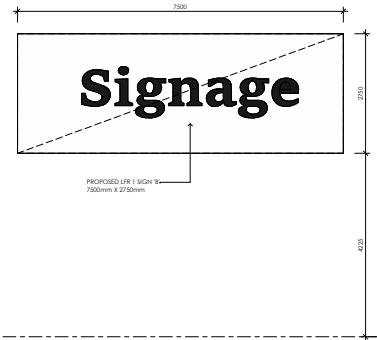
DEVELOPMENT APPLICATION SECTIONS - RETAIL (SHOPS) 1 & 2

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: SJF7 DWG NO: DA162 REV: B
DATE: JAN 25 DRAWN: SR LEFFLER SIMES ARCHITECTS



1 SIGNAGE ELEVATION - LFR 1
DA101 Scale: 1:50

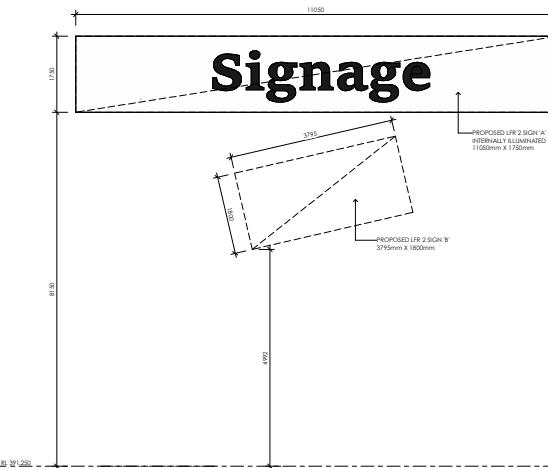


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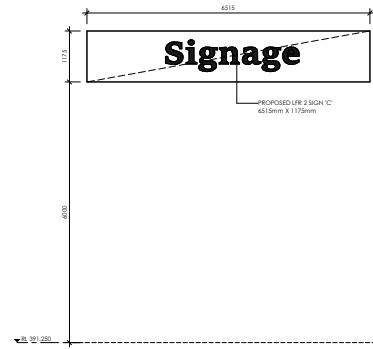


ISSUE AMENDMENT DATE CHKD
A DEVELOPMENT APPLICATION 04/02/25 SJF
B DEVELOPMENT APPLICATION - 08/04/25 SJF
REFER TO LIST OF CHANGES

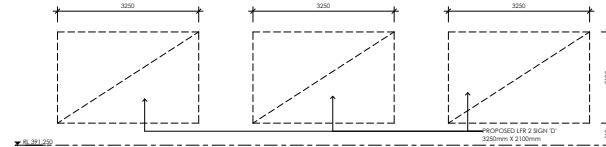
DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES:
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
4. HOWARD TOWER HEIGHT ADJUSTED TO 10.0M
5. REMOVING GROUND LEVELS IN ASTERISK AND CROWN DASH
6. REPLACED SHADE SAILS WITH LANDSCAPING TREE DIAMONDS
7. ACTIVATED NORTHERN FAÇADE (UPDATED COLOUR & PANEL DESIGN)
8. T1, T2 & T4 RENAMED AS LFR 1 RETAIL (SHOP) & LFR 2 RETAIL (SHOP)
9. ADDED DAL3 NORTHERN ELEVATION - OVERLAYS TO SET
10. REMOVAL OF ROOF GUTTER AND DOWNPIPE
11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H.
12. STACKED PARKING REMOVED
13. PROPOSED SITE BOUNDARY EXTENSION
14. UPDATED CAR-PARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



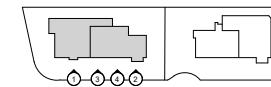
2 SIGNAGE ELEVATION - LFR 2 MAIN
DA101 Scale: 1:50



3 SIGNAGE ELEVATION A - LFR 2
DA101 Scale: 1:50



4 SIGNAGE ELEVATION B - LFR 2
DA101 Scale: 1:50



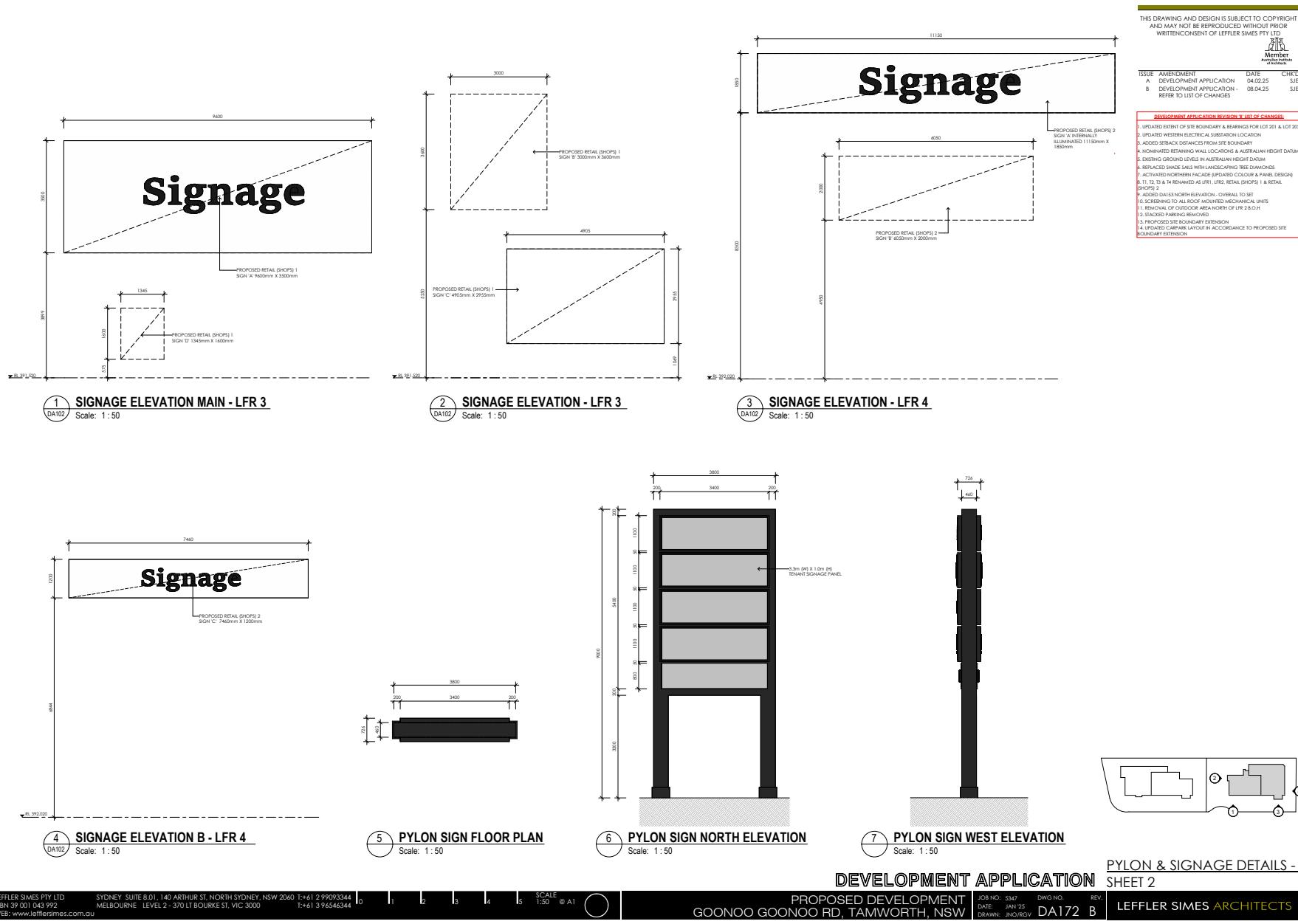
DEVELOPMENT APPLICATION

SIGNAGE DETAILS - SHEET 1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: SM7 DWG NO: DA171 REV: B
DATE: JAN 25 DRAWN: RGV

**ORDINARY COUNCIL MEETING
ANNEXURE 1 TO ITEM - ARCHITECTURAL AND LANDSCAPING PLANS**





1 SHADOW DIAGRAM - 21st Mar 9am
Scale: 1:1000



2 SHADOW DIAGRAM - 21st Mar 12pm
Scale: 1:1000



3 SHADOW DIAGRAM - 21st Mar 3pm
Scale: 1:1000

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ISSUE AMENDMENT DATE CHGD
A DEVELOPMENT APPLICATION 04.02.25 SJF
B DEVELOPMENT APPLICATION - 08.04.25 SJF
REFER TO LIST OF CHANGES

DEVELOPMENT APPLICATION REVISION 'B' LIST OF CHANGES:
1. UPDATED EXTENT OF SITE BOUNDARY & BEARING FOR LOT 201 & LOT 202
2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
4. HOWARD TOWER ADDED TO EXISTING LOCATIONS & AUSTRALIAN HEIGHT DATUM
5. REMOVING GROUND LEVELS IN AESTHETIC DESIGN AND ADDING DATUM
6. REPLACED SHADE VALS WITH LANDSCAPING TREE DIAMONDS
7. ACTIVATED NORTHERN FAÇADE [UPDATED COLOUR & PANEL DESIGN]
8. TT, T2, T3 & T4 RENAMED AS TT, RETAIL (SHOP1) & RETAIL (SHOP2)
9. ADDED DAL'S NORTHERN ELEVATION - OVERLAYS TO SET
10. ADDED RETAIL (SHOP1) ROOF OVERLAYS TO SET
11. REMOVAL OF OUTDOOR AREA NORTH OF LR 2.0.0.H
12. STACKED PARKING REMOVED
13. PROPOSED CAR-PARK BOUNDARY EXTENSION
14. UPDATED CAR-PARK LAYOUT IN ACCORDANCE TO PROPOSED SITE
BOUNDARY EXTENSION

DEVELOPMENT APPLICATION SHADOW DIAGRAMS - SHEET 1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: SM7 DWG NO: DA201 REV: B
DATE: JAN 25 DRAWN: JNO



1 SHADOW DIAGRAM - 21st Jun 9am

Scale: 1:1000



2 SHADOW DIAGRAM - 21st Jun 12pm

Scale: 1:1000



3 SHADOW DIAGRAM - 21st Jun 3pm

Scale: 1:1000

DEVELOPMENT APPLICATION SHADOW DIAGRAMS - SHEET 2

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: SM7 DWG NO: DA202 REV: B
DATE: JAN 25 DRAWN: JNO

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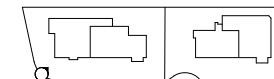
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ISSUE: AMENDMENT A DEVELOPMENT APPLICATION DATE: 04.02.25 CHKD
B DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES 08.04.25 SJF

DEVELOPMENT APPLICATION REVISION 3 LIST OF CHANGES
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
2. UPDATED WESTERN ELECTRICAL METER LOCATION
3. ADDED BOUNDARY OBSTACLES FROM SITE BOUNDARY
4. NOMINATED RETAINING WALL LOCATIONS IN AUSTRALIAN HEIGHT DATUM
5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
6. REPLACED SHADING WITH LANDSCAPING TREE DIAMONDS
7. ADDED SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
8. 31, 32, 33 & 34 RENAMED AS LFR 1, LFR 2, RETAIL SCREEN & RETAIL
9. ADDED DA33 HORN ELEVATION - OVERALL TO SET
10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
11. REMOVALS TO OUTDOOR AREA NORTH OF LFR 2 & O.H.
12. STAFF CAR PARK REMOVED
13. PROPOSED SITE BOUNDARY EXTENSION
14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE
15. BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

ARTIST IMPRESSIONS



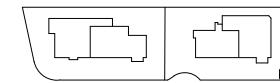
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ISSUE AMENDMENT DATE CH'D
A DEVELOPMENT APPLICATION 04/02/25 SJF
B DEVELOPMENT APPLICATION - 08/04/25
REFER TO LIST OF CHANGES

DEVELOPMENT APPLICATION REVISION 3 LIST OF CHANGES
1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
2. UPDATED WESTERN ELECTRICAL METER LOCATION
3. ADDED BENCH SCREENS FROM SITE BOUNDARY
4. NOMINATED RETAINING WALL LOCATIONS IN AUSTRALIAN HEIGHT DATUM
5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
6. REPLACED SHADING WITH LANDSCAPING TREE DIAMONDS
7. ADDED BENCH SCREENS FROM SITE BOUNDARY & PANEL DESIGN
8. 31, 32, 33 & 34 RENAMED AS LFR 1, LFR 2, RETAIL SCREEN & RETAIL
SHOP
9. ADDED DA333 HORN ELEVATION - OVERALL TO SET
10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
11. REMOVALS OF OUTDOOR AREA NORTH OF LFR 2 & O.H.
12. STAGGERED RETAIL BENCHES
13. PROPOSED SITE BOUNDARY EXTENSION
14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE
15. SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

ARTIST IMPRESSIONS

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

LEFFLER SIMES PTY LTD
SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T:+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T:+61 3 96546344
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SCALE @ A1



JOB NO: SJ47 DWG NO: DA302 REV: B
DATE: JAN 25 DRAWN: MS

LEFFLER SIMES ARCHITECTS



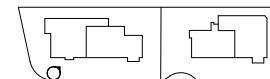
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ISSUE	AMENDMENT	DATE	CHK
A	DEVELOPMENT APPLICATION	04.02.25	S.
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	S.

DEVELOPMENT APPLICATION REVIEW - 3RD LOT / CHANGES

- 1. UPDATED SITE OR SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 2
- 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
- 3. ADDED SETBACK DISTANCES FROM SITE BOUNDARY
- 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATA
- 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATA
- 6. REPLACED EXISTING SITES WITH NEW SITES
- 7. ADDED NEW SITES (ADDED COLOUR & PAPER DESIGN)
- 8. T1, T2, T3 & T4 (RENUMBERED 1, 192, RETAIL SHOP) & REAU (SHOP) 2
- 9. ADDED ELEVATED NORTH ELEVATION - OVERALL TO SET
- 10. SICKLEHORN OR ALI BOOF MACHINED METALLIC UNITS
- 11. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2 B.O.H
- 12. STACKED PARKING REMOVED
- 13. ADDED NEW SITE BOUNDARY EXTENSION
- 14. UPDATED CLOTHES DRYER IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

ARTIST IMPRESSIONS

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

LEFFLER SIMES PTY LTD SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T:+61 2 99093344 10
ABN 39 001 043 992 MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T:+61 3 96546344
Web: www.lefflersimes.com.au

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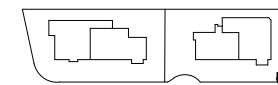


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ISSUE AMENDMENT DATE CH/D
A DEVELOPMENT APPLICATION 04/02/25 SJ/E
B DEVELOPMENT APPLICATION - 08/04/25 SJ/E
REFER TO LIST OF CHANGES

DEVELOPMENT APPLICATION REVISION 3 LIST OF CHANGES

1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
2. UPDATED WESTERN ELECTRICAL METER LOCATION
3. ADDED BENCH COUNTERS FROM SITE BOUNDARY
4. NOMINATED RETAINING WALL LOCATIONS IN AUSTRALIAN HEIGHT DATUM
5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
6. REPLACED SHADING WITH LANDSCAPING TREE DIAMONDS
7. ADDED BENCH COUNTERS FROM SITE BOUNDARY & PANEL DESIGN
8. 11, 12, 13 & 14 RENAMED AS LFR 1, LFR 2, RETAIL SCREEN & RETAIL SHOPS
9. ADDED DA33 HORN ELEVATION - OVERALL TO SET
10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
11. REMOVALS TO OUTDOOR AREA NORTH OF LFR 2 & O.H.
12. STAGGERED RETAIL BENCHES
13. PROPOSED SITE BOUNDARY EXTENSION
14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

ARTIST IMPRESSIONS

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: SM7 DWG NO: REV
DATE: JAN 25 DRAWN: MS DA304 B

LEFFLER SIMES ARCHITECTS



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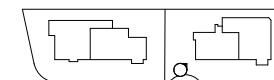
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Australian Institute
of Architects

ISSUE AMENDMENT DATE CHKD
A DEVELOPMENT APPLICATION 04/02/25 SJF
B DEVELOPMENT APPLICATION - 08/04/25 SJF
REFER TO LIST OF CHANGES

DEVELOPMENT APPLICATION REVISION 3 LIST OF CHANGES

1. UPDATED EXTENT OF SITE BOUNDARY & BEARINGS FOR LOT 201 & LOT 202
2. UPDATED WESTERN ELECTRICAL METER LOCATION
3. ADDED BENCH COUNTERS FROM SITE BOUNDARY
4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATUM
5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATUM
6. REPLACED SHADING WITH LANDSCAPING TREE DIAMONDS
7. ADDED SIGNAGE TO EXISTING RETAILERS (SUBURB & PANEL DESIGN)
8. T1, T2, T3 & T4 RENAMED AS LFR1, LFR2, RETAIL, GROCERY & RETAIL
9. ADDED DALES HORN ELEVATION - OVERALL TO SET
10. SCREENING TO ALL ROOF MOUNTED MECHANICAL UNITS
11. REMOVALS OF OUTDOOR AREA NORTH OF LFR 2 & O.H.
12. STAFF BENCHES REMOVED
13. PROPOSED SITE BOUNDARY EXTENSION
14. UPDATED CARPARK LAYOUT IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

ARTIST IMPRESSIONS

LEFFLER SIMES PTY LTD
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MELBOURNE LEVEL 2 - 370 BOURKE ST, VIC 3000 T:+61 3 96546344

SCALE

@ A1

PROPOSED DEVELOPMENT
GOONOO GOONOO RD, TAMWORTH, NSW

JOB NO: S347 DWG NO: REV
DATE: JAN 25 DRAWN: MS DA305 B

LEFFLER SIMES ARCHITECTS



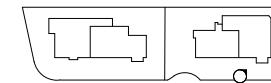
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R.S.

ISSUE	AMENDMENT	DATE	CHG
A	DEVELOPMENT APPLICATION	04.02.25	S
B	DEVELOPMENT APPLICATION - REFER TO LIST OF CHANGES	08.04.25	S

DEVELOPMENT APPLICATION REVIEW & LIST OF CHANGES

- 1. UPDATED EXTENT OF SITE BOUNDARY & REQUIREMENTS FOR LOT 201 & LOT 2.
- 2. UPDATED WESTERN ELECTRICAL SUBSTATION LOCATION
- 3. ADDED SEPARATE DISTANCES FROM SITE BOUNDARY
- 4. NOMINATED RETAINING WALL LOCATIONS & AUSTRALIAN HEIGHT DATA
- 5. EXISTING GROUND LEVELS IN AUSTRALIAN HEIGHT DATA
- 6. REPLACED EARTHWORKS WITH CONCRETE RETAINING WALLS
- 7. ADDED EARTHWORKS IN THE FORM OF CONCRETE RETAINING WALLS & PAVING
- 8. 17.75 TO 14.14M HANDBALL PAVING, PAVING SLABS & PAVING & RETAIL SHOPS 2
- 9. ADDED DAISY HORN ELEVATION - OVERALL TO SET DISTANCES FROM ALL ROOM MOVED MECHANICAL UNITS
- 10. REMOVAL OF OUTDOOR AREA NORTH OF LFR 2.8.O.H
- 11. STACKED PARKING REMOVED
- 12. PROPOSED SITE BOUNDARY EXTENSION
- 13. ADDED SITE BOUNDARY EXTENSION IN ACCORDANCE TO PROPOSED SITE BOUNDARY EXTENSION



DEVELOPMENT APPLICATION

N ARTIST IMPRESSIONS

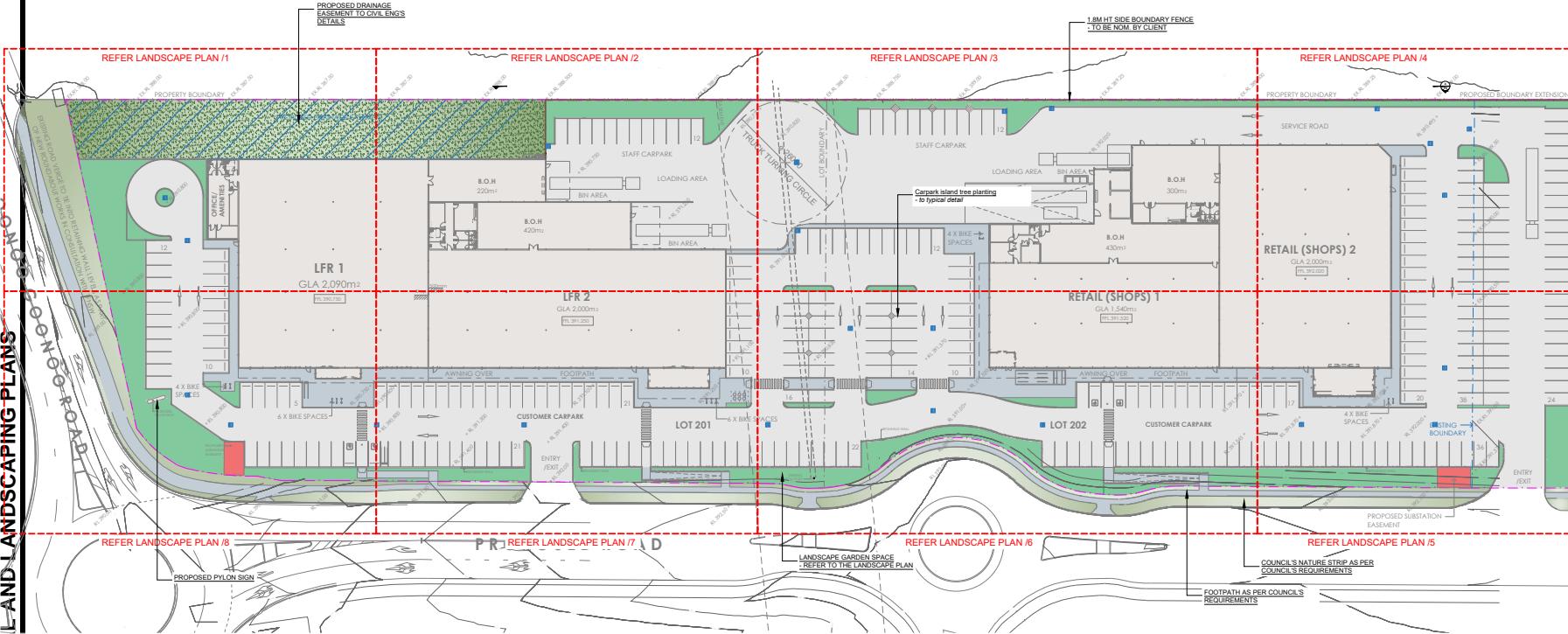
LEFFLER SIMES PTY LTD
ABN 39 001 043 992
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SYDNEY SUITE 8.01, 140 ARTHUR ST, NORTH SYDNEY, NSW 2060 T:+61 2 99093344
MELBOURNE LEVEL 2 - 370 LT BOURKE ST, VIC 3000 T:+61 3 96546344

SCALE @ A1

PROPOSED DEVELOPMENT

APPLICATION NO. 5347 DWG NO. REV. DATE: JAN 25 DRAWN: MS DA306 B LEFFLER SIMES ARCHITECTS



LOCATION PLAN



PROPOSED COMMERCIAL
DEVELOPMENT

LOT 201-202 GOONOO GOONOO ROAD, TAMWORTH

LEGEND & SCHEDULE

NOTES:
1. ALL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS APPROVED PRIOR TO PURCHASE BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED ON FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL PREPARE AND PRESENT A DETAILED WATER CONSERVATION PLAN FOR APPROVAL PRIOR TO COMMENCEMENT.
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

LANDSCAPE ITEMS

- Concrete footpath
- Turf area - to typical detail
- Carpark island tree planting - refer to typical detail
- Mulched area
- 1.8m ht side boundary fence to be nom. by client
- Retaining wall by others - refer typical detail
- Steel edging - refer detail



1:400

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	REV.
/1	LANDSCAPE PLAN/1	A
/2	LANDSCAPE PLAN/2	A
/3	LANDSCAPE PLAN/3	A
/4	LANDSCAPE PLAN/4 & 5	A
/5	LANDSCAPE PLAN/6	A
/6	LANDSCAPE PLAN/7	A
/7	LANDSCAPE PLAN/8	A
/8	DETAIL + SPECIFICATION	A
/9	DETAILS + ELEVATION	A



REV.	DATE	NOTATION/AMENDMENT
A	17/04/2025	Issued for DA

LEGEND & SCHEDULE

NOTES:

1. ALL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND APPROVED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS CERTIFIED FOR FINAL OCCUPANCY CAPACITY ARE TO MATCH APPROVED LANDSCAPE PLANS.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 125M FROM PITS.
5. ALL PLANT AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS.

TREES	Botanical Name: <i>Tristaniopsis laurina</i> 'Luscious'
LL	Common Name: Watergum (Native)
	Pot size: 75L
	Mature H x S: 8m x 5m
	Qty Required: 7

	Botanical Name: <i>Pyrus calleryana 'Capital'</i> Common Name: Ornamental Pear (Exotic) Pot size: 45Lt Mature H x S: 6m x 3m Qty Required: 8
SHRUBS	

	Botanical Name: <i>Microlobus Taitii</i> Common Name: NZ Christmas Bush (Exotic) Pot size: 200mm Mature H x S: 1m x 1m Qty Required: 12
	Botanical Name: <i>Callistemon 'Slim'</i> Common Name: Slim Bottlebrush (Native) Pot size: 200mm Mature H x S: 3m x 1.3m Qty Required: 14

FEATURE PLANTS	
DE	
	Botanical Name: <i>Doryanthes excelsa</i>
	Common Name: Gymea Lily (Native)
	Pot size: 300mm
	Mature H x S: 1.1m x 1m

Qty Required: 2
GROUNDCOVER & GRASS
Groundcover Mix 3:
Carpetbrome 'Aussie Rambler'
Myrsinum parvifolium 'Yareena'
Vitis hederaea
Plagianthus 'Bretagne'
Cardinalis

Pot size: Tube stock
Qty Required: 50m2

RE		Botanical Name: <i>Salvia equestris</i> Common Name: Firecracker (Exotic) Pot size: 200mm Mature H x S: 1m x 1.2m Qty Required: 54
DAS		Botanical Name: <i>Dichondra argentea</i> Common Name: 'Silver Falls' Botanical Name: <i>Silver Falls Dichondra</i> (Exotic) Pot size: 140mm

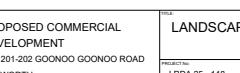
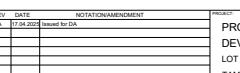
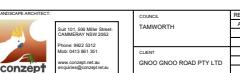
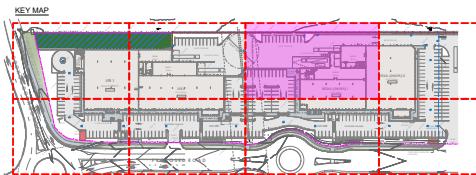
	Mature H x S:	0.15m x spreading
	City Required:	9/m ² (19m ² total)
	Botanical Name:	<i>Carporubus 'Aussie Rambler'</i>
	Common Name:	Aussie Rambler Pigface (Native)
	Pot size:	140mm
	Mature H x S:	0.15m x spreading
	City Required:	7/m ² (16m ² total)
	Botanical Name:	<i>Rosmarinus officinalis 'Prostrate'</i>
	Common Name:	Creeping Rosemary (Native)
	Pot size:	140mm
	Mature H x S:	0.5m x spreading



SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

PLANTING MIX



LEGEND & SCHEDULE

NOTES:

1. FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
2. ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
3. WORKS PERMIT FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH WORKS LANDSCAPE CONTRACTOR.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE LOCATIONS. LOCATE TREES A MINIMUM 2' FROM PITS
5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

TREES

 	Botanical Name:	<i>Corymbia ficifolia</i> 'Summer Red'
	Common Name:	Dwarf Flowering Gum (Native)
	Pot size:	75LT
	Mature H x S:	5m x 3m
	Qty Required:	2
	Botanical Name:	<i>Pyrus calleryana</i> 'Capital'

CHURCH

	SHRUBS
	Botanical Name: <i>Metrosideros 'Tahiti'</i>
	Common Name: NZ Christmas Bush (Exotic)
	Pot size: 200mm
	Mature H x S: 1m x 1m
Qty Required: 5	

10

CE		Pot size: 200mm Mature H x S: 3m x 2m Qty Required: 37
S		Botanical Name: <i>Callistemon 'Slim'</i> Common Name: Slim Bottlebrush (Native) Pot size: 200mm

1

TT  Botanical Name: *Syzygium 'Tiny Trev'*
Common Name: Dwarf Lilly Pilly (Native)
Pot size: 200mm
Mature H x S: 1m x 1m
Qty Required: 26

 Botanical Name:

 DE	Common Name:	Heath Banksia (Native)
	Pot size:	300mm
	Mature H x S:	1.4m x 1.4m
	Qty Required:	10
<h2>FEATURE PLANTS</h2>		
 DE	Botanical Name:	<i>Doryanthes excelsa</i>
	Common Name:	Gymea Lily (Native)
	Pot size:	300mm
	Mature H x S:	1.1m x 1m
	Qty Required:	2

GROUNDCOVER & GRASS

GROUNDCOVER & GRASS

	Botanical Name: <i>Lomandra longifolia</i> 'Tanika' Common Name: Lomandra Tanika (Native) Pot size: 200mm Mature H x S: 0.8m x 0.8m
---	--

Qty Required: 3/m² (31.5m²)

X 1  **Groundcover Mix 1:**
Acacia cognata 'Limelight'
Westringia 'Mundi'
Pennisetum alopecuroides
Callistemon 'Little John'

Pot size: Tube stock
Qty Required: 47-2

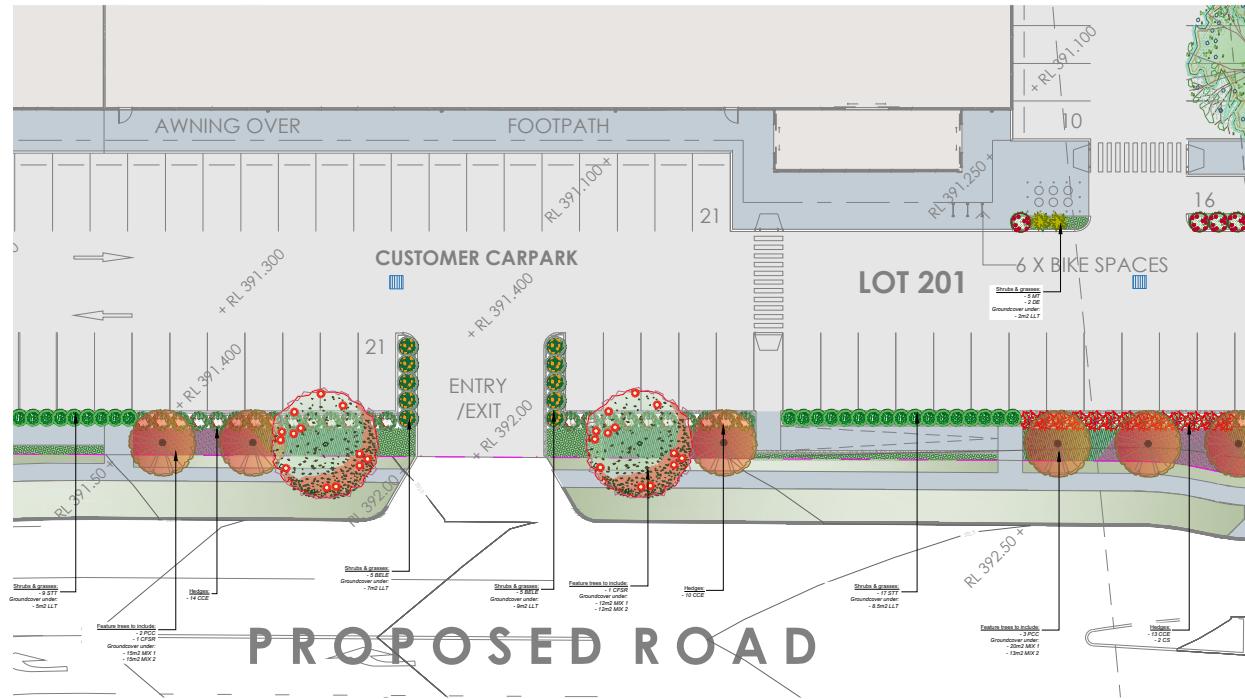
Qty Required: 47m²

Groundcover Mix 2:

M 2  *Anigozanthos 'Ruby Velvet'*
Dichondra 'Silver Falls'
Grevillea 'Bronze Rambler'
Dianella tasmanica 'Tasred'

Pot size: 10.2

Qty Required: 40m²



SAMPLE IMAGES

SAMPLE IMAGES
Images are for design intent only, final planting species may vary, as determined by Council Approval

GRASSES & GROUNDCOVER



LEGEND & SCHEDULE

NOTES:
 1. ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND
 VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 2. PLANT SPECIES IDENTIFIED ON PLANS AS 'SUBSTITUTED' SHALL BE
 RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED
 PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 3. PLANT SPECIES IDENTIFIED ON PLANS AS 'SUBSTITUTED' OR 'NOT APPROVED' SHALL
 NOT BE PLANTED UNTIL APPROVAL IS RECEIVED FROM THE COUNCIL.
 4. LANDSCAPE CONTRACTOR SHALL LOCATE AND DRAIN SITE STORM WATER &
 GROUNDWATER AND DRAINAGE SYSTEMS PRIOR TO PLANTING.
 5. ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID
 DAMAGE AND CLASHING WITH SURFACE ROOTS.

TREES

Botanical Name: *Tristaniopsis laurina 'Lucious'*
 Common Name: Watergum (Native)
 Pot size: 75L
 Mature H x S: 8m x 5m
 Qty Required: 3

Botanical Name: *Corymbia ficifolia 'Summer Red'*
 Common Name: Dwarf Flowering Gum (Native)
 Pot size: 75L
 Mature H x S: 5m x 3m
 Qty Required: 1

Botanical Name: *Pyrus calleryana 'Chanticleer'*
 Common Name: Chanticleer Pear (Exotic)
 Pot size: 75L
 Mature H x S: 11m x 5m
 Qty Required: 2

SHRUBS

Botanical Name: *Callistemon citrinus 'Endeavour'*
 Common Name: Endeavour Bottlebrush (Native)
 Pot size: 200mm
 Mature H x S: 3m x 2m
 Qty Required: 8

Botanical Name: *Callistemon 'Slim'*
 Common Name: Slim Bottlebrush (Native)
 Pot size: 180mm
 Mature H x S: 3m x 1.3m
 Qty Required: 10

Botanical Name: *Viburnum odoratissimum*
 Common Name: Sweet Viburnum (Exotic)
 Pot size: 180mm
 Mature H x S: 3m x 2m
 Qty Required: 32

Botanical Name: *Callistemon 'Bitter John'*
 Common Name: Bitter John Bottlebrush (Native)
 Pot size: 200mm
 Mature H x S: 1m x 0.8m
 Qty Required: 21

Botanical Name: *Osmanthus 'Tiny Trev'*
 Common Name: Dwarf Lily Pilly (Native)
 Pot size: 200mm
 Mature H x S: 0.8m x 1m
 Qty Required: 15

Botanical Name: *Westringia 'Aussie Box'*
 Common Name: Westringia Aussie Box (Native)
 Pot size: 200mm
 Mature H x S: 0.8m x 0.9m
 Qty Required: 11

Botanical Name: *Bankia ericifolia 'Little Eric'*
 Common Name: Heath Banksia (Native)
 Pot size: 180mm
 Mature H x S: 1.4m x 1.4m
 Qty Required: 12

FEATURE PLANTS

Botanical Name: *Grevillea excelsa*
 Common Name: Grevillea Uly (Native)
 Pot size: 300mm
 Mature H x S: 1.1m x 1m
 Qty Required: 1

Botanical Name: *Lomandra longifolia 'Tanks'*
 Common Name: Lomandra Tanki (Native)
 Pot size: 180mm
 Mature H x S: 0.8m x 0.8m
 Qty Required: 3m² (10.5m² total)

Groundcover Mix 1:
 - *Acacia constricta 'Ameight'*
 - *Westringia 'Mundi'*
 - *Pennisetum alopecuroides*
 - *Grevillea 'Little John'*

Pot size: 69mm
 Qty Required: 69m²

Groundcover Mix 2:
 - *Angophora 'Ruby Velvet'*
 - *Dicordia 'Silver Falls'*
 - *Grevillea 'Bronze Buttons'*
 - *Grevillea 'Gummania 'Tasco'*

Pot size: Tube stock
 Qty Required: 69m²



SAMPLE IMAGES

Images are for design intent only, final planting species may vary, as determined by Council Approval

SHRUBS



Callistemon 'Slim'



Viburnum odoratissimum

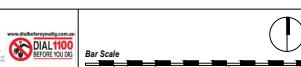


Syzygium 'Tiny Trev'



Westringia 'Aussie Box'

MINERAL NOTES
 This drawing is a design intent only. Final planting species may vary, as determined by Council Approval.
 The Council may require a permit to plant any trees or shrubs on the site. Landscaping shall be carried out in accordance with the approved plans and any conditions or requirements of the permit.
 Consultation with the Council's Landscape Architect is required for any changes to the design intent.
 The Council's Landscape Architect may require a permit to plant any trees or shrubs on the site. Landscaping shall be carried out in accordance with the approved plans and any conditions or requirements of the permit.
 The Council's Landscape Architect may require a permit to plant any trees or shrubs on the site. Landscaping shall be carried out in accordance with the approved plans and any conditions or requirements of the permit.
 The Council's Landscape Architect may require a permit to plant any trees or shrubs on the site. Landscaping shall be carried out in accordance with the approved plans and any conditions or requirements of the permit.



LEFFLER SIMES ARCHITECTS



LANDSCAPE ARCHITECT

401-508 Miller Street,
 Tamworth NSW 2340
 Phone: 02 6732 5310
 Fax: 02 6731 3511
 Email: concept@bigpond.com.au

COUNCIL

TAMWORTH
 GHOON GOON ROAD PTY LTD
 1001 Ghoon Goon Road
 Tamworth NSW 2340
 Phone: 02 6732 5310
 Fax: 02 6731 3511
 Email: ghoon@bigpond.com.au

REV DATE NOTATION/AMENDMENT

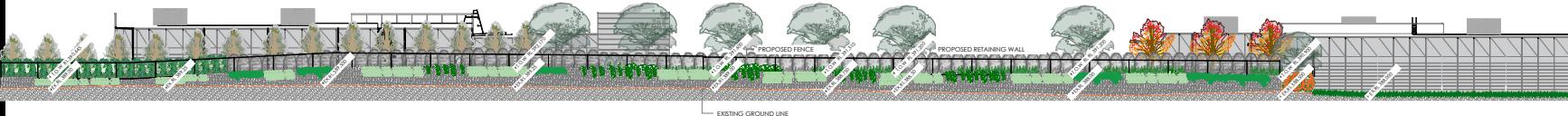
PROJECT

PROPOSED COMMERCIAL
 DEVELOPMENT
 LOT 201-202 GOON GOON ROAD
 TAMWORTH

LANDSCAPE PLAN 8

DEVELOPMENT APPLICATION

1:150
 APRIL 2025
 LPDA 25 - 148
 PAGE NUMBER
 7
 DRAWN
 L.Z
 CHECKED
 R.F

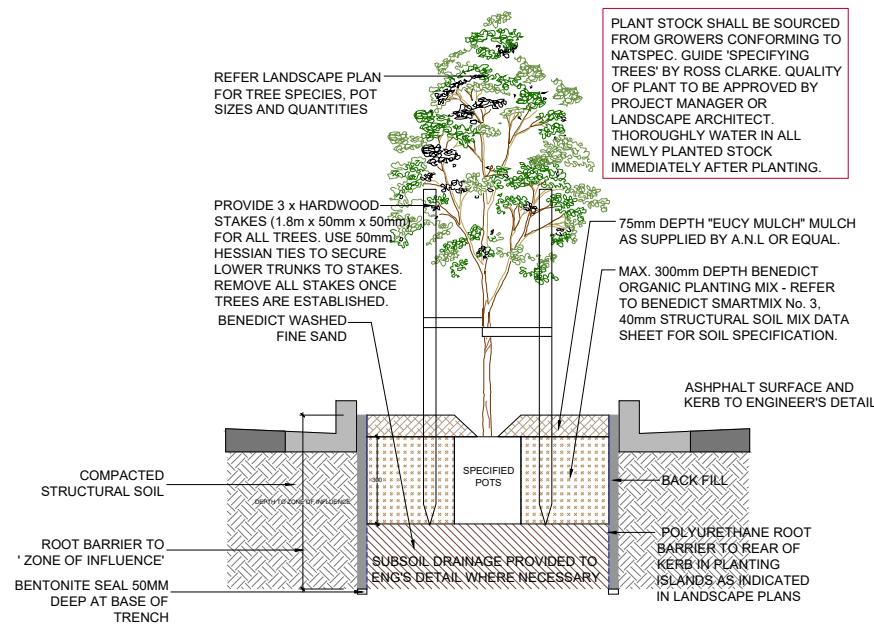


NORTH ELEVATION A



TYPICAL CARPARK ISLAND TREE PLANTING DETAIL

SCALES



7.3.2 Structural Soils

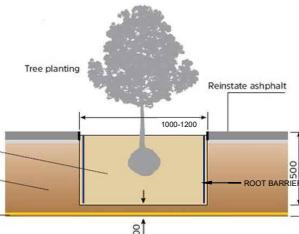
Structural soil is a medium that can be compacted to pavement design while permitting root growth for trees. It is mainly a mixture of stone and soil.

This type of soil can be used as an alternative to a stratavault when planting trees in roads. The structural soils provide an area where the tree roots can growth and absorb water, nutrients and air.



Typical structural soil

Figure 3. Typical diagram of a structural soil tree pit.



TYPICAL DIAGRAM OF STRUCTURAL SOIL TREE PIT
REFER TO COUNCIL'S URBAN STREET TREE MANAGEMENT PLAN FOR DETAILS

PLAN FORM 2 (A2)

WARNING: CREEPING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 3 sheets

GNSS VALIDATION SCHEDULE				
FROM	TO	GRID BEARING	DISTANCE	METHOD
S.S.M.31970	S.S.M.77503	16°26'34"	736.495	CORS RTK
		16°26'32"	736.488	EDM TRAVERSE
S.S.M.31970	S.S.M.29381	207°47'58"	569.642	CORS RTK
		164°13'27"	569.631	EDM TRAVERSE
S.S.M.29381	S.S.M.77503	164°13'31"	210.407	EDM TRAVERSE

CLAUSE 70 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017

MARK	MGA CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHERN				
S.S.M.29381	302 070.854	6 554 263.680	C	N/A	FROM SCMS	FOUND
S.S.M.31970	301 805.213	6 553 759.800	A	0.02	FROM SCMS	FOUND
S.S.M.77503	302 013.674	6 554 466.168	C	N/A	FROM SCMS	FOUND

DATE OF SCMS COORDINATES: 02/04/23 MGA ZONE: 56 MGA DATUM: GDA2020

COMBINED SCALE FACTOR: 1:000015

AZIMUTH

S.S.M.31970 'A' TO S.S.M.77503 'B'		
'A'-'B'	BEARING	DISTANCE
SVY	16°26'32"	736.488
MGA GND	16°26'32"	736.475

SCHEDULE OF REFERENCE MARKS

NO	BEARING	DISTANCE	DESCRIPTION	ORIGIN	NO	BEARING	DISTANCE	DESCRIPTION	ORIGIN
RM1	48°04'	3.395	DH&W FD	D.P.563522	RM15	79°43'25"	13.805	DH&W	PLACED
RM2	284°15'	1.265	GIP FD	D.P.1230910	RM16	156°47'	1.655	GIP FD	D.P.1043391
RM3	98°38'30"	0.67	GIP FD	D.P.853320	RM17	278°20'10"	0.605	GIP FD	D.P.234401
RM4	187°24'30"	0.48	GIP FD	D.P.853320	RM18	278°20'30"	0.605	GIP FD	D.P.536986
RM5	186°36'15"	0.45	GIP FD	D.P.126233	RM19	98°20'20"	0.605	GIP FD	D.P.39063
RM6	277°38'40"	0.605	GIP FD	D.P.126233	RM20	238°29'20"	1.005	GIP FD	D.P.38934
RM7	277°38'40"	0.605	GIP FD	D.P.162633	RM21	257°06'20"	1	GIP FD	D.P.248419
RM8	192°17'35"	1.095	DH&W FD	D.P.641256	RM22	223°05'30"	2.5	GIP FD	D.P.855667
RM9	321°02'30"	1.745	GIP FD	D.P.1192677	RM24	24°05'21"	3.295	GIP FD	D.P.10451797
RM10	317°03'50"	1.625	GIP FD	D.P.1192677	RM25	256°04'	3.14	GIP FD	D.P.559973
RM11	278°19'35"	1.005	GIP FD	D.P.153665	RM26	149°23'	3.36	GIP FD	D.P.10451797
RM12	354°04'40"	26.37	GIP FD	D.P.1151192	RM27	95°53'40"	1.005	GIP FD	D.P.160359
RM13	354°00'40"	26.37	GIP FD	D.P.1151192	RM28	113°48"	2.51	GIP FD	D.P.1230910
RM14	307°45"	1.035	GIP FD	D.P.1192677	RM29	124°43"	2.825	GIP FD	BY ME
RM15	299°49'30"	0.935	GIP FD	D.P.1192677	RM30	203°45"	1.96	GIP FD	D.P.1275894
RM16	270°27"	6.3	GIP FD	D.P.1192677	RM31	205°03'50"	0.5	GIP FD	D.P.629589
RM17	268°53'45"	6.295	DH&W	PLACED	RM32	31°11'50"	7.11	GIP	PLACED
RM18	74°57'30"	6.2	DH&W FD	D.P.1151192	RM33	92°51'20"	10.2	GIP	PLACED
RM19	76°01'20"	6.145	DH&W FD	D.P.1192677	RM34	199°11"	0.855	GIP	PLACED

EASEMENT FOR TRANSMISSION LINE 24.395 WIDE (VIDE GAZ. 24.195 FOLIO 102/103 & BOOK 3195 No. 3061)

EASEMENT FOR TRANSMISSION LINE 24.395 WIDE (VIDE GAZ. 30.1963 FOLIO 2570 & BOOK 3064 No. 3921)

EASEMENT FOR TRANSMISSION LINE (VIDE GAZ. 26.7.1968 FOLIO 2567 & BOOK 3064 No. 3922 No. 627)

EASEMENT FOR TRANSMISSION LINE 24.385 WIDE (VIDE GAZ. 26.7.1968 FOLIO 2571 & BOOK 3062 No. 138)

EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (VIDE GAZ. 24.4.1958 FOLIO 1182/1183)

EASEMENT FOR UNDERGROUND PILOT CABLE 7.62 WIDE (VIDE GAZ. 26.7.1968 FOLIO 2968)

EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (VIDE GAZ. 26.7.1968 FOLIO 2968)

EASEMENT FOR TRANSMISSION LINE 3.5 WIDE & VARIABLE WIDTH (VIDE GAZ. 26.7.1968 FOLIO 2967)

EASEMENT TO DRAIN WATER 3.5 WIDE (D.P.70920)

EASEMENT TO DRAIN WATER VARIABLE WIDTH (D.P.1192677 & A.J643175)

EASEMENT FOR TRANSMISSION LINE 4.58 WIDE & VARIABLE WIDTH (D.P.1151192, D.P.1192677 & A.J643176)

EASEMENT FOR OVERHEAD TRANSMISSION LINES & OTHER RIGHTS (BOOK 2909 No. 333)

EASEMENT FOR UNDERGROUND TRANSMISSION LINES & OTHER RIGHTS (GOV. GAZ. 23.9.1967 FOLIO 3513 & BOOK 3042 No. 740)

RESTRICTION ON THE USE OF LAND (SITE ONLY)

EASEMENT TO DRAIN WATER 30 WIDE & VARIABLE WIDTH

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SEE DIAG 1 SHEET 2

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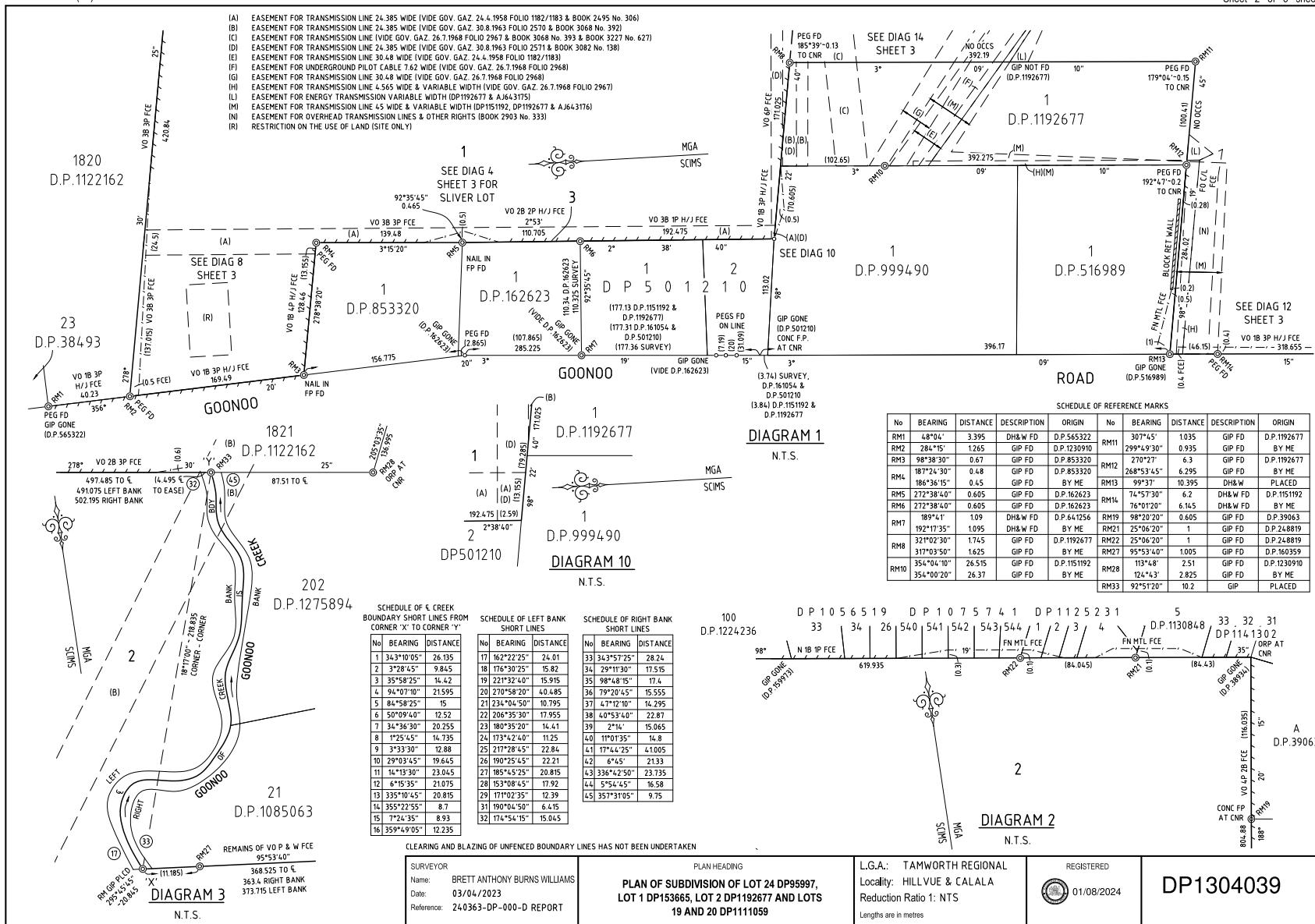
SEE DIAG 484 SHEET 3

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SEE DIAG 487 SHEET 3

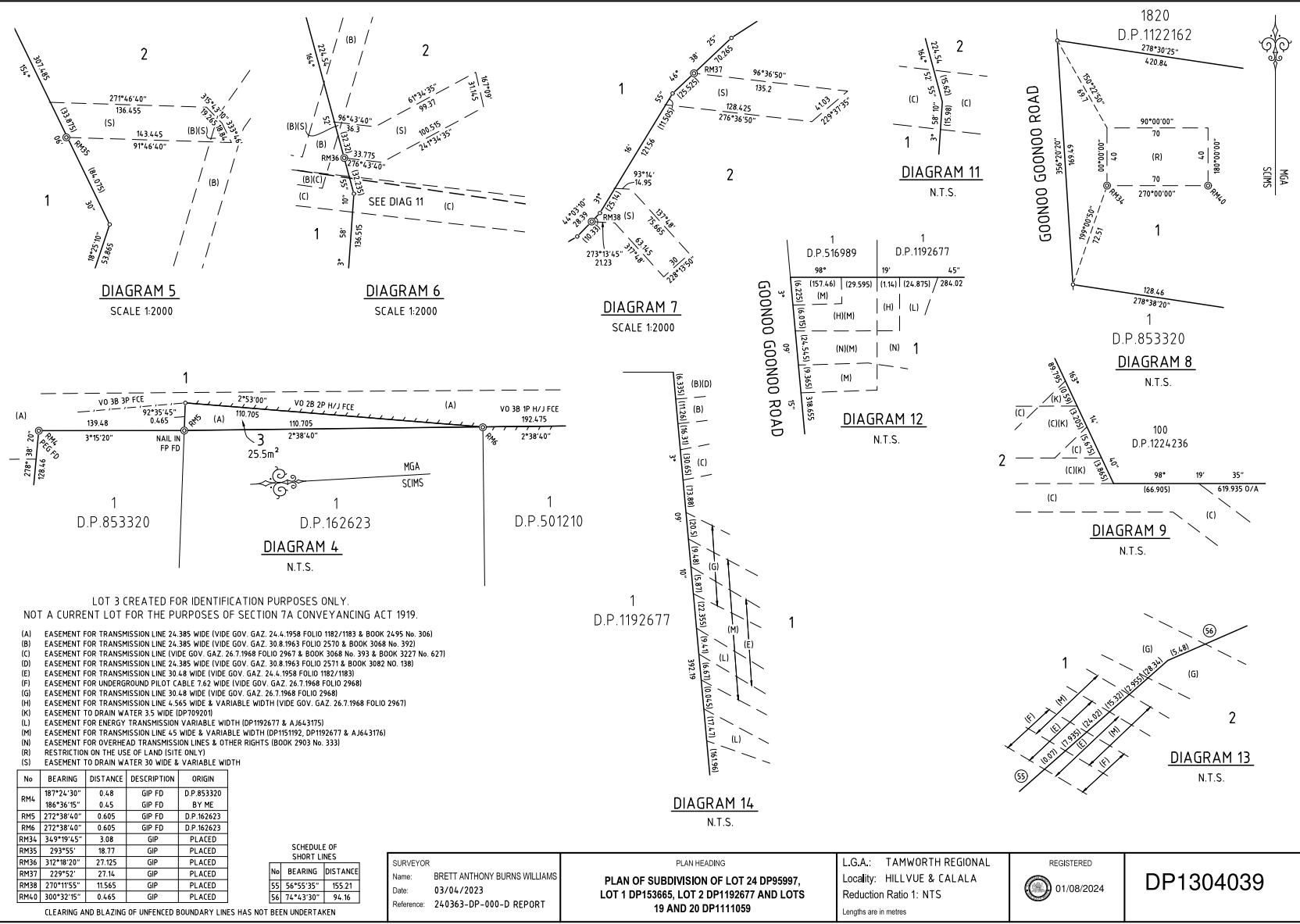
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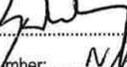


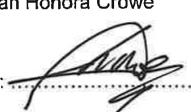
PLAN FORM 2 (A2)

WARNING: CREEPING OR FOLDING WILL LEAD TO REJECTION

Sheet 3 of 3 sheets



PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	SHEET 1 OF 2 SHEET(S)
Registered:  01/08/2024	Office Use Only	Office Use Only
Title System: TORRENS	DP1304039	
PLAN OF SUBDIVISION OF LOT 24 DP95997, LOT 1 DP153665, LOT 2 DP1192677 AND LOTS 19 AND 20 DP1111059	LGA: TAMWORTH REGIONAL Locality: HILLVUE AND CALALA Parish: CALALA County: PARRY	
<p>Survey Certificate I, BRETT ANTHONY BURNS WILLIAMS of ADW JOHNSON PTY LIMITED 7/335 HILLSBOROUGH ROAD, WARNERS BAY, NSW 2282 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 03/04/2023, or</p> <p>*(b) The part of the land shown in the plan ("being" excluding **) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: 'A' - 'B' Type: *Urban/*Rural The terrain is *Level/Undulating / *Steep/Mountainous.</p> <p>Signature:  Dated: 19/06/2023 Surveyor Identification No: 6795 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p>Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: Date: File Number: Office:</p> <p>Subdivision Certificate I, <u>Sam Lobsey</u>, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:  Registration number: N/A Consent Authority: <u>Tamworth Regional Council</u> Date of endorsement: <u>13/02/2024</u> Subdivision Certificate number: <u>SC 2024-0023</u> File number: <u>DA2023-0140/M002024-0022</u></p> <p>*Strike through if inapplicable.</p>	
Plans used in the preparation of survey / compilation. DP 160359 DP 509906 DP 629589 DP 1130848 CP 2202-3100 DP 161054 DP 853320 DP 634508 DP 1141302 CP 2689-3010 DP 509370 DP 1053377 DP 641256 DP 1143871 CP 1793-3100 DP 536986 DP 1275894 DP 1001399 DP 1192677 CP 1929-3100 DP 709201 DP 39063 DP 1003586 DP 1230910 CP 2167-3100 DP 846874 DP 162623 DP 1009350 CP 1732-3100 CP 2170-3100 DP 855467 DP 231542 DP 1043391 CP 1986-3100 CP 2201-3100 DP 1122162 DP 234401 DP 1056519 CP 1987-3100 DP 1224236 DP 248819 DP 1075741 CP 1999-3100 DP 38493 DP 263280 DP 1085063 CP 2000-3100 DP 153665 DP 501210 DP 1111059 CP 2001-3100 DP 220319 DP 512144 DP 1111432 CP 2101-3100 DP 258531 DP 565322 DP 1125231 CP 2190-3100	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. THE CONSENT OF THE ADJOINING OWNERS OF 1820/1122162 & 1/853320 TO THE DEFINITION OF THE COMMON BOUNDARIES HAS BEEN FURNISHED	
Surveyor's Reference: 240363-DP-000-D REPORT	If space insufficient continue on PLAN FORM 6A Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		SHEET 2 OF 2 SHEET(S)															
Registered:  01/08/2024		Office Use Only DP1304039		Office Use Only															
PLAN OF SUBDIVISION OF LOT 24 DP95997, LOT 1 DP153665, LOT 2 DP1192677 AND LOTS 19 AND 20 DP1111059																			
Subdivision Certificate Number: SC2024-00023 Date of Endorsement: 13/02/2024																			
This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2017 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 																			
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO:																			
(A) CREATE:-																			
1. RESTRICTION ON THE USE OF LAND (R) 2. RESTRICTION ON THE USE OF LAND 3. EASEMENT TO DRAIN WATER 30 WIDE & VARIABLE WIDTH (S)																			
CLAUSE 60(C) OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017																			
<table border="1"> <thead> <tr> <th>LOT</th> <th>STREET No.</th> <th>STREET NAME</th> <th>STREET TYPE</th> <th>LOCALITY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>408</td> <td>GOONOO GOONOO</td> <td>ROAD</td> <td>HILLVUE</td> </tr> <tr> <td>2</td> <td>548</td> <td>GOONOO GOONOO</td> <td>ROAD</td> <td>HILLVUE</td> </tr> </tbody> </table>					LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY	1	408	GOONOO GOONOO	ROAD	HILLVUE	2	548	GOONOO GOONOO	ROAD	HILLVUE
LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY															
1	408	GOONOO GOONOO	ROAD	HILLVUE															
2	548	GOONOO GOONOO	ROAD	HILLVUE															
Signature of Registered Proprietor: 																			
Name of Registered Proprietor: Eric John Crowe																			
Signature of Registered Proprietor: 																			
Name of Registered Proprietor: Joan Honora Crowe																			
Signature of Registered Proprietor: 																			
Name of Registered Proprietor: Diane Rhonda Crowe																			
If space insufficient use additional annexure sheet																			
Surveyor's Reference: 240363-DP-000-D REPORT																			

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
CREATED OR RELEASED AND OF RESTRICTIONS ON THE USE OF LAND OR POSITIVE
COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING
ACT, 1919.**

Lengths are in metres

(Sheet 1 of 4 Sheets)

Plan: DP1304039

Plan of Subdivision of Lot 24 DP 95997, Lot 1
DP 153665, Lot 2 DP 1192677 and Lots 19 and 20
DP 1111059 covered by Subdivision Certificate
No. SC 2024-0023
Dated: 13/02/2024

Full Name and Address of
The Owner of the land:

Eric John Crowe
Joan Honora Crowe
508-548 Goonoo Goonoo Road,
Hillvue NSW 2340

Diane Rhonda Crowe
108 Marius Street,
Tamworth NSW 2340

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Restriction on the Use of Land (R)	1	Tamworth Regional Council
2	Restriction on the Use of Land	2	Tamworth Regional Council
3	Easement to Drain Water 30 Wide and Variable Width (S)	2	1

4/1

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
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ACT, 1919.**

Lengths are in metres

(Sheet 2 of 4 Sheets)

Plan: DP1304039

Plan of Subdivision of Lot 24 DP 95997, Lot 1
DP 153665, Lot 2 DP 1192677 and Lots 19 and 20
DP 1111059 covered by Subdivision Certificate
No. SC 2024 - 0023
Dated: 13/02/2024

PART 2 (Terms)

1. Terms of Restriction on the Use of Land referred to and numbered one in the plan.

No structure is permitted to be erected on the lot burdened except within the area designated (R) on the plan.

2. Terms of Restriction on the Use of Land referred to and numbered two in the plan.

In the event of a change of land use or proposed redevelopment of the burdened land, no works relating to the development of the land shall be permitted until the following has occurred:

- a) All activities listed in Table 1 of the draft Contaminated Land Planning Guidelines have been assessed. The draft Contaminated Land Planning Guidelines (Planning Guidelines) 2018, prepared by Department of Planning and Environment (DPE) and the Environmental Protection Authority (EPA) are available on the Department of Planning Website;
- b) Further investigation under the State Environmental Planning Policy (Resilience and Hazards) 2021 has been conducted.

3. Terms of Easement to Drain Water referred to and numbered three in the plan.

An Easement to drain water in terms set out in Part 3 of Schedule 8 of the Conveyancing Act, 1919 (as amended) is created.

Name of person or authority whose consent is required to release, vary or modify the Restrictions on the Use of Land numbered 1 and 2 in the plan.

Tamworth Regional Council

Name of person or authority empowered to release, vary or modify the Easement numbered 3 in the plan.

Tamworth Regional Council

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
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COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING
ACT, 1919.

Lengths are in metres

(Sheet 3 of 4 Sheets)

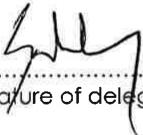
Plan: DP1304039

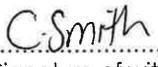
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DP 153665, Lot 2 DP 1192677 and Lots 19 and 20
DP 1111059 covered by Subdivision Certificate
No. SC 2024-0023
Dated: 13/02/2024

Council:

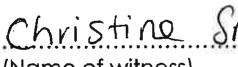
Executed for and on behalf of **Tamworth Regional Council**
by its authorised delegate pursuant
to s.377 Local Government Act 1993.

I certify that I am an eligible witness
and that the delegate signed in my
presence


(Signature of delegate)


(Signature of witness)

Sam Lobsey
(Name of delegate)


(Name of witness)

Development Support Officer
(Position of witness)

474 Peel Street

Tamworth

(Address of witness)

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE INTENDED TO BE
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 COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING
 ACT, 1919.

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(Sheet 4 of 4 Sheets)

Plan: DP1304039

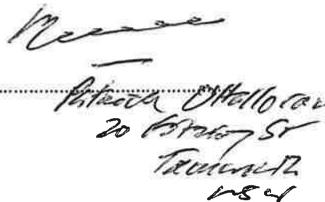
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 No. SC 2024 - 0023
 Dated: 13/02/2024

Signature of
 Registered Proprietor:  Signature of Witness: 

Name of
 Registered Proprietor: Eric John Crowe Name of Witness: SANDRA WILLIAMS
Eric John Crowe Address of Witness: 86 MARIUS STREET
North Tamworth

Signature of
 Registered Proprietor:  Signature of Witness: 

Name of
 Registered Proprietor: Joan Honora Crowe Name of Witness: SANDRA WILLIAMS
Joan Honora Crowe Address of Witness: 86 MARIUS STREET
North Tamworth

Signature of
 Registered Proprietor:  Signature of Witness: 

Name of
 Registered Proprietor: Diane Rhonda Crowe Name of Witness:
 Address of Witness:

