



TAMWORTH REGIONAL COUNCIL

ANNEXURES for ORDINARY COUNCIL AGENDA

26 AUGUST 2025

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SUPPORTING INFORMATION

Tamworth Regional Council should be committed to ensuring that the Tamworth region is home to a community which flourishes, grows and thrives into the future. The Mental Health of its population is a critical ingredient in helping to achieve this outcome.

Local Government can play an important role in advocating for the improvement of Mental Health Services across the Tamworth Local Government Area. A healthy population will help the community and region grow, prosper and flourish.

Tamworth Regional Council, as the Local Government Authority (LGA) is in the best position to provide community wide leadership and strong advocacy. As the LGA, there is an opportunity to work with key stakeholders to positively influence the culture of mental health and be a leader in helping to cultivate community conversation on mental health and to make such conversations normal.

Within the Tamworth Local Government Area;

- headspace Tamworth reports that anxiety, depression, and suicidal ideation are the top presenting issues for young people aged 12–25, with service demand increasing year-on-year
- Tamworth Rural Referral Hospital sees a higher-than-average rate of mental health-related emergency presentations per capita compared to other regional centres
- The PHN has identified Tamworth as a priority area for mental health workforce development, citing shortages in psychologists and peer workers
- Suicide risk remains a concern in the region, particularly among men aged 25–54 and Aboriginal communities, as identified by RAMHP.

According to the Australian Government's Australian Institute of Health and Welfare (AIHW), Mental Health is said to impact 43% of the adult population. <https://www.aihw.gov.au/mental-health/overview/prevalence-and-impact-of-mental-illness>

Mental Health is directly linked to community and social challenges including;

- Homelessness
- Loneliness and Social Disconnection
- General Crime
- Youth Crime
- Drug and Alcohol Use and Abuse
- Domestic Violence
- Sexual Violence
- Family Breakdown
- Suicide
- Depression
- Workplace Absenteeism
- Self Harm
- Eating Disorders and other Chronic Conditions

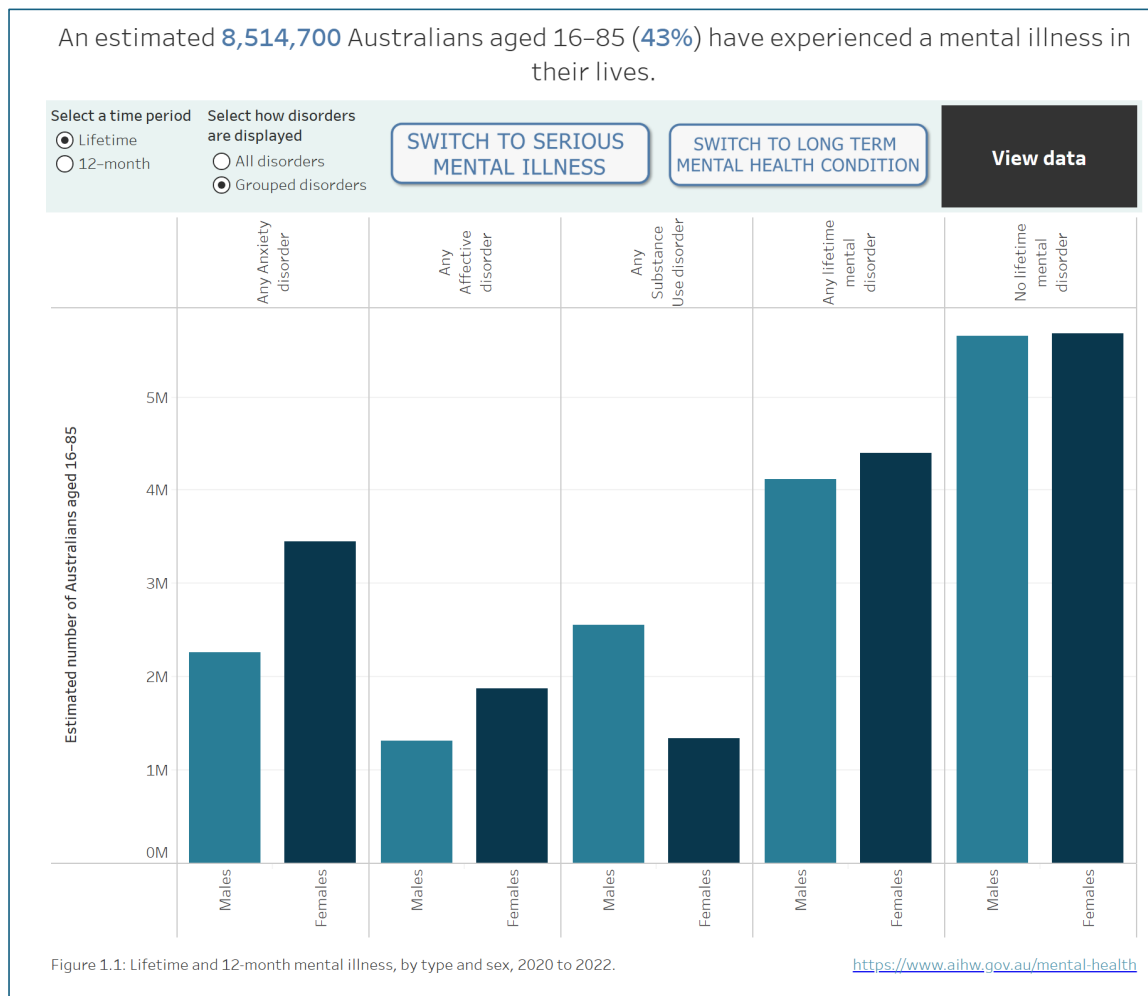
- Unemployment
- Overweight and Obesity
- Anorexia Nervosa
- Body Issues
- Financial Stress/Pressures
- Low Self-Worth
- Sleep Deprivation or Sleep Disturbance
- Racism
- Discrimination
- Gambling Addiction

Some general statistics on the impacts and costs to Australian Communities, the Tamworth Regional Council Local Government Area is not immune to these costs.



Source: NSW Government <https://www.nsw.gov.au/employment/mental-health-at-work/managing-mental-health-your-workplace/why-mental-health-at-work-matters#toc-benefits-to-business>

Overall Numbers across Australia



Note: Anxiety Disorders primarily involve feelings of fear and worry

Note: Affective disorders are a set of psychiatric disorders, also called mood disorders.

The main types of affective disorders are depression and bipolar disorder. Symptoms vary by individual and can range from mild to severe.

A psychiatrist or other trained mental health professional can diagnose an affective disorder. This is done with a psychiatric evaluation.

Affective disorders can be disruptive to your life. However, there are effective treatments available, including both medication and psychotherapy.

Proposed Tamworth Regional Mental Health working Group

This working group would guide, monitor and evaluate the implementation of a Community Mental Health Action Plan which would be facilitated and developed by the Working Group and will provide strategic advice to Council on mental health and resilience challenges.

The Working Group will have a central focus and approach towards creating a stronger link and working relationship across the community of Mental Health Service Providers to assist with constructively and more strategically supporting Mental Health growth in service delivery and availability of essential and critical services for our growing region.

Tamworth Regional Council is invested in a number of committees and working groups across our region. These include but are not limited to the:

- Disability Access Working Group
- Tamworth Regional Community Safety Working Group
- Tamworth Regional Arts Advisory Committee
- Aviskills
- Tamworth Regional Local Traffic Committee
- Sports Working Group

A Tamworth Regional Mental Health Working Group as is the case with other working groups, will be established with membership of;

- Two Councillors
- 10 community members which should include youth, culturally diverse and a cross section of people with lived experiences
- NSW Health
- TAFE NSW Member
- UNE Member
- Council Staff
- School Counsellor

Community members invited to apply through the normal process for the Mental Health working Group with a particular focus on people who work with a mental health service provider, a NSW Health or Government associated agency and/or has lived experiences with mental health.

The working group will work with service providers to develop a draft Community Mental Health Tamworth Community Plan and a Mental Health Services Environmental Scan, linked with the Tamworth Regional Council Community Directory with particular attention to the update of the Health and Hospitals section of the Community Directory.

<https://www.tamworth.nsw.gov.au/about/get-in-touch/community-directory>

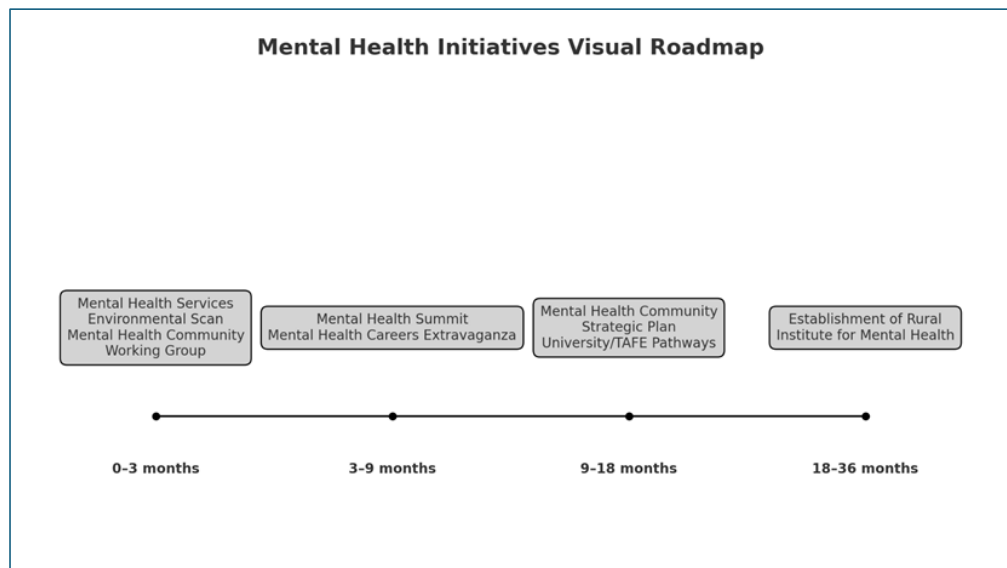
A terms of reference will be created, based on feedback sourced from personnel who operate and work across the community of Mental Health Service Providers. With the support and wisdom of members of the proposed working group, there may be great value in developing an evaluation framework which helps measure the working group's impact through community feedback, service mapping or outcome tracking to support sustainability.

Functions of the group may include:

- Advocate for the establishment of a Medicare Health Centre to be established in Tamworth.
- **Enclosure 1 Potential Collaboration and Advocacy for a Medicare Mental Health Centre in Tamworth** contains additional details on the Medicare Mental Health Centre has been prepared by Yeony Kim (Acting Centre Manager/Clinical Lead, Headspace Tamworth).
- given the region's role as a service hub and the unmet adult mental health needs, there is a strong case for inclusion in the national rollout. The model is designed to complement—not duplicate—existing services, and presents significant potential for integrated care, workforce development, and crisis diversion.
- investigate how to best support the Tamworth region in the mental health space and why if this is the case, why poor mental health exists across our region.
- seek solutions to improve the mental health of the community.
- provided targeted advocacy and support for service providers which aim for best practice mental health support and prevention initiatives for the community.
- provide advice to the Council on emerging mental health prevention issues.
- be a conduit to support the needs of mental health services.
- to identify key strategic priorities or issues in relation to better mental health.
- to assist in the assessment and review of community mental health planning
- investigate ways of attracting mental health workers to the region and enabling additional training opportunities for locals, including careers and work experience programs.
- investigate the options to establish a Rural and Remote Mental Health Institute of Research Centre in Tamworth
- promote shared community ownership and partnerships for mental health across the regional area to help create a region that leads the way in mental health;
- provide advice on community engagement regarding mental health improvement strategies
- Creation of innovative Community Mental Health messaging through input of members of the proposed working group to help support and promote community discussion so that mental health conversations become normal. Funding grants could be accessed to help promote and share such innovative messaging.
- Be a conduit through to other existing TRC Working Groups, including but not limited to the Disability Access Working Group, Tamworth Regional Community Safety Working Group and act as a conduit to benefit sections of the community which may include marginalised groups, including but not limited to those people who are culturally and linguistically diverse (CALD).

The proposed Tamworth Regional Mental Health Working Group will be in a unique position through its diverse membership of professionals and people with vast lived experience to offer sound advice to the community and groups on mental health issues.

Possible timeline to some functions of the proposed Tamworth Regional Mental Health working Group



(a) Policy Implications

The future outcomes of this NOM align with various already endorsed Council policies, plans, strategies and business cases by Council, which include;

These priority areas align with various already endorsed plans, strategies and business cases by Council, many of which have gone through their own rounds of community consultation, and all of which align with Blueprint 100.

Blueprint 100 Priority Themes;

- Create a prosperous region
- Build resilient communities
- Strengthen our proud identity

Blueprint Part 2

- A destination for vital services

Community Strategic Plan Focus Areas:

- Focus Area 2 - A Liveable Built Environment
- Focus Area 3 – Prosperity and Innovation
- Focus Area 4 – Resilient and Diverse Communities

- Focus Area 5 - Connect Our Region and its Citizen
- Focus area 8 – A Strong and Vibrant Identity

Internally aligned with Tamworth Regional Council pillars. One of the four values of Tamworth Regional Council – Wellbeing (Prioritising physical, mental and community safety, creating a thriving environment for all)



Tamworth Regional Council is already strongly focused on mental health internally. A shared focus on the mental health of the community aligns nicely with TRC values.

One of the four values of Tamworth Regional Council – Wellbeing (We prioritise physical, mental and community safety, creating a thriving environment for all)



Tamworth Regional Council's Culture (Workforce Management Action Plan)



Source: Tamworth Regional Council Resourcing Strategy 2025-2036 (page 74 of 100)

Other Tamworth Regional Council Plans and Strategies where there is a correlation between the activities encouraged throughout those plans & strategies and mental health.

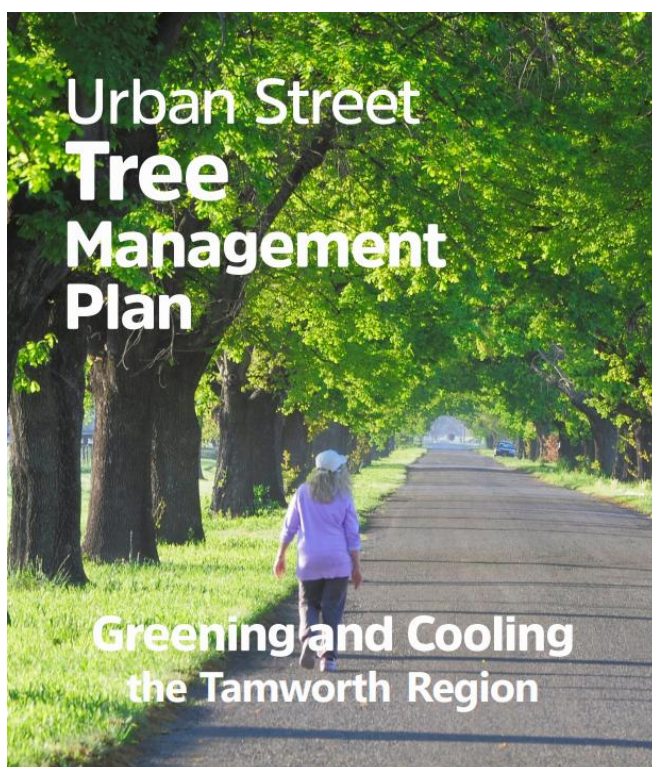
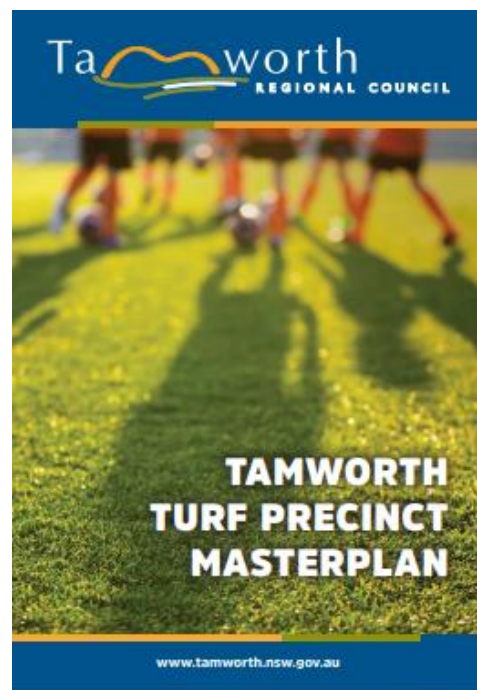
- The Tamworth Region Creative Communities Plan 2024-2029; and
- Tamworth Regional Council Sport and Recreation Strategic Plan; and
- Active Transport Strategy; and
- Aquatic Facility Management Plan; and
- Chaffey Park Manilla Masterplan; and

- Nundle Recreation Ground and Peel River Park Masterplan; and
- Sheba Dams and Hanging Rock Lookout Masterplan; and
- Victoria Park Masterplan; and
- Bicentennial Park Masterplan; and
- Viaduct Park Masterplan; and
- Tamworth Region Creative Communities Plan; and
- TRC Public Art Strategy; and
- NICSE Master Plan; and
- Sport and Recreation Strategic Plan; and
- Urban Street Tree Management Plan; and
- Water Sustainability Strategic Plan; and
- Tamworth Regional Youth Strategy; and
- Disability Action Working Group; and
- Tamworth Regional Housing Strategy; and
- Tamworth Turf Precinct Masterplan.

Tamworth Regional Council already plays an indirect role in enhancing the overall mental health of the people who live throughout the Tamworth Regional Council Area, through its ability to create a region that is livable and various programs which enhance the region as a place to live.

Many of the above-mentioned plans and strategies each contain images of families out amongst the community, children playing or people being active, all of which depict scenarios which are good for mental health, some of those images are below.





Alignment with additional external plans and strategies including National, and State Plans

The NSW Aboriginal Mental Health and Wellbeing Strategy 2020-2025

This plan supports and assists NSW Health services in delivering respectful and appropriate mental health services in partnership with Aboriginal services, people and communities.

<https://www.health.nsw.gov.au/mentalhealth/resources/Publications/aborig-mh-wellbeing-2020-2025.pdf>

Strategic Framework for Suicide Prevention in NSW 2022-2027

The Framework has been developed by the NSW Mental Health Commission and the NSW Ministry of Health in collaboration with people with lived experience of a suicide attempt or suicide bereavement, government agencies, mental health organisations and experts in suicide prevention.

https://www.nswmentalhealthcommission.com.au/sites/default/files/2022-10/The%20Framework%20-%20Shifting%20the%20Landscape%20for%20Suicide%20Prevention%20in%20NSW%202022-2027_0.PDF

The Australian Government's National Mental Health and Suicide Prevention Plan

The National Mental Health and Suicide Prevention Plan sets out the Australian Government's commitment to supporting mental health and suicide prevention for all Australians and responds to the findings of the Productivity Commission Inquiry Report into Mental Health and the National Suicide Prevention Adviser's Final Advice.

<https://www.health.gov.au/sites/default/files/documents/2021/05/the-australian-government-s-national-mental-health-and-suicide-prevention-plan-national-mental-health-and-suicide-prevention-plan.pdf>

This NOM aligns with goal 3 of the UN Sustainable Development Goals, 'Good Health and Wellbeing.' Of which Australia is a signatory.

The Review is a 'whole of Australia' report. It is not just about government initiatives and activity: it is about the efforts of the business sector, civil society, academia, communities and individuals. Australians are contributing to achievement of the Sustainable Development Goals through their work in the care economy, by volunteering, by preserving the natural environment and through their everyday activities. <https://www.dfat.gov.au/aid/topics/development-issues/2030-agenda/australias-report-implementation-sustainable-development-goals>

A Strategic Mental Health Working Group sits in line with recommendations from the NSW Upper House Inquiry into the Equity, Accessibility and appropriate delivery of outpatient and community mental health care in New South Wales. A report has been handed down, and the state government has responded to the recommendations.

<https://www.parliament.nsw.gov.au/lcdocs/inquiries/2973/Government%20response%20->

[%20Report%20No%2064%20-%20PC2%20-%20Equity,%20accessibility%20and%20appropriate%20delivery%20of%20outpatient%20and%20community%20mental%20health%20care%20in%20New%20South%20Wales.pdf](#)

Recommendations which the NSW Government have either supported or supported in principle and align to functions of a proposed Tamworth Regional Mental Health Working Group include:

Recommendation 6 That the NSW Government, in providing grants to non-government organisations for mental health service provision, explore the inclusion of funding for the integration of programs within the sector and collaboration including information sharing with other providers.

Recommendation 7 That NSW Health improve access to mental health services by:

- Documenting care pathways for providers and making them visible to the community,
- Reviewing and refining eligibility and appropriateness criteria and making this information readily accessible,
- Redesigning service models to build more flexibility to meet diverse needs,
- Investing in navigational supports concentrated on support for priority populations

Recommendation 9 That the NSW Government consider establishing a centre of excellence for research, training, clinical supervision and support, in order to deliver specific evidence-based therapies in trauma informed care.

Recommendation 13 That the NSW Government urgently request the Federal Government provide HELP fee relief for mental health priority courses.

Recommendation 14 That the NSW Government provide fee free TAFE courses and qualifications in mental health care. The NSW Government facilitate relocation and housing for mental health care workers in the public system and address social and cultural barriers to relocation.

Recommendation 16 That the NSW Government explore, with the Australian Institute of Health and Welfare, the provision of any information necessary for the timely publication of data on mental health services at a national, State and Territory level, to help coordinate and develop the national mental health workforce.

Recommendation 18 That the NSW Government look for ways to integrate peer workers into the broader mental health workforce, determine clear role definitions, framework and qualifications, and funding additional scholarship places for the Certificate IV qualification in Mental Health Peer Work.

Recommendation 26 That NSW Health ensure Local Health Districts support emergency department staff with specific localised information and referral pathways to community and outpatient mental health services and address current barriers to appropriate information sharing.

(b) Financial Implications

Minimal costs to Council, in-kind staff support for a Mental Health Summit and venue to host such a summit, the Darling Street Community Centre may be a possible venue.

If endorsed and supported by the community of Mental Health Service Providers, in-kind staff support for Mental Health Working Group, meeting venue may include Head Space on Marius Street and other key agencies where meeting rooms are available.

In-kind staff support in creation of a Community Mental Health message to help support community discussion and make conversations on mental health become normal.

(c) Legal Implications

Nil

(d) Community Consultation

Community Consultation has occurred with very positive feedback and responses from the following organisations and potential stakeholders;

Lifeline Direct Limited

Tamworth Aboriginal Medical Services (TAMS)

Department of Communities & Justice (DCJ)

Mosaic Multicultural

Flourish Australia

Healthwise

Centacare

Headspace

Hello Consultancy

Billabong Clubhouse

Pause Allied Health

Vinnies

Hunter New England Local Health Network (LHN) Primary Health Network (PHN)

Rural Adversity Mental Health Program (RAMPH)

New Horizons Tamworth

Sora (ex TFSS)

Social Futures

University Department of Rural Health (UDRH)

Lifeline Direct Limited

Cr Charles Impey August 5th, 2025

Potential Collaboration and Advocacy for a Medicare Mental Health Centre in Tamworth

Background

The Australian Government is currently rolling out Medicare Mental Health Centres (MMHCs) nationwide, with a commitment to establish **61 centres by mid-2026**. These centres are designed to provide free, walk-in, multidisciplinary mental health care for adults experiencing psychological distress, suicidal crisis, or moderate to severe mental illness. They are commissioned through Primary Health Networks (PHNs) and are intended to complement—not duplicate—existing services such as headspace and Centacare.

Current Status in Tamworth

- As of July 2025, Tamworth does not yet have a designated Medicare Mental Health Centre
- Existing services such as headspace Tamworth (youth-focused, ages 12–25) and Centacare NENW (family and general support) are not part of the MMHC network.
- The MMHC model explicitly refers young people to **headspace centres** when appropriate, reinforcing headspace Tamworth’s role as the primary youth mental health provider

Opportunities for Tamworth

1. Advocacy for Inclusion in the MMHC Rollout

- Tamworth is a regional hub with significant unmet adult mental health needs.
- Advocacy from Council could support PHN prioritisation of Tamworth in the remaining rollout phase.

2. Collaborative Planning

- Local services (headspace, Centacare, LHD) could partner with a future MMHC to ensure seamless care pathways, shared workforce, and co-location opportunities.

Prepared by Yeony Kim (Acting Centre Manager/Clinical Lead, headspace Tamworth)

3. **Infrastructure and Workforce Development**

- MMHCs offer opportunities for **student placements, peer workforce development**, and **shared clinical governance**, which could strengthen local capacity.

4. **Crisis Diversion**

- MMHCs are designed to reduce pressure on emergency departments by offering **on-the-spot support** for people in distress, which aligns with local health system priorities.

Recommendation

That Tamworth Regional Council:

- **Engage with Hunter New England PHN** to express interest in hosting a Medicare Mental Health Centre.
- **Support local consultation and mapping** to identify service gaps and community needs.
- **Explore co-location or partnership models** with existing services such as headspace Tamworth and Centacare NENW.
- **Advocate for funding and infrastructure support** to ensure readiness for implementation.

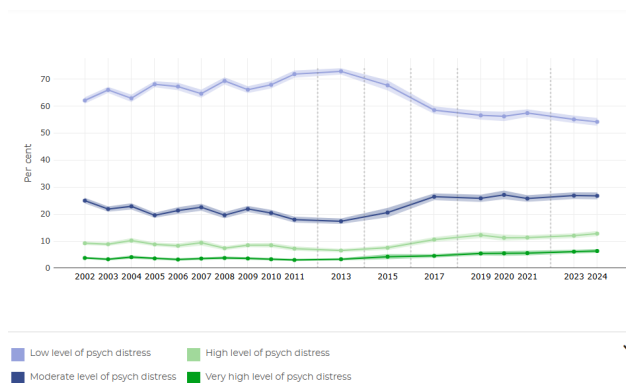
Prepared by Yeony Kim (Acting Centre Manager/Clinical Lead, headspace Tamworth)



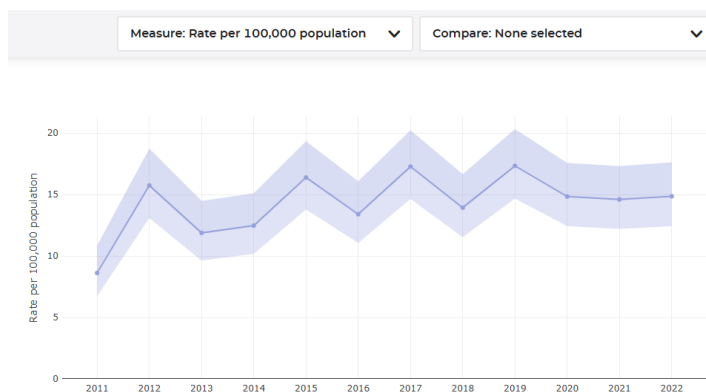
Mental health in the New England North West (NENW) region of New South Wales faces significant challenges, including high psychological distress, workforce shortages, and service accessibility issues.

Mental Health Trends in NENW NSW

- **Elevated Psychological Distress:** The Hunter New England Local Health District, encompassing NENW, reports higher levels of psychological distress and suicide rates compared to the state average.



- **Suicide Rates:** In 2017, the suicide rate in the Hunter New England and Central Coast region was 15.3 per 100,000, which is 1.4 times higher than the NSW average.



- **Service Utilisation:** Data indicates that mental health service usage varies across regions, with some areas experiencing higher demand than others.

Prepared by Yeony Kim (Acting Centre Manager/Clinical Lead, headspace Tamworth)



Identified Gaps in Mental Health Services

- **Workforce Shortages:** A significant portion of public sector psychiatrist positions remain unfilled, leading to reduced capacity in mental health facilities. For instance, new units in Campbelltown and Blacktown operate below capacity due to staffing issues.
- **Access Disparities:** Rural and remote areas, including parts of NENW, face challenges in accessing mental health services, particularly for First Nations communities.
- **Data Limitations:** There is a lack of granular data to identify specific workforce gaps and service needs across different regions and populations.
- **Emergency Department Pressure:** There has been a 5% increase in mental health-related presentations to emergency departments over the past decade, highlighting the need for better crisis intervention strategies

Current Solutions and Initiatives

- **Centacare NENW Programs:** Delivers mental health support services, including therapy and psychological assessments, particularly within Catholic schools and the broader community.

Youth Mental Health - headspace for early intervention and NRG for complex mental health

- **Health WISE Services:** Provides free mental health services across NENW, including face-to-face, phone, and telehealth consultations in towns like Tamworth, Armidale, and Moree.
- **Lifeline New England North West:** Offers 24/7 crisis support, counseling, and community training programs to enhance mental health awareness and suicide prevention.
- **Government Funding:** The federal government has committed \$8.5 billion to enhance bulk billing, expand urgent care and telehealth clinics, and improve mental health services nationwide.

Prepared by Yeony Kim (Acting Centre Manager/Clinical Lead, headspace Tamworth)

Mental Health Snapshot – Tamworth Region (2025)

Supporting the Case for a Regional Mental Health Working Group

Key Local Insights

Youth Mental Health (headspace Tamworth)

- Top presenting issues: **Anxiety, Depression, Suicidal Ideation**
- Service demand continues to rise, with **wait times often exceeding 4–6 weeks** during peak periods
- Increasing complexity in presentations, including trauma, neurodivergence, and family stressors

Emergency Department Presentations (Tamworth Rural Referral Hospital)

- Mental health-related ED presentations are **above regional average per capita**
- Notable increases in presentations among **young people and older adults**

Workforce Shortages

- Tamworth identified by the PHN as a **priority area for mental health workforce development**
- Shortages in psychologists, peer workers, and culturally responsive services
- Limited access to trauma-informed care and neurodivergent-affirming supports

Suicide Prevention & Risk Factors

- Suicide risk remains high, particularly among:
 - **Men aged 25–54**
 - **Aboriginal communities**
 - **Young people in rural and remote areas**
- RAMHP and Lifeline have flagged Tamworth as a **priority region for suicide prevention initiatives**

CALD & Migrant Communities

- Mosaic Multicultural and TAMS report **barriers to accessing mental health care** due to stigma, language, and cultural mismatch
- Growing need for **inclusive, culturally safe services**

Prepared by Yeony Kim (Acting Centre Manager/Clinical Lead, headspace Tamworth)

Why This Matters

These figures highlight the urgent need for coordinated, community-led action. A Tamworth Regional Mental Health Working Group can:

- Improve service integration and access
- Strengthen advocacy and workforce planning
- Promote inclusive, trauma-informed, and recovery-oriented care
- Normalise mental health conversations across the region

Prepared by Yeony Kim (Acting Centre Manager/Clinical Lead, headspace Tamworth)

Supportive Statement – Notice of Motion on Mental Health

Prepared by: Josie Hofman (Mental Health Consultant)

Purpose

This statement is provided in support of the Notice of Motion on Mental Health submitted to Tamworth Regional Council. It aims to reinforce the urgency, vision, and collaborative foundations of this initiative, recognising Councillor Charles Impey's leadership and dedication in progressing this work on behalf of our community.

Key Vision and Outcomes

The Notice of Motion and its supporting annexure present a clear and courageous vision - that Tamworth Regional Council will lead a regional response to the escalating mental health crisis impacting our families, services, and communities.

This vision is built on three foundational outcomes:

1. Leadership – Positioning Tamworth Regional Council as a proactive leader in regional health and wellbeing.
2. Collaboration – Building strong partnerships across sectors, community organisations and all levels of government.
3. Action – Delivering local solutions through informed planning, consultation, and advocacy.

Leadership and Community Engagement

This motion reflects the valuable work of Councillor Charles Impey, who has demonstrated an unwavering commitment to addressing mental health issues across the region. Through meaningful engagement with community leaders, local mental health services, and people with lived experience, Councillor Impey has listened deeply and acted with purpose.

His efforts to consult widely and raise awareness through this motion speak to his passion for justice, wellbeing, and the protection of life. His leadership ensures this is not just a symbolic gesture but a step towards life saving, system changing reform.

Recommendation

As a Mental Health Consultant with over 20 years of experience working across public and not for profit sectors, I am acutely aware of the challenges facing rural and regional communities and I wholeheartedly support this motion. It sets the tone for a more compassionate, coordinated, and accountable response to the mental health crisis in our region. I commend Tamworth Regional Council for its commitment to placing mental health at the heart of its agenda and urge all Councillors to support this critical initiative for the health, dignity, and future of our community.

Kind regards,



Josie Hofman

Amalin Sundaravej
Settlement Worker
Mosaic Multicultural Connections
Tamworth, NSW
30 June 2025

To the Honourable Councillors of Tamworth Regional Council,

As a Settlement Worker with Mosaic Multicultural Connections, I wholeheartedly support the Notice of Motion on Mental Health led by Councillor Charles Impey.

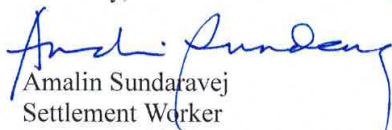
At Mosaic, we have supported people from migrant and refugee backgrounds across the New England region for over 40 years. In Tamworth, we assist individuals and families from diverse multicultural cultural backgrounds to navigate the challenges of settling into a new country. Our work encompasses a range of services, from settlement support to community development, all aimed at fostering inclusion and wellbeing.

Mental health is a critical concern for the communities we serve. Many individuals face unique challenges, including language barriers, cultural adjustment, and experiences of trauma. These factors can significantly impact mental wellbeing, making access to culturally responsive mental health services essential.

Councillor Impey's motion represents a vital step towards addressing these needs. By positioning Tamworth Regional Council as a leader in mental health advocacy, the motion aligns with our shared commitment to creating a compassionate and inclusive community. It emphasises the importance of collaboration across sectors and the implementation of local solutions informed by community consultation.

I commend Councillor Impey's dedication to this cause and encourage all Councillors to support the motion. Together, we can work towards a future where mental health support is accessible to all, regardless of cultural or linguistic background.

Sincerely,



Amalin Sundaravej
Settlement Worker
Mosaic Multicultural Connections
Tamworth, NSW

LOCALITY PLAN.



hillvue road, south tamworth nsw 2340

lot 2, dp1264030

DRAWING SCHEDULE.

A 00	COVER SHEET	REV K	DATED 06.02.2025
A 01	3D PERSPECTIVES	REV K	DATED 06.02.2025
A 02	EXISTING SITE PLAN	REV K	DATED 06.02.2025
A 03	OVERALL SITE PLAN	REV K	DATED 06.02.2025
A 04	PART SITE PLAN 1	REV K	DATED 06.02.2025
A 05	PART SITE PLAN 2	REV K	DATED 06.02.2025
A 06	PART SITE PLAN 3	REV K	DATED 06.02.2025
A 07	PART SITE PLAN 4	REV K	DATED 06.02.2025
A 08	SIGNAGE DETAILS	REV K	DATED 06.02.2025
A 09	SITE FENCE SETOUT	REV C	DATED 06.02.2025
A 10	FENCE DETAILS	REV K	DATED 06.02.2025
A 100	SAFE DESIGN OF STRUCTURES & PART J	REV G	DATED 29.01.2024
A 101	MEDICAL CENTRE - FLOOR PLAN	REV H	DATED 06.02.2025
A 102	MEDICAL CENTRE - ROOF PLAN	REV H	DATED 06.02.2025
A 110	MEDICAL CENTRE - ELEVATIONS	REV H	DATED 06.02.2025
A 111	MEDICAL CENTRE - SECTIONS	REV H	DATED 06.02.2025
A 200	WELL BEING CENTRE - FLOOR PLAN	REV G	DATED 06.02.2025
A 210	WELL BEING CENTRE - ELEVATIONS	REV G	DATED 06.02.2025
A 211	WELL BEING CENTRE - SECTIONS	REV G	DATED 06.02.2025
A 300	ALLIED HEALTH - FLOOR PLAN	REV L	DATED 06.02.2025
A 310	ALLIED HEALTH - ELEVATIONS	REV L	DATED 06.02.2025
A 311	ALLIED HEALTH - SECTIONS	REV L	DATED 06.02.2025

PROJECT DESCRIPTION.

For the purpose of the Building Code of Australia, Vol. 1, 2022, the development may be described as follows:

classification - BCA 'part A6'
The medical service building has been classified as a 'Class 9a' building - health care building'
The Professional tenancies building has been classified as a 'Class 9a' building - health care building'
The Well Being Centre has been classified as a 'Class 9b' building - assembly building

rise in stories - BCA 'part C1.2'
The building has a rise in stories of one.

effective height - BCA 'schedule 3 definitions'
The building has an effective height of zero, ie less than 25.0m.

type of construction required - BCA 'part A6, part C1.1 - table C1.1'
Class 9a building - Type 'C' construction. The building has been deemed 'conditioned' excluding the toilets & airlocks.

climate zone - BCA 'schedule 3 definitions'
The building is located within climate zone 4.

GENERAL NOTES.

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2022, the Plumbing Code of Australia, 2019 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works:

- AS1668 – Mechanical ventilation & air conditioning in Buildings
- AS3000 – Electrical installations, buildings, structures & premises (known as the ssa wiring rules)
- AS1608.1 – General requirements for access – buildings
- AS2890.4 – Off-street parking, mandatory requirements
- AS1680.0 – Interior lighting - safe movement
- Children Education & Care Services Regulation 2011

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

PROPOSED MEDICAL CENTRE DEVELOPMENT

HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030



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Project
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
COVER SHEET

Scale	As indicated @ A1	Drawn	LO
Sheet	01 of 11	Checked	KG
Project No	40924	Revision	K

Drawing No.

40924-
A00



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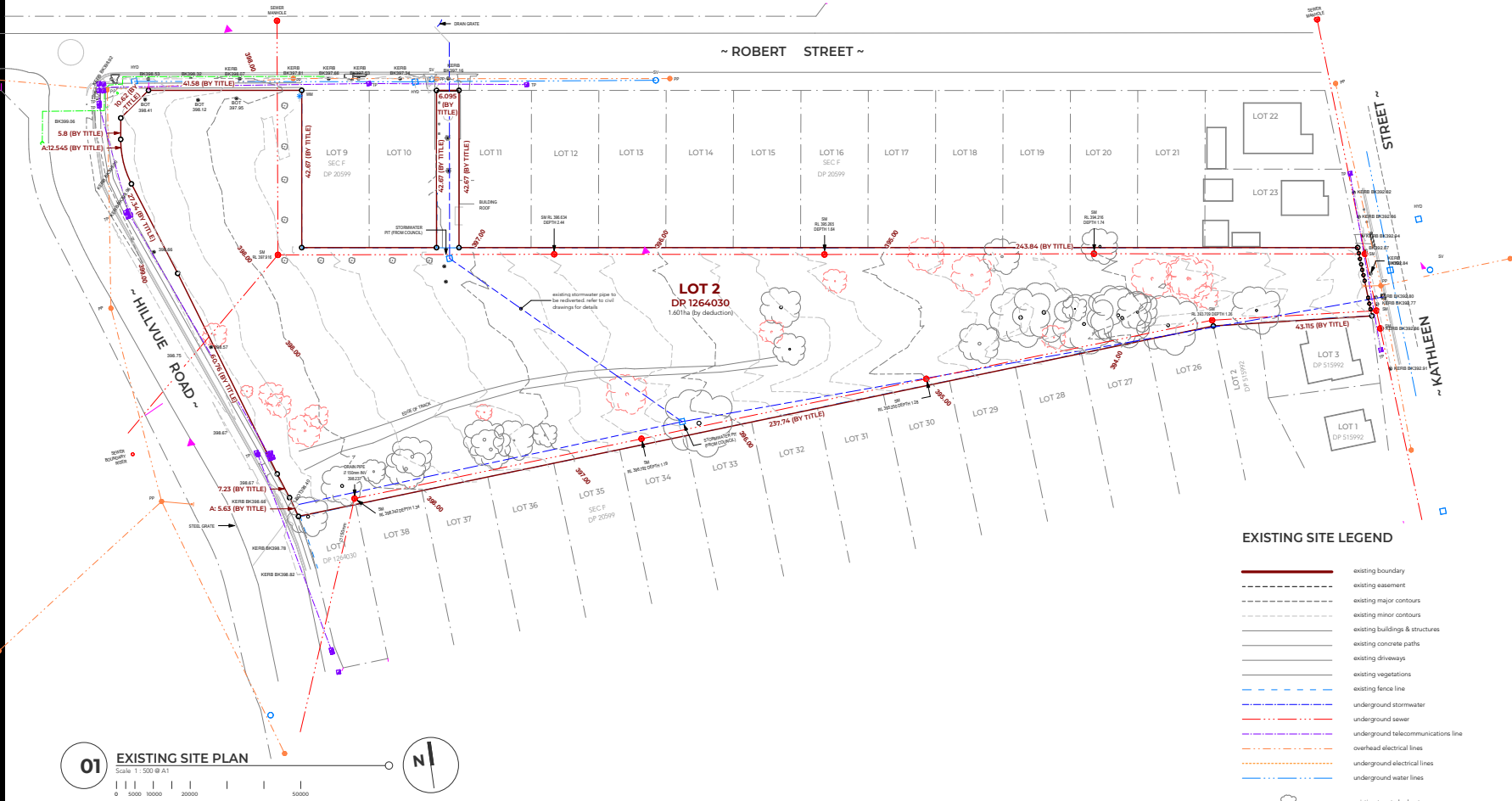
Rev.	Date	Amendment
E	21.02.2023	ISSUE FOR APPROVAL
F	24.01.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA
H	28.08.2024	REVISED DRIVEWAYS AND OUTDOOR CATHERING AREA
I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FENCE DETAILS ADDED
K	06.02.2025	REVISED ISSUE

Project
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
Lot 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title			
3D PERSPECTIVES			
Scale:	@ A1	Drawn:	LO
Sheet:	02 of 11	Checked:	KG
Project No:	40924	Revision:	K

Drawing No:
40924-A01

DEVELOPMENT APPLICATION



EXISTING SITE LEGEND

- existing boundary
- existing easement
- existing major contours
- existing minor contours
- existing buildings & structures
- existing concrete paths
- existing driveways
- existing vegetation
- existing fence line
- underground stormwater
- underground sewer
- underground telecommunications line
- overhead electrical lines
- underground electrical lines
- underground water lines
- existing tree to be kept
- demolished tree

DEVELOPMENT APPLICATION

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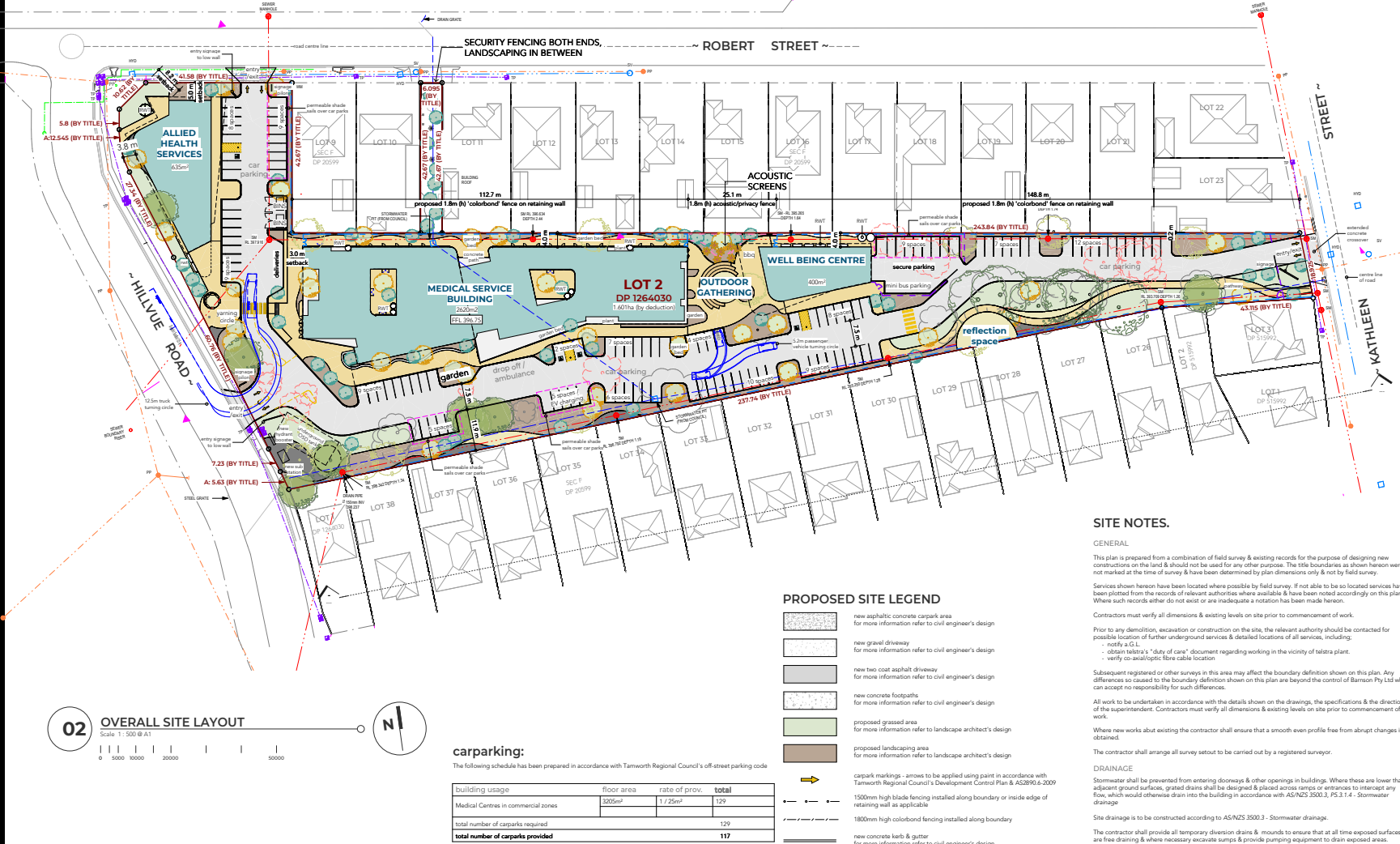
Rev.	Date	Amendment
E	21.02.2023	ISSUE FOR APPROVAL
F	24.01.2023	ISSUE FOR APPROVAL
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I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FENCE DETAILS ADDED
K	06.02.2025	REVISED ISSUE

Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
Lot 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
EXISTING SITE PLAN
Scale: As indicated @ A1
Sheet: 03 of 11
Project No: 40924

Drawing No:
LO
KG
K

40924-
A02



SITE NOTES.

GENERAL

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The site boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including:

- notify a G.L.
- obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant.
- verify co-axial/fibre cable location.

Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works about existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setout to be carried out by a registered surveyor.

DRAINAGE

Stormwater shall be prevented from entering doorways & other openings in buildings. Where these are lower than adjacent ground surfaces, graded drains shall be designed & placed across ramps or entrances to intercept any flow, which would otherwise drain into the building in accordance with AS/NZS 3500.3, PS 3.1.4 - Stormwater drainage.

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage.

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

DEVELOPMENT APPLICATION

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F	24/01/2023	ISSUE FOR APPROVAL
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H	28/08/2024	REVISED DRIVEWAYS AND OUTDOOR GATHERING AREA
I	01/10/2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10/10/2024	FENCE DETAILS ADDED
K	06/02/2025	REVISED ISSUE

Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
OVERALL SITE PLAN
Scale: As indicated @ A1
Sheet: 04 of 11
Project No: 40924

Drawing No:
LO
KG
K

40924-
A03



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I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FENCE DETAILS ADDED
K	06.02.2025	REVISED ISSUE

Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
Lot 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
PART SITE PLAN 1

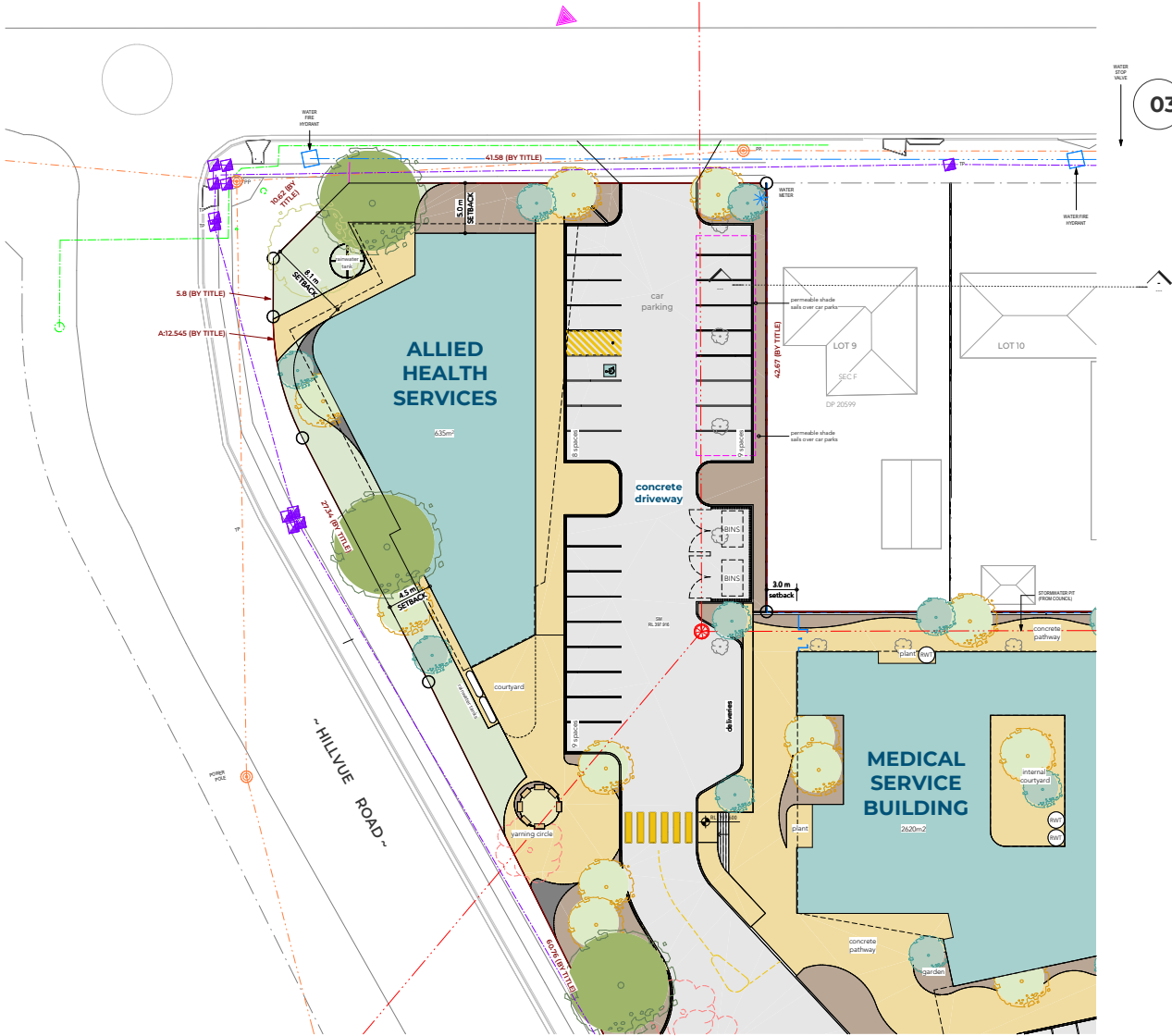
Scale: As indicated @ A1
Sheet: 05 of 11
Project No: 40924

Drawn:
Checked:
Revision:

Drawing No:

40924-
A04

DEVELOPMENT APPLICATION



03

PART SITE 1
Scale 1:200 @ A1

0 2000 4000 8000 20000





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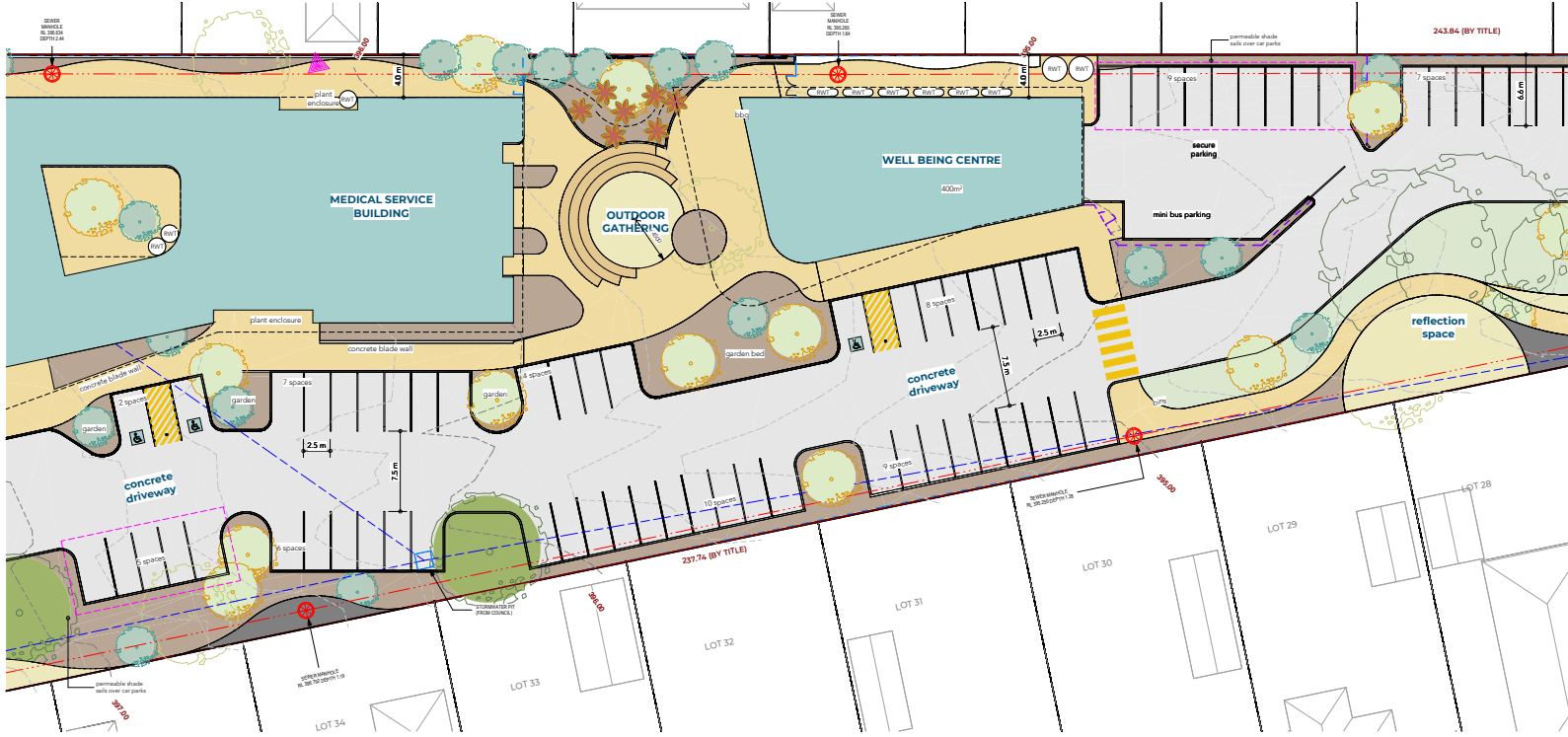
Rev.	Date	Amendment
E	21.02.2023	ISSUE FOR APPROVAL
F	24.01.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA
H	28.08.2024	REVISED DRIVEWAYS AND OUTDOOR GATHERING AREA
I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FENCE DETAILS ADDED
K	06.02.2025	REVISED ISSUE

Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
Lot 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:	
PART SITE PLAN 2	
Scale:	As indicated @ A1
Sheet:	06 of 11
Project No:	40924
Drawn:	LO
Checked:	KG
Revision:	K

Drawing No:
40924-A05

DEVELOPMENT APPLICATION



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I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FENCE DETAILS ADDED
K	06.02.2025	REVISED ISSUE

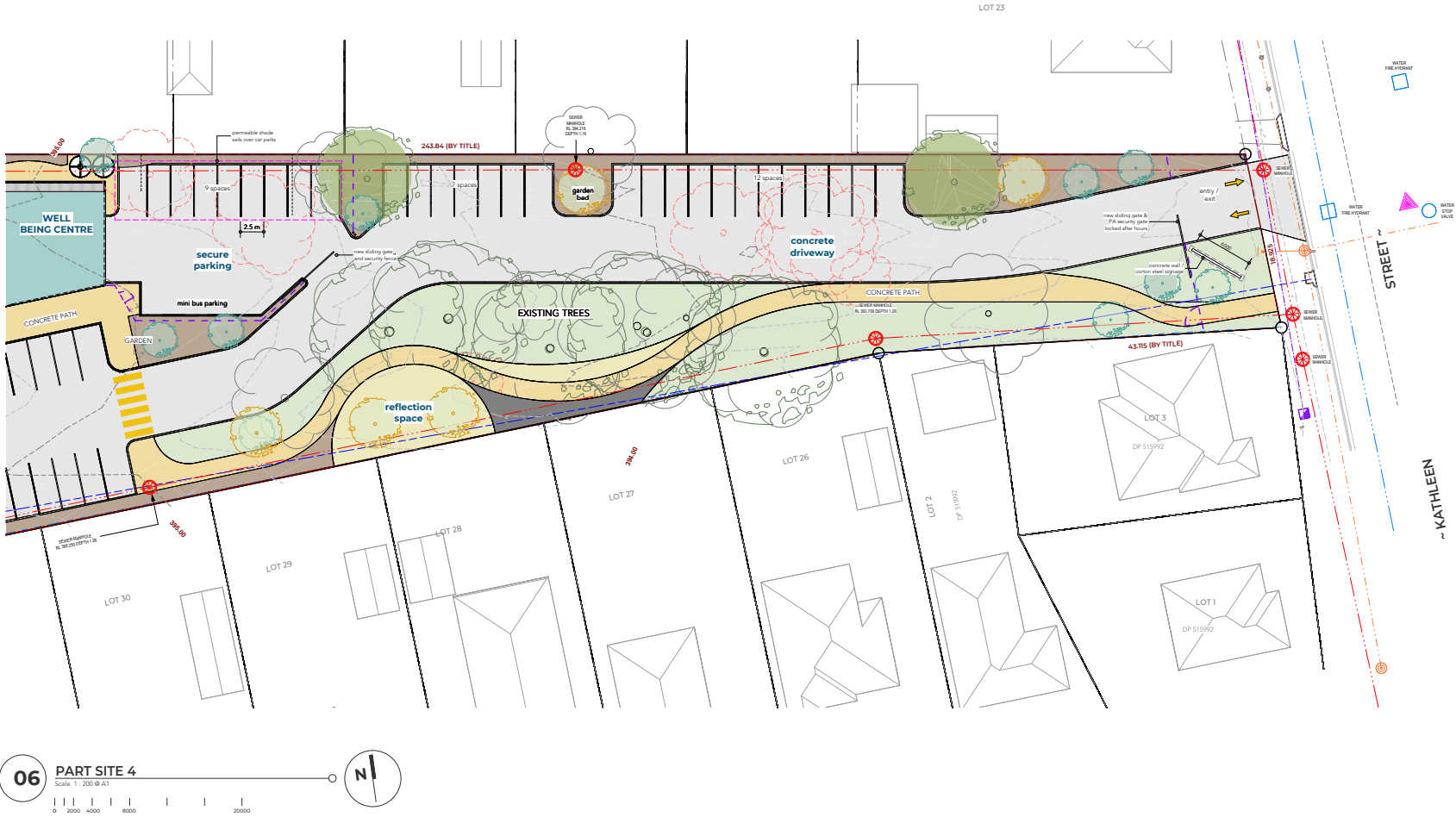
Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DPI264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
PART SITE PLAN 3
Scale: As indicated @ A1
Sheet: 07 of 11
Project No: 40924

Drawing No:
LO
KG
K

40924-
A06

DEVELOPMENT APPLICATION



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F	24.01.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA
H	28.08.2024	REVISED DRIVEWAYS AND OUTDOOR GATHERING AREA
I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FENCE DETAILS ADDED
K	06.02.2025	REVISED ISSUE

Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

DEVELOPMENT APPLICATION

Drawing Title:
PART SITE PLAN 4

Scale: As indicated @ A1
Sheet: 08 of 11
Project No: 40924

Drawing No:

40924-
A07

LO
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K



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E	21.12.2023	ISSUE FOR APPROVAL
F	24.01.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA
H	28.08.2024	REVISED DRIVEWAYS AND OUTDOOR GATHERING AREA
I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FIXED DETAILS ADDED
K	06.02.2025	REVISED ISSUE

Project.
**PROPOSED MEDICAL CENTRE
DEVELOPMENT**
Site Address.
**HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030**
Client.
TAMWORTH ABORIGINAL MEDICAL SERVICE

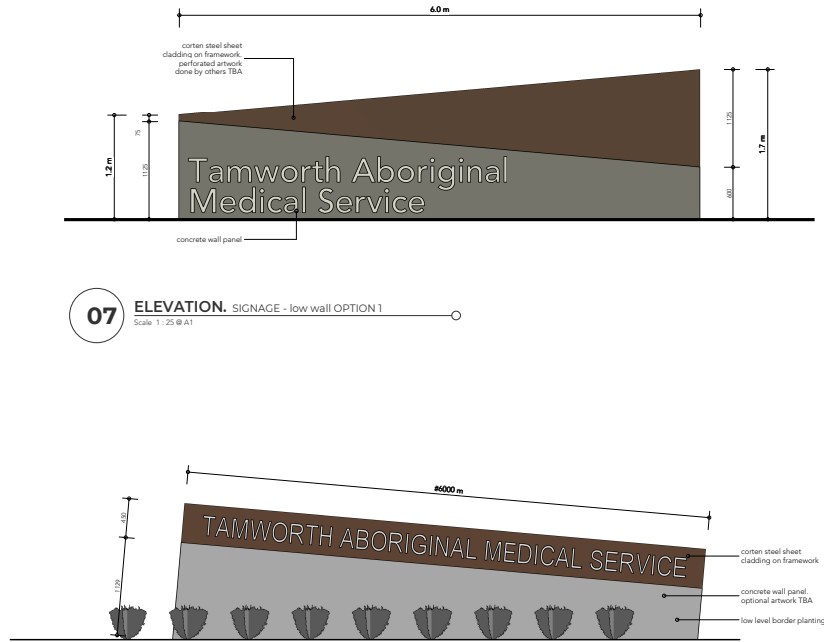
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SIGNAGE DETAILS

Scale.	1 : 25 @ A1	Drawn.
Sheet.	09 of 11	Checked.
Project No.	40924	Revision.

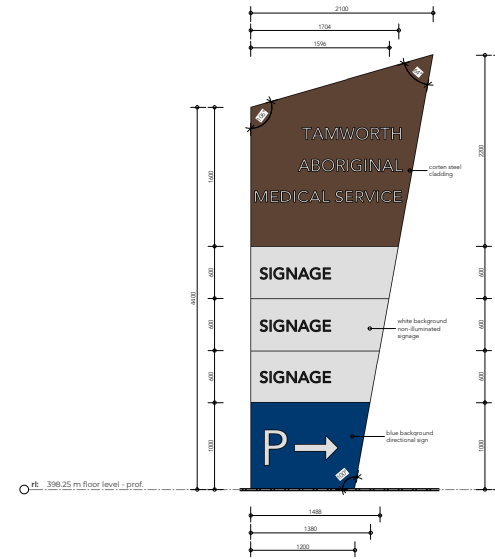
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40924-
A08

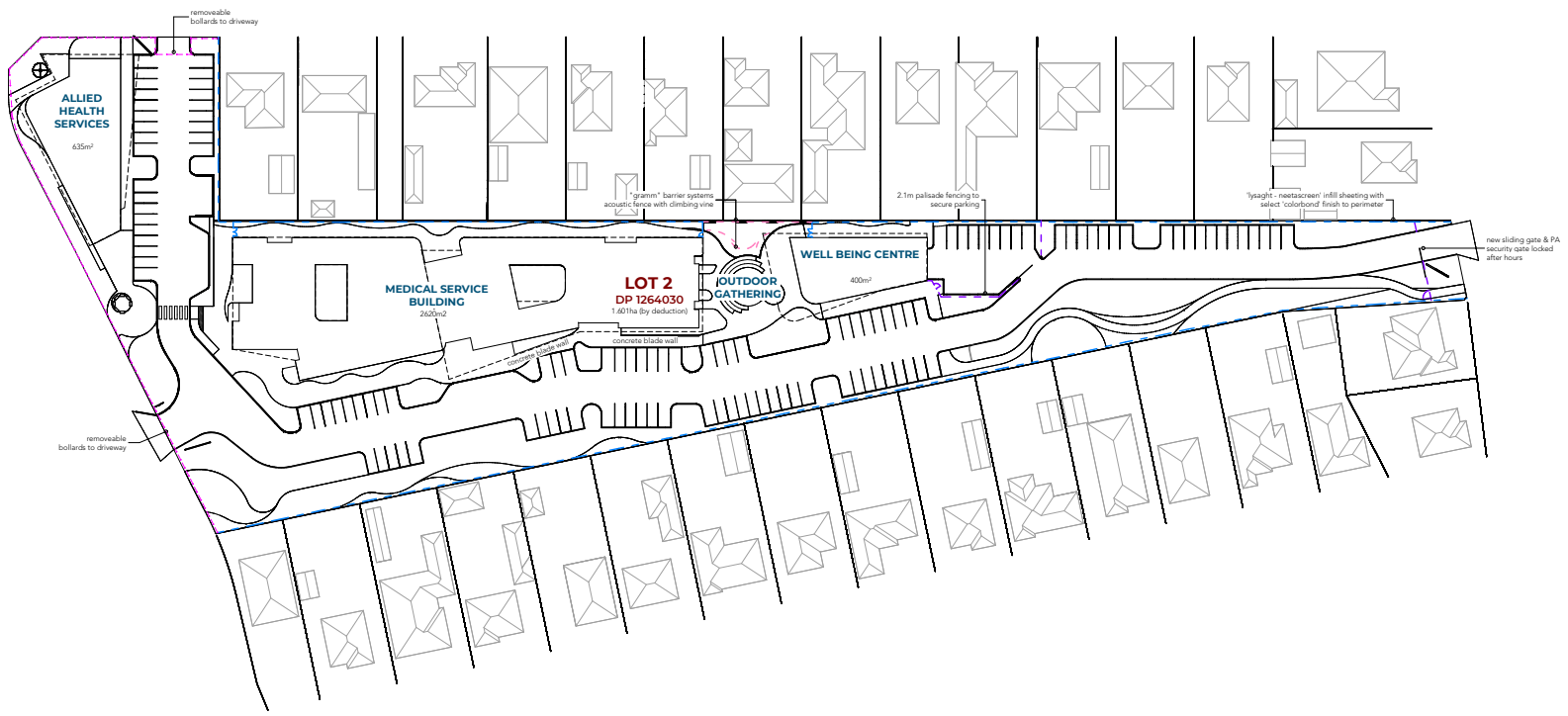
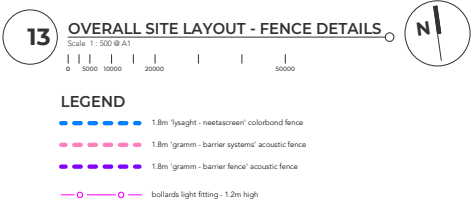


07 **ELEVATION. SIGNAGE - low wall OPTION 1**
Scale 1:25 @ A1

09 **ELEVATION. SIGNAGE - low wall OPTION 2**
Scale 1: 25 @ A1



08 **ELEVATION. SIGNAGE - TYPICAL PYLON**
Scale 1:25 @ A1



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Rev.	Date	Amendment
A	02/10/2024	REVISED PARKING AND SITE ARRANGEMENTS
B	10/10/2024	FENCE DETAILS ADDED
C	06/02/2025	REVISED ISSUE

Project: **PROPOSED MEDICAL CENTRE DEVELOPMENT**
Site Address: **HILLVUE ROAD, SOUTH TAMWORTH NSW 2340**
LOT 2 - DP1264030
Client: **TAMWORTH ABORIGINAL MEDICAL SERVICE**

Drawing Title: SITE FENCE SETOUT			
Scale:	As indicated @ A1	Drawn:	LO
Sheet:	11 of 11	Checked:	KG
Project No:	40924	Revision:	C

Drawing No: **40924-A09**

DEVELOPMENT APPLICATION



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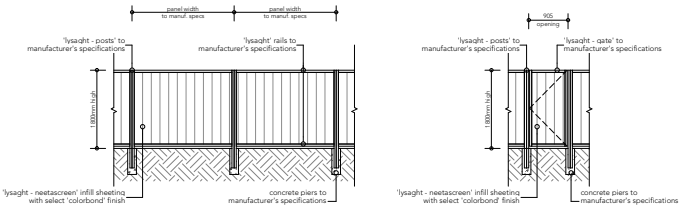
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Rev.	Date	Amendment
E	21.02.2023	9336 FOR APPROVAL
F	24.01.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA
H	28.08.2024	REVISED DRIVEWAYS AND OUTDOOR GATHERING AREA
I	01.10.2024	REVISED PARKING AND SITE ARRANGEMENTS
J	10.10.2024	FENCE DETAILS ADDED
K	06.02.2025	REVISED ISSUE

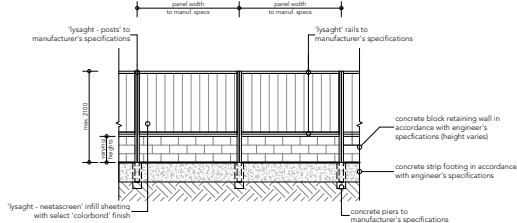
Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:		Drawing No.	
FENCE DETAILS		40924-	
Scale:	As indicated @ A1	Drawn:	LO
Sheet:	10 of 11	Checked:	KG
Project No:	40924	Revision:	K

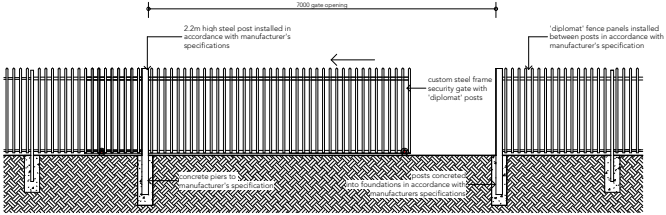
**40924-
A10**



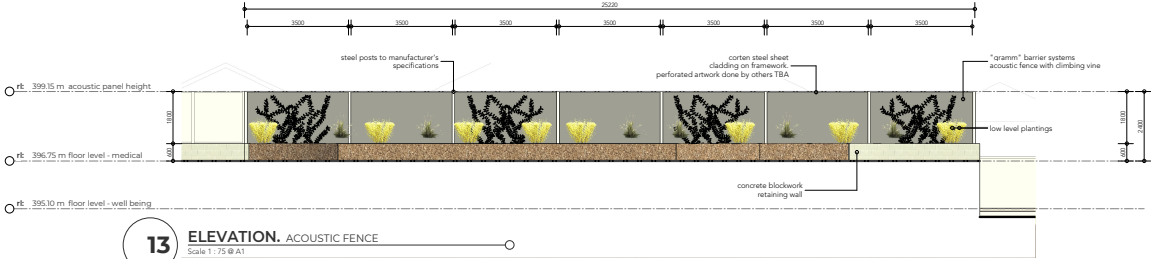
10 DETAIL SECTION. FENCE - COLORBOND
Scale 1: 50 @ A1



11 DETAIL SECTION. FENCE - CoBOND ON RET. WALL
Scale 1: 50 @ A1



12 FENCE - DIPLOMAT
Scale 1: 50 @ A1



13 ELEVATION. ACOUSTIC FENCE
Scale 1: 75 @ A1

DEVELOPMENT APPLICATION



01 MEDICAL CENTRE FLOOR PLAN
Scale 1:150 @ A1
0 1500 3000 6000 15000

AREAS	
MEDICAL CENTRE GROSS FLOOR AREA	2420m ²
EXTERNAL PAVEMENT - INTERNAL COURTYARDS	1295m ²
STAFF NUMBERS	
CLINICAL WING 21 consult rooms, 1 pathology office, 1 office	subtotal = 23 staff
ADMINISTRATION Executive offices (6), Open Office (12), Admin office (3), Reception (4)	sub total = 25 staff
COUNSELLING WING 15 Consult rooms, 1 Managers office	subtotal = 16 staff
Total = 64 staff	

DEVELOPMENT APPLICATION



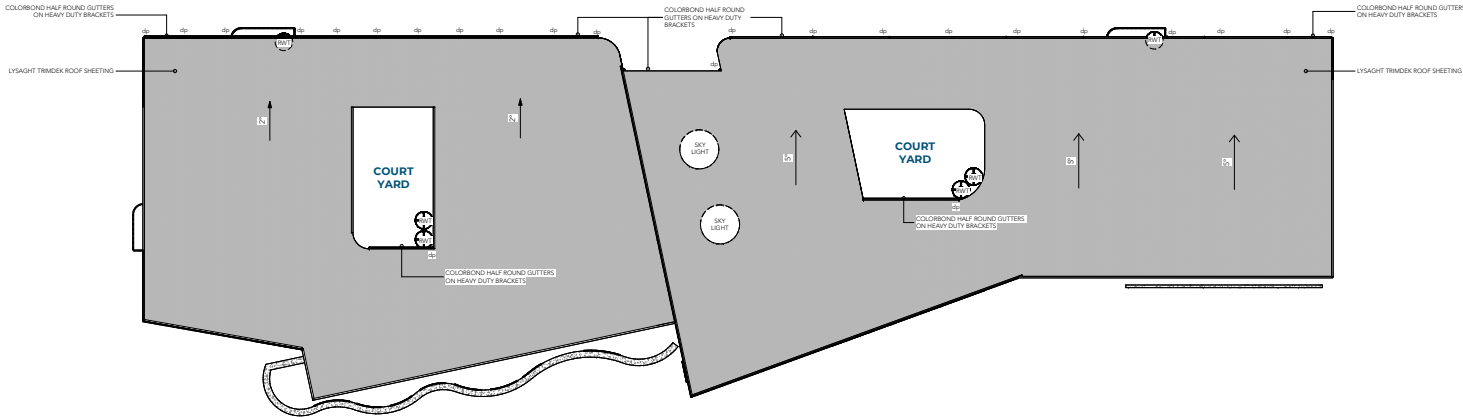
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Rev.	Date	Amendment
A	12.05.2023	PRELIMINARY
B	29.05.2023	CONCEPT
C	26.07.2023	ISSUED FOR GRANT APPLICATION
D	01.02.2023	ISSUE FOR REVIEW
E	22.02.2023	ISSUE FOR APPROVAL
F	18.01.2023	ISSUE FOR APPROVAL
C	29.03.2024	ISSUE FOR DA
H	06.02.2025	REVISED ISSUE

Project:
PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
MEDICAL CENTRE - FLOOR PLAN
Scale: As indicated @ A1
Sheet: 12 of 23
Project No: 40924

Drawing No:
40924-A101
Drawn: LO
Checked: KG
Revision: H



02 ROOF PLAN
Scale 1 : 200 @ A1

LEGEND

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Rev.	Date	Amendment
E	22.12.2023	ISSUE FOR APPROVAL
G	29.01.2024	ISSUE FOR DA
H	06.02.2025	REVISED ISSUE

Project
**PROPOSED MEDICAL CENTRE
DEVELOPMENT**
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title	
MEDICAL CENTRE - ROOF PLAN	
Scale: As indicated @ A1	Drawn: LO
Sheet: 13 of 23	Checked: KG
Project No: 40924	Revision: H

Drawing No.
**40924-
A102**

ROOFING NOTES.

Steel roof sheeting is to be installed in accordance with manufacturer's installation instructions, AS1562.1 Design & installation of sheet roof & wall cladding - metal & the BCA Vol. 1, Part F1.5.

Roofing to be installed as per AS/NZS3500.3 and stormwater management plan prepared by Barnson.

Dowpipes are to be located where they will not create a hazard to building users nor impede window & door openings & the like. They are to be installed as close as practicable to the supporting structure while maintaining termite inspection clearances of 25mm. Dowpipes are to be protected from potential mechanical damage, be installed no less than 100mm from electrical cables & cables & gas pipes & no less than 50mm from other services in accordance with AS/NZS3500.3.2 & civil design prepared by Barnson.

Dowpipes throughout in accordance with civil design prepared by Barnson.

The proposed roofing must be installed to prevent water penetration into the building structure in accordance with the stormwater management plan prepared by Barnson.

All sarking material to be installed according to manufacturer's installation instructions, AS/NZS4200.1 & 2:2017 - Installation of pliable membrane & underlay & the BCA Vol. 1, F1.6.

Corrosion protection of metal roof sheeting is required to meet with minimal coating requirements of manufacturer.

Gutters, downpipes & flashing fabricated with metal are to meet AS/NZS2179 requirements while uPVC components are to comply with AS1273.

No lead roofing products are to be specified to prevent toxins from entering any potential potable rainwater catchment supplies.

Eave gutters must have a 1:500 minimal fall & designed in accordance with stormwater management plan prepared by Barnson.

Any flexible ducting that has a source from a flame hazard must meet AS4254 hazard properties.

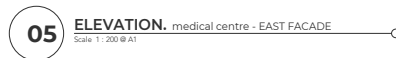
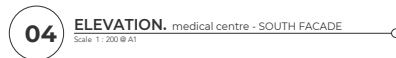
Provide dekrite pipe flashing or similar to roof pipe penetrations. Install in strict accordance with manufacturers recommendations, providing free drainage of water from around the areas of installation.

A roof anchorage & safety system is to be designed, installed & certified certified in accordance with AS1891.4-2000. Building owner is to ensure annual maintenance & inspection of system.

Roof sheets to be lapped away from prevailing weather ingress in accordance with AS1562.1.

Install sarking over battens & under roof sheeting for improved moisture drainage.

DEVELOPMENT APPLICATION

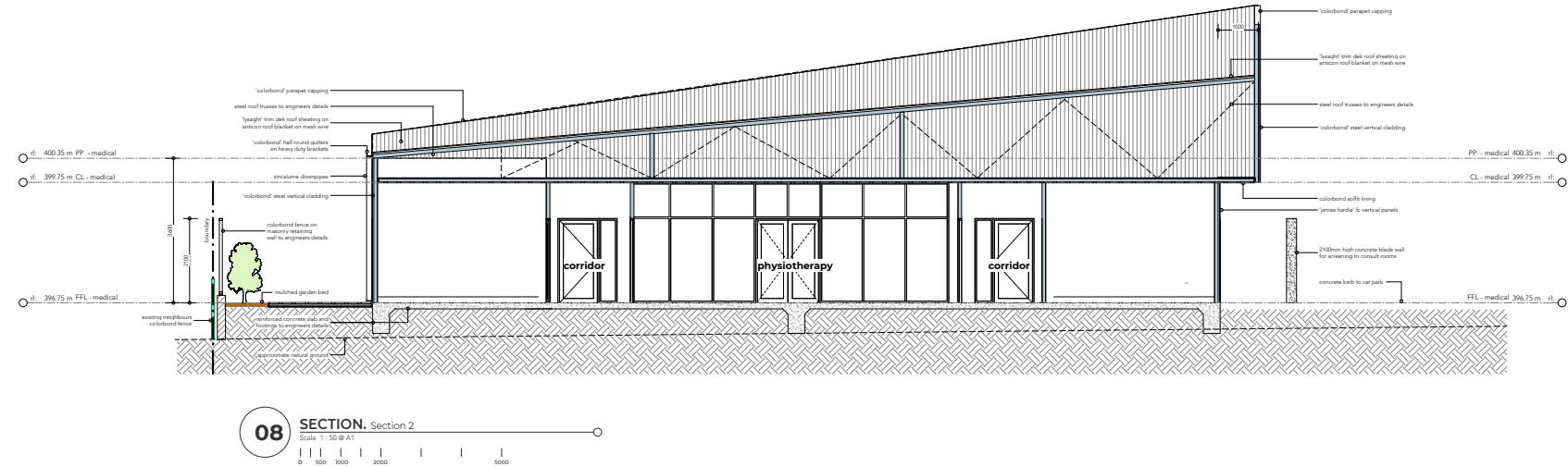


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DESIGN . PLAN . MANAGE



Drawn.	LC
Checked.	KC
Revision.	H

40924-
A110



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D	01/12/2023	ISSUE FOR REVIEW
E	22/12/2023	ISSUE FOR APPROVAL
G	29/02/2024	ISSUE FOR DA
H	06/02/2025	REVISED ISSUE

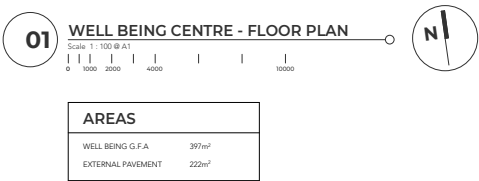
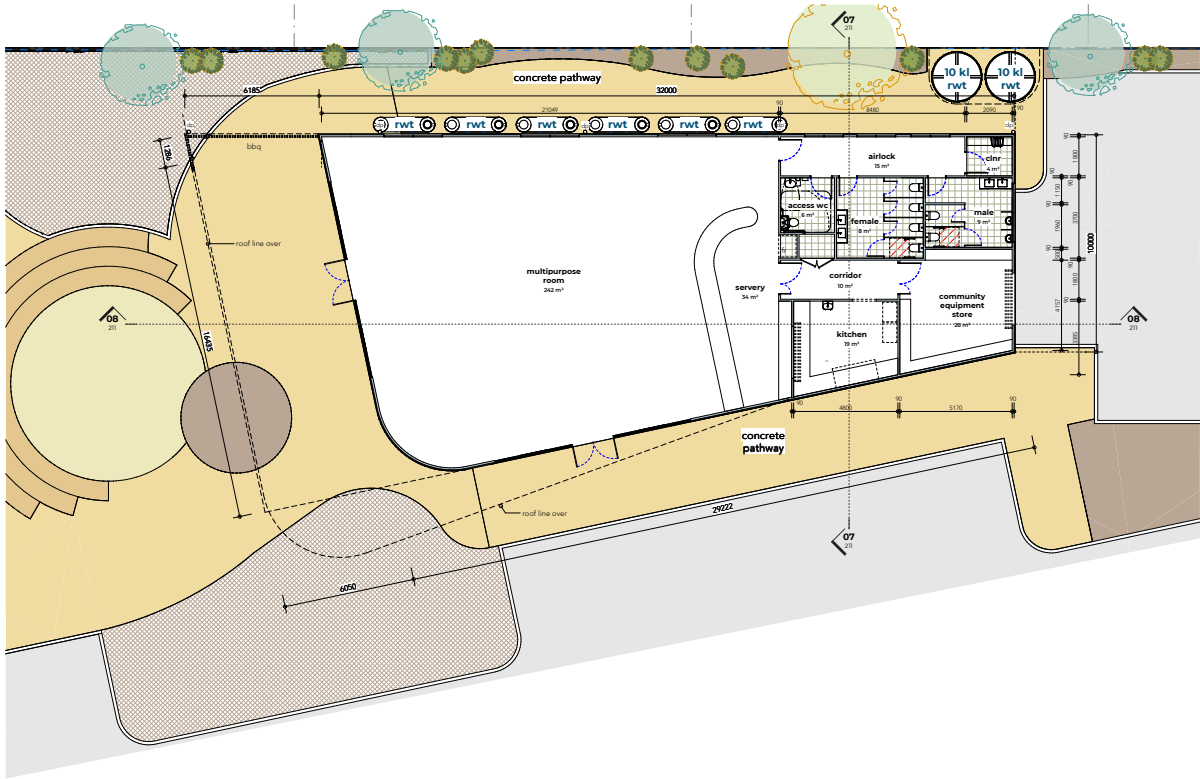
Project:
PROPOSED MEDICAL CENTRE - DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
MEDICAL CENTRE - SECTIONS
Scale: As indicated @ A1
Sheet: 15 of 23
Project No: 40924

Drawing No:
LO
KG
H

40924-
A111

DEVELOPMENT APPLICATION



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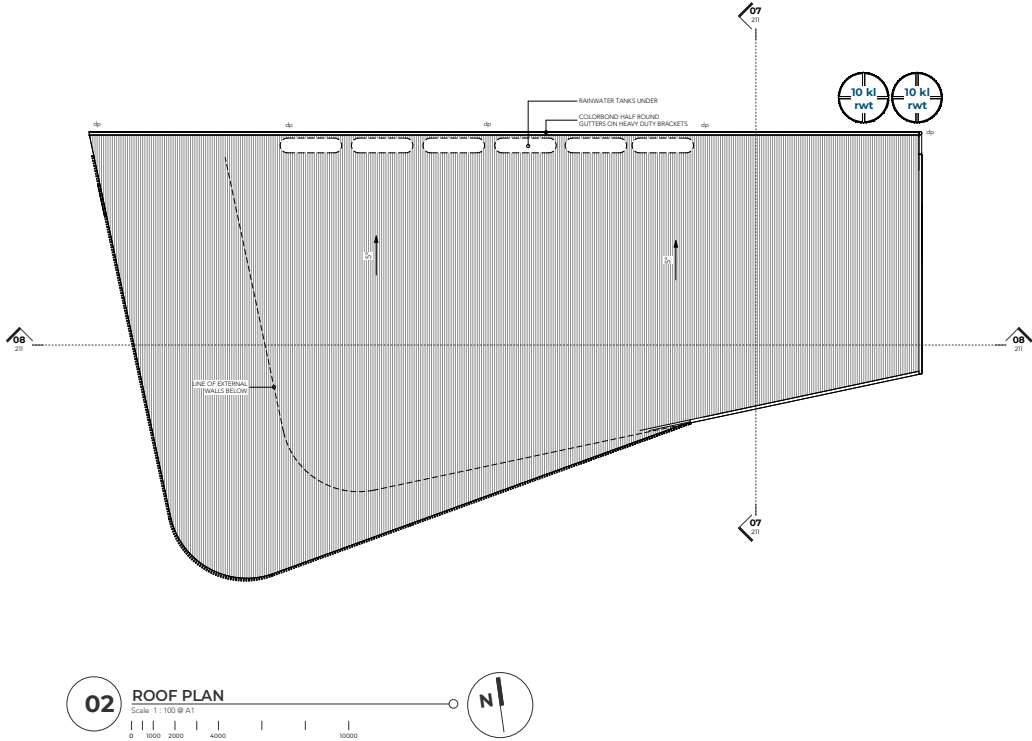
Rev.	Date	Amendment
A	12/05/2023	PRELIMINARY
B	29/05/2023	CONCEPT
C	26/07/2023	ISSUED FOR GRANT APPLICATION
D	01/12/2023	ISSUE FOR REVIEW
E	22/12/2023	ISSUE FOR APPROVAL
F	29/01/2024	ISSUE FOR DA
G	06/02/2025	REVISED ISSUE

Project
**PROPOSED MEDICAL CENTRE
DEVELOPMENT**
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title
**WELL BEING CENTRE -
FLOOR PLAN**
Scale: 1:100 @ A1
Sheet: 16 of 23
Project No: 40924

Drawing No.
**40924-
A200**
Drawn: LO
Checked: KG
Revision: G

DEVELOPMENT APPLICATION



ROOFING NOTES.

Steel roof sheeting is to be installed in accordance with manufacturer's installation instructions, AS1562.1 Design & installation of sheet roof & wall cladding - metal & the BCA Vol. 1, Part F1.5.

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Downpipes are to be located where they will not create a hazard to building users nor impede window & door openings & the like. They are to be installed as close as practicable to the supporting structure while maintaining termite inspection clearances of 25mm. Downpipes are to be protected from potential mechanical damage, be installed no less than 100mm from electrical cables & cables & gas pipes & no less than 50mm from other services in accordance with AS/NZS3500.3.2 & civil design prepared by Barnson.

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Roof sheets to be lapped away from prevailing weather ingress in accordance with AS1562.1.

Install sarking over battens & under roof sheeting for improved moisture drainage.

DEVELOPMENT APPLICATION

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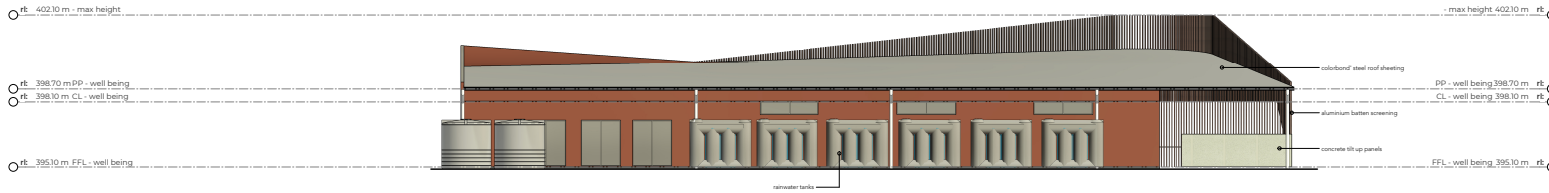
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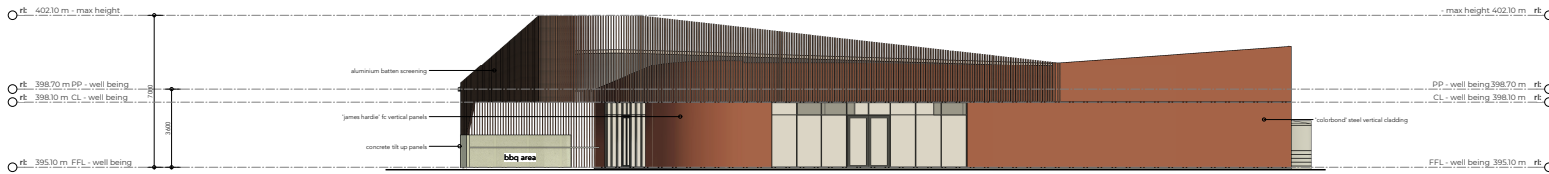
Project:
**PROPOSED MEDICAL CENTRE
DEVELOPMENT**
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title WELL BEING CENTRE - ROOF PLAN			
Scale:	As indicated @ A1	Drawn:	LO
Sheet:	17 of 23	Checked:	KG
Project No:	40924	Revision:	G

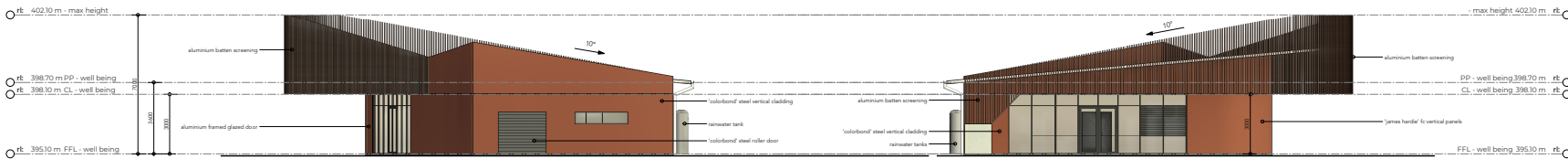
Drawing No:
**40924-
A201**



03 ELEVATION. well being - NORTH FACADE
Scale 1:100 @ A1



04 ELEVATION. well being - SOUTH FACADE
Scale 1:100 @ A1



05 ELEVATION. well being - EAST FACADE
Scale 1:100 @ A1

06 ELEVATION. well being - WEST FACADE
Scale 1:100 @ A1

LEGEND

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Project:
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DEVELOPMENT**
Site Address:
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LOT 2 - DP1264030
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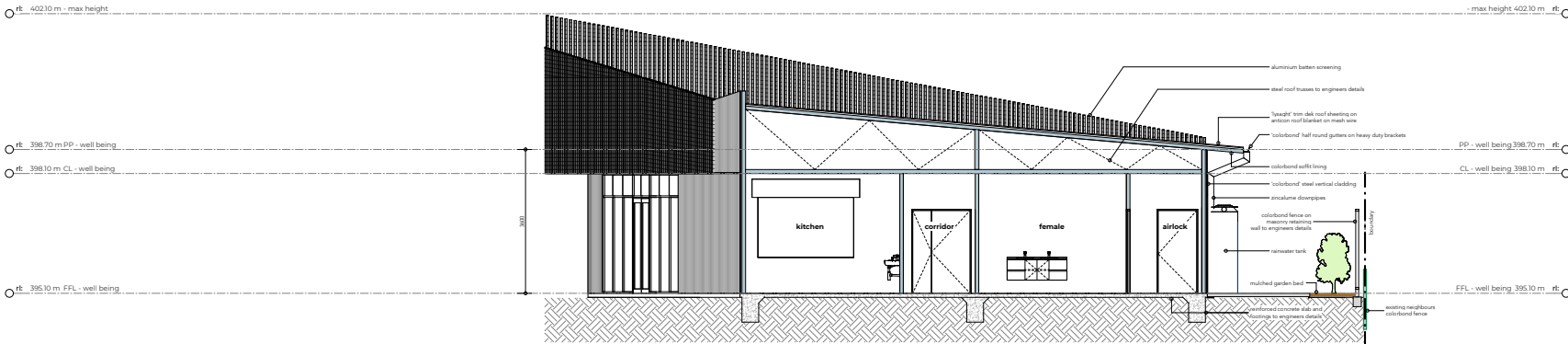
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**WELL BEING CENTRE -
ELEVATIONS**
Scale:
1:100 @ A1
Sheet:
18 of 23
Project No:
40924

Drawing No.

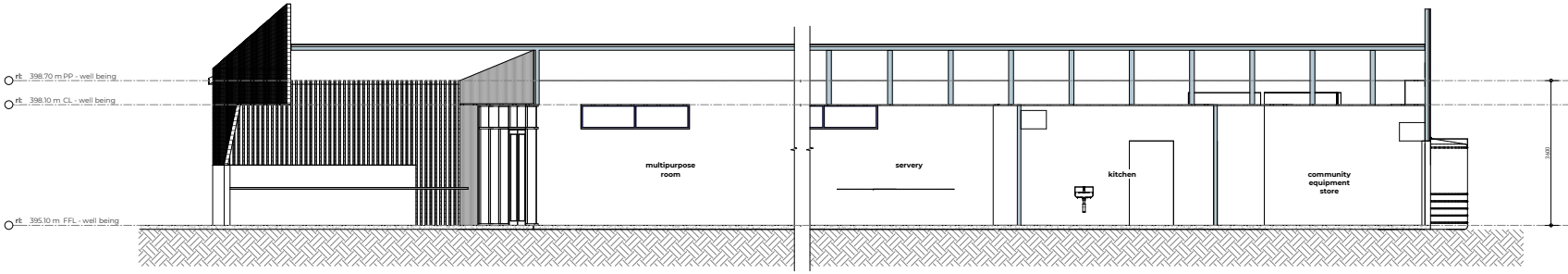
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KG
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**40924-
A210**

DEVELOPMENT APPLICATION



07 SECTION. Section 1
Scale 1:50 @ A1



08 SECTION. Section 2
Scale 1:50 @ A1

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Rev.	Date	Amendment
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G	06/02/2025	REVISED ISSUE

Project
**PROPOSED MEDICAL CENTRE
DEVELOPMENT**
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title			
WELL BEING CENTRE - SECTIONS			
Scale:	1:50 @ A1	Drawn:	LO
Sheet:	19 of 23	Checked:	KG
Project No:	40924	Revision:	G

Drawing No.
**40924-
A211**

DEVELOPMENT APPLICATION



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Rev.	Date	Amendment
E	29.01.2024	ISSUE FOR DA
F	07.05.2024	NEW FLOOR PLAN LAYOUT
G	22.05.2024	REVISED INTERNAL LAYOUT
H	20.06.2024	REVISE TO SUIT CLIENT LAYOUTS
I	03.07.2024	REVISE TO SUIT CLIENT LAYOUT
J	04.07.2024	REVISE TO SUIT CLIENT LAYOUT
K	24.07.2024	GRANT APPLICATION DRAWINGS
L	06.02.2025	REVISED ISSUE

Project:
**PROPOSED ALLIED HEALTH
DEVELOPMENT**
Site Address:
**HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030**
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
**ALLIED HEALTH - FLOOR
PLAN**
Scale: 1:100 @ A1
Sheet: 20 of 23
Project No: 40924

Drawing No:
**40924-
A300**
Drawn: LO
Checked: KG
Revision: L

DEVELOPMENT APPLICATION

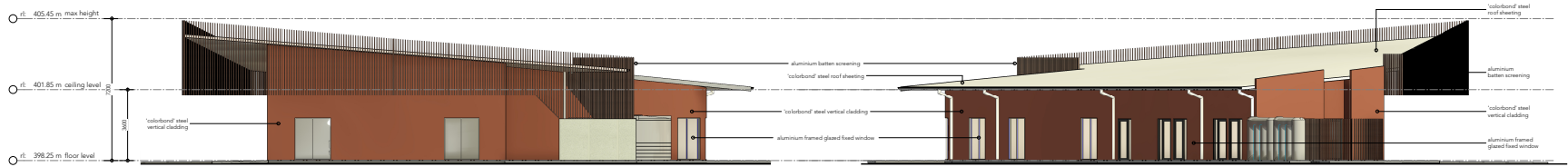


01

ALLIED HEALTH - FLOOR PLAN
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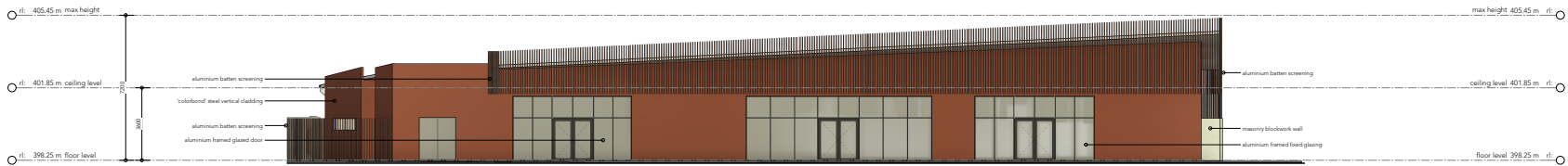
N

AREAS	
DENTAL	290m ²
HEALING SPACE	333m ²
EXTERNAL PAVEMENTS	167m ²
TOTAL G.F.A =	623m ²

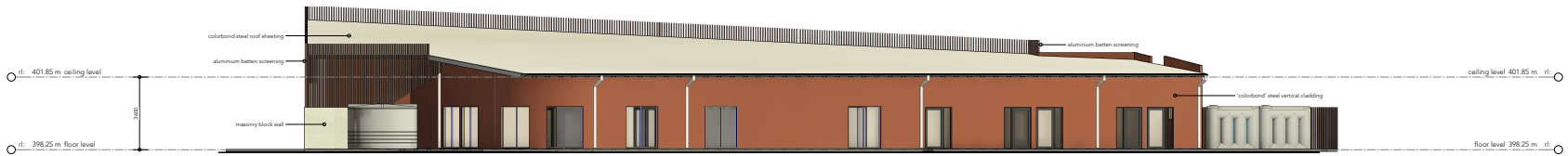


03 ELEVATION. allied health - NORTH FACADE
Scale 1: 100 @ A1
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04 ELEVATION. allied health - SOUTH FACADE
Scale 1: 100 @ A1



05 ELEVATION. allied health - EAST FACADE
Scale 1: 100 @ A1



06 ELEVATION. allied health - WEST FACADE
Scale 1: 100 @ A1

DEVELOPMENT APPLICATION

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J	04.07.2024	REVISE TO SUIT CLIENT LAYOUT
K	24.07.2024	GRANT APPLICATION DRAWINGS
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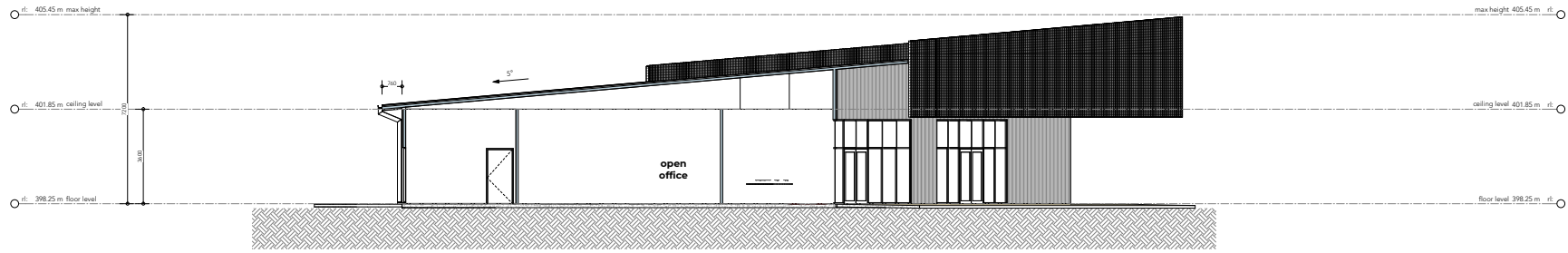
Project
PROPOSED ALLIED HEALTH DEVELOPMENT
Site Address:
HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DP1264030
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title:
ALLIED HEALTH - ELEVATIONS
Scale: 1:100 @ A1
Sheet: 22 of 23
Project No: 40924

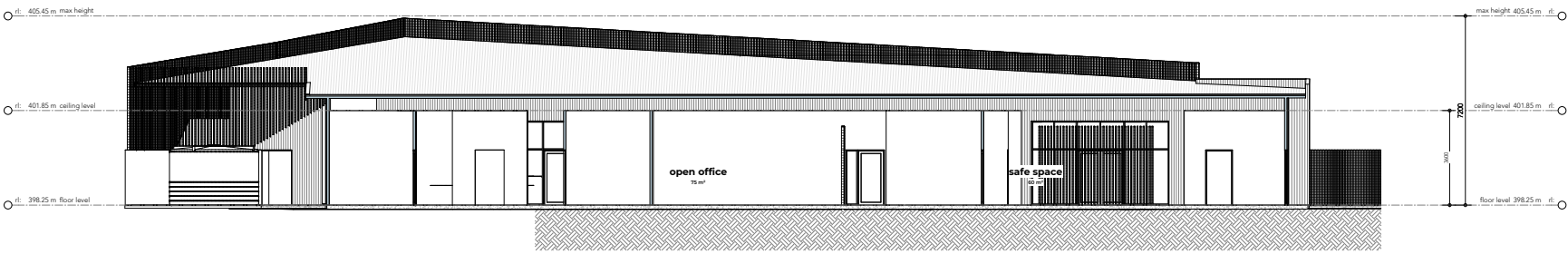
Drawing No.

Drawn: LO
Checked: KG
Revision: L

40924-
A310



07 SECTION. Section 1
Scale 1:75 @ A1
0 750 1500 3000 7500



08 SECTION. Section 2
Scale 1:75 @ A1
0 750 1500 3000 7500

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J	04.07.2024	REVISE TO SUIT CLIENT LAYOUT
K	24.07.2024	GRANT APPLICATION DRAWINGS
L	06.02.2025	REVISED ISSUE

Project
**PROPOSED ALLIED HEALTH
DEVELOPMENT**
Site Address:
**HILLVUE ROAD, SOUTH TAMWORTH NSW 2340
LOT 2 - DPI264030**
Client:
TAMWORTH ABORIGINAL MEDICAL SERVICE

DEVELOPMENT APPLICATION			
Drawing Title: ALLIED HEALTH - SECTIONS			
Scale:	1:75 @ A1	Drawn:	LO
Sheet:	23 of 23	Checked:	KG
Project No:	40924	Revision:	L

Drawing No:
**40924-
A311**



COUNCIL ASSESSMENT REPORT
NORTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSNTH-292 DA2024-0283 (PAN-411441)
PROPOSAL	Construction of a new Medical Centre, Wellbeing Centre, and Allied uses
ADDRESS	Lot 2 DP 1264030 Hillvue Road, South Tamworth
APPLICANT	Tamworth Aboriginal Medical Service
OWNER	Tamworth Regional Council
DA LODGEMENT DATE	13 February 2024
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Section 3, Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 Council related development with a CIV over \$5 million.
CIV	\$20,401,587 (excluding GST)
CLAUSE 4.6 REQUESTS	NIL
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Tamworth Regional Local Environmental Plan 2010 • Tamworth Regional Development Control Plan 2010
TOTAL & UNIQUE SUBMISSIONS ISSUES SUBMISSIONS	<p>Twenty-two (22) total unique submissions</p> <p>One (1) Petition with 222 signatures</p> <p>Key issues</p> <ul style="list-style-type: none"> • Loss of greenspace and amenity • Traffic impacts in local road network • Increased crime • Noise
DOCUMENTS SUBMITTED FOR CONSIDERATION	<p>Attachment A: Draft Conditions of consent</p> <p>Attachment B: Architectural Plans</p> <p>Attachment B2: Landscape Plans</p>

	<p>Attachment C: Preliminary Civil Designs</p> <p>Attachment D: Record of Briefing</p> <p>Attachment E: Nabers</p> <p>Attachment F: Tree retention and removal plan</p> <p>Attachment G: SEPP IE Sch 5 Assessment</p> <p>Attachment H: Preliminary Site Investigation</p> <p>Attachment I: DCP Assessment</p> <p>Attachment J: Traffic Impact Assessment</p> <p>Attachment K: Noise Assessment</p> <p>Attachment L: CPTED Report</p> <p>Attachment M: TfNSW Response</p> <p>Attachment O: Submissions</p>
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (\$7.24)	NA
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	Yes
SCHEDULED MEETING DATE	15 September 2025
PLAN VERSION	Architectural Plans - February 2025
PREPARED BY	Petula Bowden – Consultant Town Planner
DATE OF REPORT	15 August 2025

EXECUTIVE SUMMARY

Development Application (DA2024-0283) seeks consent for a community-controlled health care service. The development will consist of a medical services building, wellbeing centre, allied health services building, outdoor gathering, reflection spaces, yarning circle, landscaping and carparking.

The subject land is known as Lot 2 DP 1264030, Hillvue Road SOUTH TAMWORTH (formerly a part of Lot 39, Section F in DP20599) and comprises 1.6 Hectares. The site has frontage to three roads which include Hillvue Road, Robert Street and Kathleen Street. The site is currently vacant.

The site is zoned RE1 Public Recreation pursuant to the *Tamworth Regional Local Environmental Plan 2010* (TRLEP). A medical centre and ancillary uses are permissible with consent in the RE1 zone.

The principal planning controls relevant to the proposal include TRLEP and the Tamworth Regional Development Control Plan 2010 ('DCP'). The proposal is consistent with the provisions of the planning controls.

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

The proposal was notified in accordance with Council's Community Participation Plan 2019 from 13 March 2024 to 17 April 2024. 22 submissions and a petition with 222 signatures were received by Council during the public consultation period.

The application was referred to the Northern Regional Planning Panel (NRPP) as the proposal constitutes 'regionally significant development' pursuant to Section 2.19(1) and Clause 3 of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*. The development is regionally significant development as it has an estimated development cost more than \$5 million and the Council is the owner of the land on which the development is to be carried out.

A briefing meeting was held with the Panel on 24 July 2024 where key issues were discussed namely:

- surrounding development;
- reclassification of the land;
- engineering issues;
- community expectations; and
- site contamination.

The Panel also requested clarification in relation to the following matters:

- Alignment of the proposal with the zoning objectives;
- Land tenure arrangements;
- Proposed ancillary uses;
- Traffic assessment, including site layout and parking;
- Hours of operation;
- Stormwater;
- Strip of land connecting to Robert Street;
- Tree removal; and
- Visual amenity and the Sustainability SEPP.

The Applicant provided additional information on 17 February 2025 that addressed the issues identified at the Panel's onsite inspection on the 7th February 2025. These matters are also addressed where relevant throughout this assessment report.

The Applicant has been given the opportunity to review the recommended conditions.

Following a detailed assessment of the proposal pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, it is recommended that DA2024-0283 be approved subject to the conditions of consent contained in **Attachment A**.

1. THE SITE AND LOCALITY

1.1 The Site

The site (**Figure 1**) has a total area of 1.6 Hectares and is predominately flat in topography, with a minor slope from the northern to southern boundary; and a 2% slope from the western boundary to the eastern boundary respectively. The site is currently open grassed parkland with vegetation existing primarily towards the southern and eastern boundaries, being a variety

of trees ranging in size and maturity. There are newer plantings (trees) noted along the northern and north-eastern site boundaries.



Figure 1-Aerial Image of Subject Site.

The land is located in South Tamworth on the corner of Hillvue Road and Robert Street. The site also has a narrow frontage to Kathleen Street.

The western part of the allotment is approximately 122m wide along the Hillvue Road frontage and narrows to 18.93m in the eastern part of the site along Kathleen Street.

The site has frontage to the Hillvue Road in the west, Robert Street in the northwest and Kathleen Street in the east.

Pedestrian footpaths are available along Hillvue Road and Robert Street on both sides and on one side (opposite the site) on Kathleen Street. There is an informal gravel track which runs through the site from Hillvue Road to Kathleen Street, being more prominent at the Hillvue Road end.

Sewer mains traverse the site along the northern and southern boundaries, with the northern mains connecting with the existing infrastructure along Hillvue Road (shown in red in **Figure 1** above). Stormwater drainage infrastructure is located along the southern boundary, with the drainage infrastructure in Robert Street connecting into it from the north (shown in green in **Figure 1** above).



Figure 2- Site facing east from Hillvue Road



Figure 3- Site facing south from Robert Street



Figure 4- Site facing west from Kathleen Street

1.2 The Locality

The site is located within South Tamworth, approximately 3.7km south west of the Tamworth CBD.

The site is located within an area characterised by low-scale residential development, scattered commercial activities and parklands. The site is surrounded by residential dwellings with parklands to the west and remnant commercial development to the north along Robert Street. Surrounding land uses are predominantly general residential in nature with generally compatible uses and additional public recreation land interspersed throughout. Specifically, Hyman Park exists on the western side of Hillvue Road directly opposite the site, including play equipment and public toilets.

The site has historically been used as a park/recreation area, which formed part of Hyman Park, which encompasses additional land west of Hillvue Road.

Refer to **Figure 5** for an overview of the subject land in regard to the wider locality.

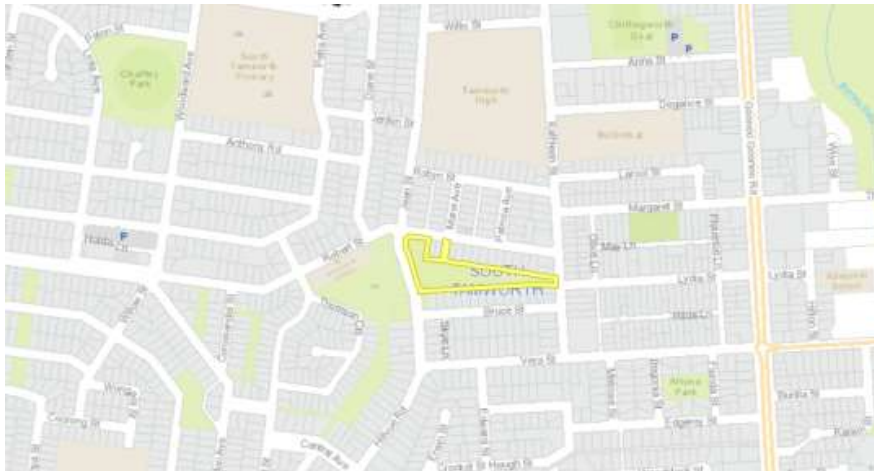


Figure 5- Locality Map

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal (DA2024-0283) seeks consent for a 'medical centre' and associated site works.

Tamworth Aboriginal Medical Service is an Aboriginal community-controlled health care service providing culturally appropriate preventative primary health care services, designed to improve individual health care outcomes for the Aboriginal and non-Aboriginal community of Tamworth.

DA2024-0283 seeks consent for the construction of three new buildings that will involve an allied health services building, medical centre and wellbeing centre.

The proposed development works include the following:

A. Site Preparation Works

The site preparation works will result in the removal of 27 trees from the site.

The proposed earthworks will include the levelling of the site that will require minor earthworks.

A retaining wall has been included along the northern boundary.

B. Allied Health Services

The allied health services (**Figures 6 and 7**) building will be located in the north-western section of the site and comprise of 635m². The building will include three (3) separate tenancies (**Figure 8**).

Tenancy 1 - The first tenancy will cover an area of 295m² and will be used as a dental practice. The tenancy will contain a waiting room/reception area, four (4) dental rooms, lab room, sterile room, storage rooms, staff/meeting room, office, and amenities.

Tenancy 2/3 - Future occupants for the second and third tenancies are indicated to be used for healing space and offices/ consulting rooms for allied health uses in accordance with the current planning controls.



Figure 6- Allied Health East elevation

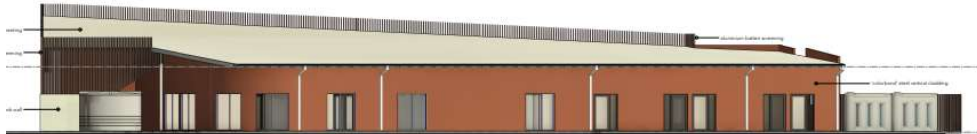


Figure 7-Allied Health West elevation



Figure 8-Allied Health Layout.

C. Medical Centre

The medical service (**Figures 9 and 10**) building will be located central to the site and comprise a GFA of 2,620m².

The building is split into three (3) sections, comprising a clinical wing in the east, a counselling wing in the southwest, and administrative wing in the northwest.

The building will include thirty-nine (39) consulting rooms, six (6) executive rooms, three (3) staff/board rooms, open office area and enclosed office areas, training room, amenities, admin and quiet room, reception, printing rooms, storage rooms, pharmacy room, secure storage room, treatment room, pathology room, medical storage room, physiotherapy room, bathrooms, café and kids creche.



Figure 9- Medical Centre South elevation



Figure 10- Medical Centre Layout

D. Wellbeing Centre

The wellbeing centre (**Figures 11 and 12**) will be located in the eastern part of the site and will comprise a GFA of 400m² and contain:

- multipurpose room;
- kitchen / servery;
- storerooms;
- bathrooms; and
- BBQ area.

The wellbeing centre shall be used for staff meetings, fitness, group therapy (men's, women's and elders), wake's, general health and wellbeing and other related community meetings.



Figure 11- Wellbeing South Elevation

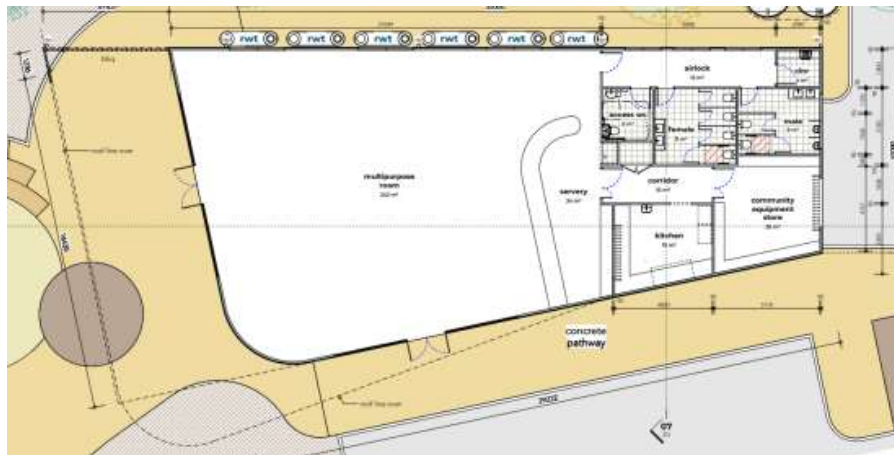


Figure 12- Wellbeing layout

E. External Areas

The proposal will also include outdoor spaces such as a gathering area (west), reflection space (between the medical centre and wellness centre), and yarning circle (east). It is anticipated that this space will be used daily with approximately 20-30 patrons throughout the day.

F. Landscaping

Landscaping will be provided throughout the site, including a 1.8m Colorbond fence (in some areas atop a 600mm retaining wall) is to be erected along the boundaries of the site where it adjoins existing residential development.

The development layout seeks to retain as many existing trees as possible (**Figure 13**). Where removal is required (27 trees to be removed), approximately 75 replacement trees with varying heights between 3m and 25m are proposed (**Figure 14**). Deep soil plantings are proposed to all setback areas. Plantings throughout that shall include the following drought and frost tolerant species; blackwood, forest oak, coast banksia, Queensland bottle tree, narrow leaved bottlebrush along with a suite of shrubs and groundcovers.



Figure 13-Tree Retention/Removal Plan



Figure 14- Proposed Landscaping

The development incorporates several communal facilities for use of staff, patients and visitors. These include external courtyard areas, a yarning circle, Reflection paces, outdoor gathering circle, bbq area, murals and turfed areas.

G. Access and Parking

Access is provided from all three (3) road frontages. The main access is provided from Hillvue Road in the southwestern portion of the site, while access to the allied health services building will be provided from Robert Street in the north.

Access will also be provided from Kathleen Street in the east.

The proposed development includes the provision of 132 spaces, including four (4) accessible spaces. An area for a drop off/ambulance zone is located at the entrance to the medical centre.

H. Acoustic Measures

The site is located within an urban area, characterised by residential dwellings, scattered commercial land uses and parklands. As such, noise control measures have been implemented with the proposed development. A combination of Colourbond fencing and acoustic fencing is proposed to mitigate noise impacts. These fences will have a height of 1.8m.

The acoustic fencing has been positioned along the outdoor gathering space area as this area is anticipated to be the biggest noise generator. The acoustic panelling consists of Corten steel sheet cladding on formwork with perforated artwork. A 'Gramm' barrier system acoustic fencing and climbing vine shall be implemented to reduce noise. The height of the proposed acoustic fence is approximately 3m and shall provide both noise controlling properties and establish a privacy screen to residential receptors. It is anticipated that no major noise sources shall be generated elsewhere on the subject site. Acoustic treatments shall also be applied to the plant rooms around the buildings.

An Acoustic Assessment report was prepared in support of the subject proposal. This report has quantified potential operational noise emissions from the project and recommends reasonable and feasible noise controls where required.

I. Signage

Low entry signage will be located at all road frontages, with a pylon sign also to be installed on the Hillvue Road frontage (**Figures 15 and 16**).

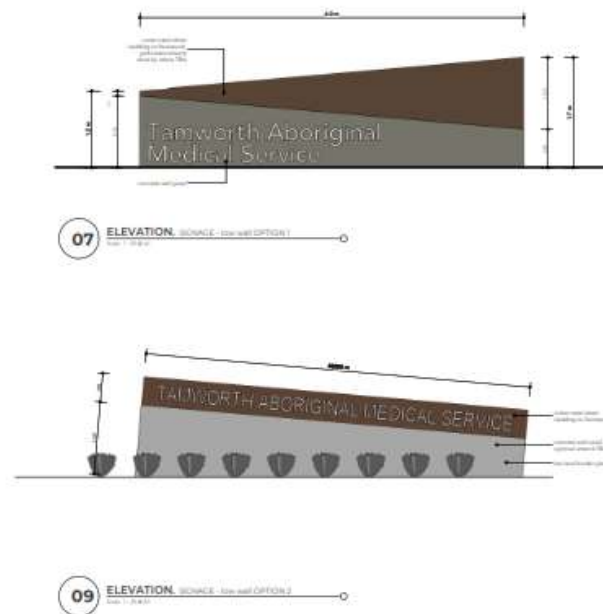


Figure 15- Low wall signs

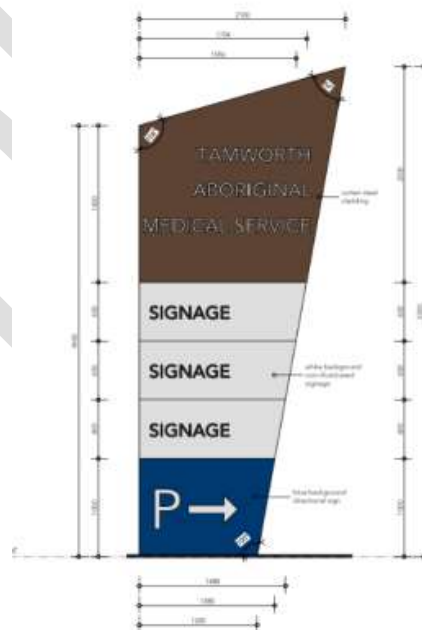


Figure 16-Pylon sign

J. Miscellaneous

Building material finishes are to consist of a combination of concrete panels, FC vertical panels, Colourbond cladding and guttering, zincalume downpipes, aluminium batten screening, aluminium framed glazing, Corten steel cladding, and Colourbond roof sheeting.

CCTV shall be installed internally and externally. In conjunction to this, appropriate lighting shall be installed for security monitoring.

A bin storage area is dedicated along the southern boundary of the site. This will contain a combination of general and recyclable storage options. Either Council or an appropriate collection company shall be nominated for the collection and disposal of waste.

The complete suite of development plans to which the proposal relates are provided as **Attachment B** to this report and outlined in **Table 1** below:

Table 1- Suite of Plans

00	Cover Sheet	Rev K	06.02.2025
01	3D Perspectives		
02	Existing Site Plan		
03	Overall Site Plan		
04	Part Site Plan		
05	Part Site Plan		
06	Part Site Plan		
07	Part Site Plan		
08	Signage Details		
09	Site Fence Setout	Rev C	
10	Fence Details	Rev K	
101	Medical Centre- Floor Plan	Rev H	
102	Medical Centre- Roof Plan		
110	Medical Centre- Elevations		
111	Medical Centre-Sections		
200	Well Being Centre- Floor Plan	Rev G	
210	Well Being Centre- Elevations		
211	Well Being Centre- Sections		
300	Allied Health – Floor Plan	Rev L	
310	Allied Health- Elevations		
311	Allied Health- Sections		
LA00	Overall landscape Layout Plan	Rev C	20.11.24
LA01	Allied Health Services Layout		
LA02	Medical Service building Layout		
LA03	Well Being Centre Layout		
LA04	Reflection Space Layout		
LA05	Access Open Space Layout		
LA06	Tree Retention Plan	Rev B	04.12.2023
LA07	Palettes		

2.1.1 Operational Details

Staff

Staff numbers (50) are proposed to consist of the following;

- 10 qualified doctors,
- 4 registered nurses,
- 6 Australian Health Professionals,
- 3 transport staff,
- 7 executives,
- 5 drug and alcohol support staff,
- 6 social and emotional wellbeing staff,
- 1 NDIS staff,
- 2 aged care staff,
- 2 homelessness staff,
- 2 finance staff,
- 2 suicide prevention staff,
- and multiple visiting staff.

Hours of operation for the site would be 8:30am to 5:00pm Monday to Friday, with extended hours on Thursday until 8pm and Saturdays 8:30am to 2:00pm. The facility will be closed on Sundays and public holidays;

Waste

Medical waste shall be removed fortnightly via 2 Sulu bins and storage of 10 small sharps containers. No liquid trade waste is to be generated on the site. General waste shall be storage within the dedicated area on the site and removed weekly by a nominated contractor.

Traffic

The proponent anticipates that there would be 2 Rigid (12m long) truck deliveries per day and weekly garbage collection. TAMS will offer transportation services via 1 bus and 8 other vehicles. It is anticipated that there would be on average 20 vehicles/customers parking at the premises at any one time.

The key development data is provided in **Table 2**.

Table 2-Key development data

Control	Proposal
Site area	1.6 Hectares
GFA	3655m ²
FSR (retail/residential)	N/A
Clause 4.6 Requests	No

Hours of Operation	8.30am-5.00pm Monday to Friday with extended hours on Thursdays to 8pm. Saturdays 8.30am- 2pm. Closed on Sundays and public holidays.
Staff	50 - with various numbers on a visiting basis
Max Height	8m (Medical Centre building)
Landscaped area	Substantial areas across the site.
Car Parking spaces	132 (including 4 disabled spaces)
Setbacks	5.0m to Robert Street 4.5m to Hillvue Road 4.0m setback of buildings to adjoining property boundaries.

2.2 Background

A pre-lodgement meeting was held prior to the lodgement of the applicant on **27 June 2023** where various issues were discussed. A summary of the key issues and how they have been addressed by the proposal is outlined below:

- Development characterisation
- Acoustic attenuation
- Carparking
- Access and Traffic

Pre-lodgement Meeting Minutes are provided as **Attachment D**.

The DA was lodged on **23 February 2024**. A chronology of the DA since lodgement is outlined in **Table 3** below including the Panel's involvement (briefings, deferrals etc) with the application:

Table 3- Event Chronology

Date	Event
23 February 2024	DA lodged
13 March 2024	Exhibition of the application
6 March 2024	DA referred to external agencies and request for information from Council to Applicant
24 July 2024	Panel briefing
29 July 2024	Request for information from Council to Applicant
7 Feb 2025	Panel Site Inspection

18 Feb 2025	RFI Response received. Amended Traffic impact Assessment provided
26 August 2025	Report to Council to receive and note

2.3 Site History

The site has historically been utilised as a park/reserve. Hyman Park was provided for in DP 20599 for 'Reserve for Park, Recreation and Drainage' on 14 February 1947 under the Shire of Peel.

More recently, the Tamworth Aboriginal Medical Service identified the site as having potential for the construction of a substantial medical centre. They approached Council and a report to the Ordinary Council Meeting on 12 September 2017 was made, where it was resolved to undertake community consultation to gauge the community's sentiment regarding the medical centre. Subsequently, Fire and Rescue NSW have also expressed an interest in locating a fire station on the site independent of the proposed medical centre. At that stage, co-locating the two facilities on the site appeared to be a viable option.

Council recognised that reclassifying this section of Hyman Park may be a prudent course of action to facilitate these or other community uses on the site in the future. No other amendments to planning provisions were proposed, meaning that the land would remain zoned RE1 - Public Recreation with no minimum lot size restrictions.

In 2018, the land was subject to a reclassification proposal that changed the classification from Community Land to Operational Land. The planning proposal (Ref PP-2020-3187) was lodged with the Department of Planning, Housing and Infrastructure (DPHI) on 4 January 2018 (revision in March 2018).

The Planning Proposal report stated that the purpose of the reclassification was to allow for the future development of the site for either a medical centre or Fire and Rescue NSW facility. A community benefit was identified from the reclassification proposal.

The Planning Proposal was publicly notified in accordance with the DPHI Guidelines between 9 April 2018 and 9 May 2018. During this period 12 submissions (10 opposed and 2 in support) were received. A public hearing was also held on 18 July 2018. The issues identified in the submissions included:

- Traffic safety and congestion within the local road network
- Loss of parkland that is currently used by the surrounding community
- Loss of visual and acoustic amenity

The assessment was subsequently finalised, and the planning proposal was recommended for approval. The changes were gazetted on 23 August 2019, which formalised legal pathway, allowing for the proposed development to be constructed on the land subject to development consent being granted.

3. STATUTORY CONSIDERATIONS

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

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
that apply to the land to which the development application relates,
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

These matters are further considered below.

3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

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

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

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Tamworth Regional Local Environmental Plan 2010*
- *Tamworth Regional Development Control Plan 2010*

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 4** and considered in more detail below.

Table 4- Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	<p>Chapter 2: Vegetation in non-rural areas</p> <p>Section 2.1 aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p> <p>Section 2.6(1) – requires approval from council for removal of vegetation to which Part 2.3 applies. Part 2.3 provides that a DCP may declare relevant vegetation. The TRDCP 2010 does not declare any vegetation for the purposes of the Biodiversity SEPP. However, it does that where mature trees and vegetation are removed that replacements landscaping should aim to include local indigenous species. Replacement planting around the carpark is proposed.</p> <p>Chapter 4: Koala Habitat Protection 2021</p> <p>Clause 4.9(2) – requires Council to consider the impact of development on koala habitat. Council is satisfied that the proposal will have minimal impact on koala habitat, there being no koala habitat on or around the subject site, and therefore consent can be granted.</p>	Y
State Environmental Planning Policy (Industry and Employment) 2021	<p>Chapter 3: Advertising and Signage</p> <p>Section 3.6 – granting consent to signage Section 3.11(1) – matters for consideration</p> <p>Consent for signage associated with the development is sought in this application. The proposal is considered acceptable in terms of its impacts in regard to the assessment criteria listed in Schedule 5.</p> <p>A Table of Assessment of the proposal against the provisions of Schedule 5 is provided as Attachment G.</p>	Y
State Environmental Planning Policy (Planning Systems) 2021	<p>Chapter 2: State and Regional Development</p> <p>Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 3 of</p>	Y

	Schedule 6 as it comprises Development with an estimated development cost of more than \$5 million on land owned by the Council.	
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>Chapter 3: Standards for non-residential development</p> <p>Section 3.2 – A Section J Report was not submitted with the application, however the NCC Reports prepared for each of the 3 buildings suggested:</p> <p><i>The energy efficiency of the building should be explored further to determine whether a performance solution will be required to meet the performance requirements of J1P1. The extent of building fabric and openings is not yet known and therefore compliance with the deemed to satisfy provisions is not clear. The use of JV3 to meet performance requirement J1P1 is recommended.</i></p> <p><i>This Verification Method compares the greenhouse gas emissions of a proposed building to that of a reference building which is based on the deemed to satisfy provisions. If the greenhouse gas emissions of the proposed building do not exceed that of the reference building, compliance with J1P1 is achieved.</i></p> <p><i>Through this modelling process, it must be demonstrated that the Performance Solution is equivalent to, or better than, the deemed to satisfy provisions. This equivalency is also one of the assessment methods recognised in the NCC. Solar photovoltaic systems and facilities for electric vehicle charging installed independently or as part of a performance solution should be identified early on and documented in the plans to be submitted with the development application and to be further considered in the preparation of the plans for the construction certificate.</i></p> <p>A condition of consent is imposed to ensure that the development is carried out to meet the requirements of J1P1.</p> <p>A NABERS Embodied Emissions materials Form was submitted with the application and is provided as Attachment E.</p>	
SEPP (Resilience & Hazards) 2021	Chapter 4: Remediation of Land	Y

	Section 4.6 - Contamination and remediation has been considered in the Preliminary Site Investigation Report and the proposal is satisfactory subject to conditions.	
SEPP (Transport and Infrastructure) 2021	<p>Chapter 2: Infrastructure</p> <p>Section 2.48(2) (Determination of development applications—other development) – electricity transmission.</p> <p>The development does not involve the penetration of ground within 2m of an underground electricity power line or an electricity power distribution pole. Development is not to be carried out within or immediately adjacent to an easement for electricity purposes, or immediately adjacent to an electricity substation or within 5m of an exposed overhead electricity power line.</p> <p>Section 2.122 (Traffic Generating Development). The proposed development constitutes a traffic generating development under Section 2.122 and Column 3 of Schedule 3 of the Transport and Infrastructure SEPP 2021.</p> <p>Transport for NSW were referred the application and is able to support the proposal in terms of impacts on State Controlled Roads.</p> <p>TFNSW advised that it has no requirements for the proposed development as it is considered that there will be not significant impact on the nearby classified (State) road network.</p>	Y
Tamworth Regional Local Environmental Plan (TRLEP) 2010	<p>Clause</p> <p>2.3 - Permissibility and zone objectives</p> <p>4.4 - Floor space ratio</p> <p>5.10 - Heritage conservation</p> <p>7.1 - Earthworks</p>	Y Generally Compliant
Tamworth Regional Development Control Plan (TRDCP) 2010	<p>Step 3</p> <p>Parking, Traffic and Access Controls</p> <p>Other Types of Development</p>	Y Generally Compliant

Consideration of the relevant SEPPs is outlined below.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

Chapter 2 of the Biodiversity and Conservation SEPP (BC SEPP) seeks to protect the biodiversity and amenity values of trees and other vegetation in non-rural areas. As the subject land is located within the RE1 Public Recreation zone, this Chapter applies.

Comment: The subject site has historically been used as parklands, forming part of Hyman Park. As such, the site contains vegetation that is well managed, consisting of established grasslands and scattered trees. The dominant tree species are Eucalypts, with some other species throughout. Twenty-seven (27) existing trees on the subject land will need to be removed in order to accommodate the development (**Figure 17**). The design of the proposed carpark and traffic manoeuvrability areas has considered the location of the existing trees to ensure they can be retained where possible. The number and species of the trees to be removed are detailed below:

- (9) juvenile *ulmus parvifoli* (*Chinese Elm*)
- (2) *photinia robusta* (*Chinese Hawthorn*)
- (3) *Eucalyptus creba* (*Narrow Leaf Ironbark*)
- (2) *Brachychiton (populneum kurrajong)*
- (1) *Eucalyptus blakelyi* (*Blakleys red gum*)
- (3) *Eucalyptus camaldulensis* (*River Red Gum*)
- (1) *Fraxinus oxycarpa* CV *Claret Ash*
- (1) *Olea europaea* (*Common Olive*)
- (2) *Olea africana*- *Wild Olive*
- (4) *Melia azederach*-*White Cedar*



Figure 17- Tree retention removal plan

A copy of the Tree Retention and Removal Plan is provided as **Attachment F**.

Section 2.10 of the BC SEPP allows a Council to issue a permit for the clearing of native vegetation in any non-rural area where that clearing does not exceed the biodiversity offsets scheme threshold. In this circumstance, the site area is 1.6 Hectares. The threshold for clearing, above which the Biodiversity Assessment Method and Biodiversity Offsets Scheme apply is 0.5 Hectares. The proposal does not exceed 0.5 Hectares of clearing.

The Biodiversity Values Map (**Figure 18**) does not depict the site vegetation as being of high biodiversity value. The proposal does not therefore trigger the *Biodiversity Conservation Act 2016*.



Figure 18- Biodiversity Values Map

Chapter 4: Koala habitat protection 2021

This Chapter aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

Pursuant to Clause 4.9(2) of this Policy, Council must assess whether the development is likely to have any impact on koalas or koala habitat. Twenty-seven (27) existing trees / shrubs are required to be removed in order to facilitate the proposed development. Furthermore, any tree removal will be partly offset through proposed landscaping of the site

A Flora and Fauna Assessment Report was not prepared for the application due to the minor extent of vegetation removal proposed and consideration that the development is likely to have low or no impact on koalas or koala habitat. It is considered that the proposal is likely to have a low or no impact on koalas or koala habitat pursuant to Section 4.9(3) of the Policy and therefore consent may be granted to the development application.

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 of the Industry and Employment SEPP aims to regulate the quality of the signage and ensure effective communication of content is located in suitable locations, and is of a high-quality design, consistent with the character of the area. Section 3.6 of this Policy requires the consent authority to ensure the signage is consistent with the objectives of this Chapter and the assessment criteria provided in Schedule 5, prior to granting an approval.

Low entry signage will be located at all road frontages, with a pylon sign also to be installed on the Hillvue Road frontage. Details of the proposed signage is provided in **Figures 15 and 16** above.

An assessment of the proposed signage pursuant to Schedule 5 is provided in **Attachment G**.

State Environmental Planning Policy (Planning Systems) 2021 ('Planning Systems SEPP')

Chapter 2: State and Regional Development

The proposal is regionally significant development pursuant to Section 2.19(1) as it satisfies the criteria under Clause 3 Schedule 6 of this Policy. The proposal is development on land owned by Tamworth Regional Council and has an estimated cost of development of more than \$5 million.

In this regard, the Northern Regional Planning Panel (NRPP) is the consent authority for the Development Application.

State Environmental Planning Policy (Sustainable Buildings) 2021

The Development Application is accompanied by the requisite documentation required under SEPP SB including a BASIX Certificate and an Ecologically Sustainable Development Report addressing the mandatory considerations under Section 3.2 of SEPP SB. For the purposes of SEPP SB, the proposed development includes a non-residential development component, but it does not meet the definition of a large commercial development.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

The provisions of Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP)* have been considered in the assessment of the DA. Section 4.6 of Resilience and Hazards SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

Given the sites' previous use as parklands, contamination is not expected to be present. There are no known historical contaminating uses that have been carried out on the site.

A Preliminary Site Investigation (Site Contamination Investigation, Barnson Ref: 40924-ER01_A dated 13 October 2023) has been carried out and is provided in **Attachment H** to this report.

The PSI found the following potential sources of contamination as part of the investigation;

- landscaping maintenance,
- use of motorised vehicles and equipment, and
- demolition activities or uncontrolled disposal of waste.

The analysis of surface soil samples collected during the site investigation confirmed that average concentrations of all contaminants were below the screening criteria and that no significant concentrations of persistent contaminants were collected. The PSI concluded that there are no contamination or potential sources of contamination identified on the site that would have an impact on the proposed development.

The PSI concludes that the subject site is suitable for the intended redevelopment and land use. Council is satisfied that there are no known contaminants expected to be found on site, and that appropriate conditions can be recommended to safely manage any unknown contaminants found during works. As such, the requirements of this Policy are met.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The provisions of Chapter 2 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the 'Transport and Infrastructure SEPP') provide a consistent and flexible planning system to facilitate the delivery of infrastructure and services. The policy identifies environmental assessment categories for types of infrastructure, matters to consider when assessing development adjacent to infrastructure and provides for consultation with relevant public authorities.

The following provisions of Chapter 2 are relevant to the DA:

• *Section 2.48 – Determination of development applications – other development - This section applies to a development application comprising or involving any of the following:*

- (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
- (b) development carried out—*
 - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
 - (ii) immediately adjacent to an electricity substation, or*
 - (iii) within 5m of an exposed overhead electricity power line,*

As none of these provisions are relevant to the subject proposal, the application was not required to be referred to the local energy authority.

Clause 2.119 – Development with frontage to classified road

The subject site has a frontage to three (3) roads, none of which comprise a State Classified Road. Referral under this clause was therefore not required.

Clause 2.122 – Traffic generating development

The proposed development constitutes a traffic generating development under Section 2.122 and Column 3 of Schedule 3 of the Transport and Infrastructure SEPP 2021.

Schedule 3 of the Transport and infrastructure SEPP nominates development for particular purposes that require referral to Transport for New South Wales (TfNSW). As the subject proposal will generate 200 or more motor vehicles per hour referral to TfNSW was required.

Comments were received from TfNSW on 18 March 2025 following a review of the information submitted upon lodgement of the DA. TfNSW advised that it has no requirements for the proposed development as it is considered that there will be not significant impact on the nearby classified (State) road network. The response is provided as **Attachment M** to this report.

Tamworth Regional Local Environmental Plan 2010

The relevant local environmental plan applying to the site is the *Tamworth Regional Local Environmental Plan 2010* ('the TRLEP'). The aims of the TRLEP include the need to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, and to encourage the orderly management, development and conservation of natural and other resources within the Tamworth region by protecting, enhancing or conserving important and culturally significant lands.

As with many plans, the TRLEP seeks to allow flexibility in the planning framework so as to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity and aims to manage and strengthen employment opportunities whilst promoting ecologically sustainable urban development.

The proposal is consistent with these aims, seeking consent to utilise an area of land as a medical centre which was historically used as public open space. The available areas of public open space within the South Tamworth locality would not be noticeably reduced due to the nearby network of local parks and open pace areas and the retention of the western portion of the existing Hyman Park and the Girl guides facility.

Zoning and Permissibility (Part 2)

The site is located within the RE1 Public Recreation zone pursuant to Clause 2.3 of the TRLEP (see **Figure 19** below).



Figure 19- Zoning Map

Land Use definitions

The proposed facility (Medical Centre, Wellbeing Centre, and Allied Health Building) is identified as meeting the definition of medical centre which is a permissible use with consent in the Land Use Table in Clause 2.3.

The LEP defines a Medical Centre to mean:

premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note—Medical centres are a type of health services facility—see the definition of that term in this Dictionary.

It is noted that the medical services building proposes to include a pharmacy, café and children's creche.

A pharmacy is best defined as a 'business premises' under the LEP. Business premises are prohibited in the RE1 zone.

The pharmacy proposes to predominantly provide pharmaceuticals to patients on site or attending the medical services. The pharmacy will have a floor area of only 39m².

A creche is not separately defined within the LEP, however the definition of a centre-based child care facility specifically excludes a '*child minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.*'

The proposed creche will not provide care independent of the medical centre. The creche is therefore considered to be a use ancillary to the medical centre.

An ancillary use is a use that is subordinate or subservient to the dominant purpose. The concept is important when a development involves multiple components on the same land. The 3 additional uses to be carried out on the site are not separate or independent uses, are inextricably bound up to the dominant use and shall support the viability of that use.

Therefore, the additional uses (pharmacy and creche) can adequately be considered as permissible as they are incidental, subordinate and subservient to the proposed dominant use as a medical centre.

Cafés are defined in the LEP as 'restaurant or café' and are permissible with consent in the RE1 zone.

Zone Objectives

The zone objectives of the RE1 Public Recreation zone are:

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

Concern was raised with the Applicant regarding the development's compliance with these objectives. The Applicant responded by stating that:

'Common planning practice is that a permissible use in a given zone is generally considered to be consistent with the overall objectives of that zone, unless there is clear evidence to the contrary. There is significant case law which deals with whether a development is 'consistent' with zone objectives. Jeffrey v Canterbury Bankstown Council (2021) and Muscat Developments Pty Ltd trading as Muscat Developments v Wollondilly Shire Council (2021) provide assistance with determining whether a development is consistent with zone objectives. In particular, both cases quote the following:

- *The presumption that development for a purpose that is classified as being permitted with consent in the zone will be compatible with the objectives of the zone.*
- *The design of the particular development for that purpose should result in acceptable environmental impacts.*

As discussed throughout the submitted Statement of Environmental Effects, the proposed development results in minimal environmental impacts that should be deemed as acceptable by Council. Furthermore, it should be emphasised that the permissibility of a use within a zone should generally be taken as evidence of its compatibility with the broad strategic goals of the zone.'

It is considered that, where a use is permitted within a zone, the assumption is that the development is broadly compatible with the strategic aims and purposes of that zone, even if it is not explicitly addressed in the zone objectives. The proposed development is considered to be compatible with the objectives of the RE1 Zone.

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

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 5** below.

Table 5- Consideration of the LEP Controls

Control	Requirement	Proposal	Compliance
FSR (CI 4.4(2))	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. No FSR requirements apply to this site.	The subject site has an area of 1.6 Hectares. The total floor area of the proposal is 3655m ² .	N/A
Heritage (CI 5.10)	This part requires that the consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.	The subject land is not identified as holding Aboriginal or European heritage in any mapping, however the precautionary approach to development has been undertaken by the Applicant, and an Aboriginal Cultural Heritage Assessments and European Heritage Impact Statement has been prepared for the site. No items of cultural significance were identified, and no further assessment is required.	yes

Additional Local Provisions (Part 7).

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 6** below.

Table 6- Additional Local Provisions

Control	Requirement	Proposal	Compliance
Earthworks (CI 7.1)	Before granting consent the consent authority must consider the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality; the effect of the proposed development on the likely future use or redevelopment of the land; the quality of the fill or the soil	The site is relatively flat throughout and it is considered that minimal earthworks are required to support the proposed development. There shall be no significant detrimental effect on existing drainage patterns,	yes

	to be excavated, or both; the effect of the proposed development on the existing and likely amenity of adjoining properties; the source of any fill material and the destination of any excavated material; the likelihood of disturbing relics and the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	soil stability or any cultural heritage items or features on the site or within proximity. The earthworks are not to the extent they are likely to result in visual impacts on the streetscape or adjoining lands. Appropriate erosion and sediment controls will be undertaken on the site during development works to prevent and reduce any potential soil erosion that could occur on the site.	
Clause 7.6 Development in Flight Path	Development consent must not be granted to erect a building on land in the flight path of the Tamworth Airport if the proposed height of the building would exceed the obstacle height limit determined by the relevant Commonwealth body	The site is mapped as having an Obstacle Limitation Surface height of 45m. The proposed development has a maximum height of approximately 8m from ground level, thereby complying with this requirement.	yes

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

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

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

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

The following Development Control Plan is relevant to this application:

- *Tamworth Regional Development Control Plan 2010* ('the DCP')

The DCP does not contain any specific controls for medical centre developments. However, the controls under the "Parking, Traffic and Access Controls" and "Other Types of Development Control's" are relevant and discussed in **Table 7** below:

A detailed DCP assessment table is provided as **Attachment I**.

Table 7- DCP Assessment - Summary

Provision	Requirement/ Comment
Parking	132 car parking spaces are proposed. The development complies.
Setbacks	There are no setback requirements, other than side and rear setbacks are to comply with the BCA requirements.
Building height	No height restrictions are applicable to the site. The DCP requires that reference is made to the LEP for Floor Space Ratio, of which the development complies fully with.
Outdoor lighting	All outdoor lighting provided to the development shall comply with AS4282 Control of Obtrusive Effects of Outdoor Lighting
Outdoor signage	The proposed signage package is considered suitable for the development.
Design	The proposed development complies with the design provisions under the DCP.
Utilities and Services	All services required for the development are available to the site.
Traffic and Access	<p><u>Traffic</u> A Traffic Impact Assessment has been prepared in support of the proposal. Suitable access arrangements have been proposed.</p> <p><u>Parking</u> The proposed car parking allocation and layout is considered suitable. The development complies with the parking provisions under the DCP.</p>

The following contributions plans are relevant pursuant to Section 7.18 of the EP&A Act and have been considered in the recommended conditions (notwithstanding Contributions plans are not DCPs they are required to be considered):

- *Tamworth Regional Section 7.12 (formerly Section 94A) (Indirect) Contributions Plan 2013*

Consistent with the Purpose and Objectives of the Tamworth Regional Section 7.12 (formerly Section 94A) (Indirect) Contributions Plan 2013 Scheme, Council is satisfied that the proposed development will or is likely to require the provision of or increase the demand for the community infrastructure within the immediate locality and therefore requires the levy to be applied. In addition, according to the Contributions Plan, the proposed medical centre is not a type of use that benefits from an exemption to development contributions.

The nominated cost of the development is \$20,401,587. Therefore, the applicable Section 7.12 contribution is \$204,015.87 based on 1% of estimated construction cost (including GST) and shall be paid prior to issue of the first construction certificate. A condition of consent is recommended in this regard.

(d) Section 4.15(1)(a)(iia) – Planning agreements under Section 7.4 of the EP&A Act

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

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

Clause 66A of the Regulations states that a Council related development must not be determined by the consent authority unless the council considers the adopted conflict of interest policy in determining the application. The subject site is Council owned and as such the application is classified to be a Council related development.

The proposal meets the following management control and strategy requirements of the *Managing Conflict of Interest in Council-Related Development Policy*:

Management controls	Proposed	Complies
Where Council is the assessing authority, the application shall not be prepared by Council's Liveable Communities Division. Alternatively, applications may be prepared by another Division of Council or external consultancy.	The application was prepared by an external Applicant: Barnson Pty Ltd	Yes
Council related applications are exhibited for a minimum 28 days.	The application was exhibited via the NSW Planning Portal for 28 days and 22 submissions and 1 petition were received.	Yes
Management controls for Council related DAs with a cost of works greater than \$5 million include: • DA to be assessed by a third-party consultant • DA to be determined by the Northern Regional Planning Panel (NRPP)	Estimated cost of proposed works is over \$5million. DA is assessed by Contract Planning Consultant. DA to be determined by the NRPP.	Yes

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

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

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

Context and Setting

The subject site is located in an established environment predominately characterised by residential activities with scattered commercial uses and parklands. The proposed development is compatible with the desired character of the locality and the design has considered the context and setting of the locality. The location of the development provides the proposed development with high exposure as well as substantial parking spaces and landscaped areas for the proposed use of the site. In this regard, it is considered that the proposed development is consistent with the existing locality. The development would therefore not impact on the context or setting in the locality.

Whilst it is acknowledged the surrounding context and setting is predominately characterised by residential development, it is important to note that the site has historically been nominated for a health services purpose as outlined previously in this report. Therefore, despite the surrounding context and setting being residential in nature, the site is evidently visualised for a different purpose to that surrounding the site.

Access, Parking and Traffic

Access

The subject site has frontage to Hillvue Road, Robert Street and Kathleen Street. All three are local collector roads and provide legal access to the subject site. The speed limit on Hillvue Road, Robert Street and Kathleen Street is 50km/h. Pedestrian access is easily obtained via all street networks.

Several iterations of the internal access layout and formats for the associated driveways off the surrounding network were assessed and considered. The objectives were to provide legibility and a clear "primary" point of access while at the same time managing impacts on the surrounding streets and intersections. The key elements were:

- Performance of the accesses off the surrounding street network, targeting a good level of service in terms of channelisation, and minimisation of queuing lengths /delays. Right turning vehicles into the site from Hillvue Road was identified as a risk.
- Continued reasonable level of service at the Hillvue Road / Robert Street intersection (roundabout). Proximity of the proposed site access off Robert Street to the roundabout was identified as a risk.
- Minimising the impact on parking supply, especially for the western portion of Hyman Park and St Edwards Infants School.

The photographs below depict on-street parking in Hillvue Road for the purpose of school pick-up. The photographs were taken between 2.30pm and 3.05pm.

Photograph 1 & 2 - Vehicles parked on Hillvue Road



The preferred solution identified through the iteration process was:

- Promotion of Hillvue Road as the primary vehicular access point for the development site;
- Channelised Right Turn / Auxiliary Left Turn (CHR/AUL) access at Hillvue Road;
- Left-In / Left-Out at Robert Street, controlled via a central median in Robert Street; and
- Left-In / Left-Out at Kathleen Street, controlled via signage, possibly supported by appropriately angled driveways.

Adopting these access configurations, SIDRA modelling indicated that all accesses and the nearby roundabout will operate with minimal queuing and delays (LOS-A).

Creating a CHR configuration at Hillvue Road would require the existing western kerbside lane to be designated as the through lane. This pavement is currently available for parallel parking. Usage is minimal / intermittent, with the notable exception being school pick-up activity. The removal of this parking to facilitate construction of the CHR treatment is considered inappropriate in the absence of alternative parking being provided elsewhere. A condition has been included in the draft consent conditions requiring the provision of no less than 7 replacement parking bays in the immediate vicinity of the school. Options for areas for replacement parking include:

- I. On Hillvue Road by widening the pavement to provide indented parallel parking bays, or
- II. by improving the dedicated parking area in Thomson Crescent.

Option II would require the developer to enter into a Voluntary Planning Agreement with Council for the payment of a contribution toward the provision of 7 parking bays at the Thomson Crescent frontage of Hyman Park.

Given the timeframes associated with preparation and execution of planning agreements, the provision of on-street parking bays on Hillvue Road is the preferred option. A condition of consent has been imposed requiring the developer to widen the western side of Hillvue Road to provide the required parking.

Public Transport

Tamworth Buslines operates two routes adjacent to the site, the 433 along Robert Street and the 435 along Kathleen Street. There are a number of school bus services which also pass by the site on Hillvue Road, Robert Street and Kathleen Street.

Traffic

Based on the proponent's experience at the existing TAMS facility, operational traffic generation has been estimated as:

- Deliveries: two rigid (12m long) trucks per day
- Garbage collection: once per week
- Staff: up to 64 staff members requiring parking per day
- TAMS-operated patient transportation services: one bus and eight small vehicles
- Private patient transport: 20 patients per hour.

The Traffic Impact Assessment provided in support of the proposal acknowledged that this estimated provides a maximum possible volume of 81 vehicles per hour, which is relatively low for the development size and number of consultation rooms. For the purposes of analysis, more conservative traffic generation rates have been adopted from empirical surveys described in the Roads and Maritime Services Trip Generation Surveys Medical Centres (Traffic, Environmental & Forensic Engineers, 2015). Daily vehicle trips calculated in accordance with this formula amount to 2194vpd.

Parking

The carparking and onsite manoeuvrability areas shall be constructed of a hardstand material with appropriate line marking and directional signage, as per Council's requirements. A total of 132 car parking spaces, 5 of which are dedicated as disabled spaces, has been provided for the development. The number of carparking spaces and swept paths are considered suitable for the ongoing use of both tenancies.

Comment:

The TIA provided conclusions and recommendations which were critically examined by Council's Development Engineering Division.

The Traffic Impact Assessment prepared by Barnson Ref: 40924-TIA_2 dated 18 December 2024 is provided in **Attachment J** to this report.

With the inclusion of the recommendations set out in the report and proposed intersection works provided by Council Engineers, the proposed access, transport and traffic arrangements are considered suitable for the proposed development.

Noise

The site is located within an urban area, characterised by residential dwellings, scattered commercial land uses and parklands. As such, noise control measures have been implemented with the proposed development.

An Acoustic Assessment report was prepared in support of the subject proposal. This report has quantified potential operational noise emissions from the project and recommends reasonable and feasible noise controls where required.

Refer to Noise Assessment prepared by Muller Acoustic Consulting Ref: MAC231898-01RP1
Dated November 2024 in **Attachment K** to this report.

Flora and Fauna

The proposed development will require the removal of weeds, grasses and some trees on the subject site. The majority of established trees on the site shall be retained. New landscaping is to be provided on the site as part of the development. The Landscape Design in Attachment B of this report shall be implemented in the construction of the development, which includes in the order of 75 new trees with varying heights between 3m and 25m to be planted. The development is not expected to adversely impact on any flora or fauna as a result of the disturbed nature of the subject site.

The vegetation removal on the site is minimal when compared to the overall vegetation on the site which will be retained. Any ecological or habitat value provided by those trees to be removed are well represented across the site. Furthermore, any tree removal will be partly offset through proposed landscaping of the site.

Waste

A nominated contractor will provide weekly garbage collection and fortnightly recycling collection services. Internally, there are nominated garbage storage areas that will cater for the proposed development. It is considered that this would service the proposed development with no adverse impact on the environment likely occurring from the proposed development.

Medical waste is generated onsite due to the medical centre use. Medical waste shall be removed fortnightly via 2 Sulu bins and storage of 10 small sharps containers. The removal and disposal of medical waste shall be conducted in accordance with relevant medical standards.

The waste hierarchy of avoid, reduce, reuse and dispose shall be employed for the construction phase of the development. The design provides for an efficiency in use of materials. The use of prefabricated items will significantly reduce the quantity of waste produced on the site.

Soils

The development will require a reasonable amount of cut and fill to provide the required finished site levels. Any required fill to be sourced for the development will be from certified Virgin Excavated Natural Material (VENM).

Energy

Solar panel systems shall be utilised on the roof of the proposed structures. The systems shall be designed as part of the Construction Certificate documentation and the solar panels shall be positioned in a manner that does not create any unacceptable glare or visual impacts in the locality.

Safety, Security and Crime

The proposed development has been designed to ensure that essential safety, security and crime prevention measures are in place during operation. The development shall be afforded with landscaping and fencing with lockable gates to help detract any break-ins or vandalism on the site.

Refer to Crime Prevention through Environmental Design prepared by de Witt Consulting dated 11 December 2024 in **Attachment L** to this report.

Interface with surrounding development

As detailed elsewhere in this Report, the site has historically been nominated as appropriate as characterised as a health services site which is different from the surrounding residential context.

Landscaping is to be provided throughout the site and particularly in the east to partly screen the car parking areas and visually soften the proposed impervious areas.

Social and Economic

The proposed development will serve the medical needs of the wider community and is likely to have positive social impacts.

The proposed development is likely to attract medical professionals to the area and will result in positive economic impacts. Furthermore, the construction of the proposed development is likely to stimulate the construction industry and create positive economic impacts.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

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

The proposed development, being a 'medical centre', is permitted with consent in the RE1 zone. The proposed development is considered to be consistent with the objectives for the RE1 zone. The proposed development is not expected to result in detrimental impacts to the wider community, subject to the imposition of suitable conditions of consent. The attributes of the site are conducive to the proposed development, as discussed throughout this assessment report.

The site is considered to be suitable for the proposed development at the interface with an existing residential area. The application has demonstrated the proposed development meets the desired future character of the neighbourhood centre it is located in and does not detract from the local residential and environmental amenity. It is considered to be sensitive to the character of the local area and presents an economic and orderly use of the land without representing an overdevelopment of the site.

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

The application was exhibited between 13 March 2024 until 17 April 2024. Twenty-one (21) submissions were received against the application, and (1) in support. A petition with 222 signatures was also received.

These submissions are considered in Section 4 of this report. A copy of the submissions is provided as **Attachment O**.

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

The development is considered to achieve balanced and orderly outcomes and is in the public interest. The development has demonstrated no significant amenity impacts will arise now or in the future, subject to the imposition and compliance with recommended conditions of consent.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application was required to be referred to the following agency for comment/concurrence as required by the EP&A Act.

- **Transport for NSW**

Schedule 3 of the Transport and infrastructure SEPP nominates development for particular purposes that require referral to Transport for New South Wales (TfNSW). As the subject proposal will generate 200 or more motor vehicles per hour referral to TfNSW was required.

Comments were received from TfNSW on 18 March 2025 following a review of the information submitted upon lodgement of the DA. TfNSW advised that it has no requirements for the proposed development as it is considered that there will be not significant impact on the nearby classified (State) road network. The response is provided as **Attachment M**.

4.2 Council Officer Referrals

The DA has been referred to various Council officers for technical review as outlined **Table 8**.

Table 8- Consideration of Council Referrals

Officer	Comments	Resolved
Engineering	Council's Engineering Officer reviewed the submitted the onsite servicing arrangement and considered them to be satisfactory. An existing trunk stormwater pipe traverses the site. The pipe is to be removed and replaced with an array of pipes with equal capacity that affords Council reasonable access.	Y
Traffic	Council's Traffic Engineering Officer reviewed the proposal and raised concerns in relation to traffic generation and car parking. These issues are considered in more detail in the Key Issues section of this report.	Refer to key Issues
Building	The development is capable of complying with the requirements of the Building Code of Australia.	Yes (conditions)
Environmental Health	The submitted acoustic report indicates that the development can comply with the predicted project noise	Yes (conditions)

	trigger levels provided that recommendations made in the Acoustic Report are implemented. Construction noise impacts require external boundary walls and fences to be installed prior to the commencement of any construction works to minimise noise impacts on surrounding residents.	
Heritage	<p>A search of the State Heritage Register, Tamworth Regional Local Environmental Plan 2010 (the LEP) and the Aboriginal Heritage Information Management System (AHIMS) was undertaken for the site and its immediate surrounds. The site is not identified as containing a heritage item pursuant to the State Heritage Register or the LEP. The AHIMS Search revealed that there are no Aboriginal sites recorded within 200m of the subject site.</p> <p>An Aboriginal Due Diligence Report has been prepared by OzArk Environmental, dated 16 October 2023. The report found that there were no Aboriginal sites identified or recorded on the subject site. Refer to Aboriginal Due Diligence Report in Attachment N to this report.</p>	Yes (conditions)

The outstanding issues raised by Council officers are considered in the Key Issues section of this report.

4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan 2019 from 13 March 2024 until 17 April 2024. The notification included the following:

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

The Council received a total of 22 unique submissions and 1 petition with 222 signatures. The issues raised in these submissions are considered in **Table 9**.

Table 9- Community Submissions

Issue	No of submissions	Council Comments
Loss of views and access to park	3	<p>Existing views into the park are incidental from most dwellings due to dwelling orientation, setback distances and intervening fencing. The parks vegetation provides a natural backdrop.</p> <p>Residential development to the south will largely continue to enjoy views into the vegetation and the amenity that such vegetation provides.</p> <p>Residential development to the north will retain only glimpses of the existing retained vegetation.</p>

		Any existing access to the park is informal. Legal access to the park is gained via the existing road network.
Reduced property values	4	There is no data available to substantiate the claim of reduced property value.
Opportunity for anti-social behaviour- graffiti, rubbish, crime	8	The development includes measures to enhance security, such as improved lighting, surveillance, and clear boundaries. Additionally, the design aims to promote a safe and positive environment through community engagement and strict management practices, minimising the risk of antisocial behaviour. A CPTED report was submitted with the application to demonstrate that there is a moderate risk of crime occurring within and around the proposed development and recommendations to mitigate the risk of crime, anti-social behaviour and fear of crime for the development made. These recommendations have been included as conditions of consent.
Loss of vegetation, birdlife, habitat, greenspace	9	<p>While 27 trees will be removed to facilitate the development, an extensive retention and landscaping plan will ensure the preservation of habitat. The landscape plans has in the order of 75 trees with varying heights between 3m and 25m to be planted as part of the overall landscaping works.</p> <p>As part of the design of the development, efforts have been made to retain key trees and enhance the site's landscaping to create a more diverse and sustainable habitat, promoting the continued presence of wildlife.</p>
Diminished amenity and neighbourhood character	10	<p>The development has been designed to respect privacy, with appropriate setbacks, landscaping, and screening measures to minimise visual intrusion. Efforts will be made to ensure that the development complements the existing environment while safeguarding the privacy of nearby residents.</p> <p>The proposed medical centre is designed to integrate seamlessly with the existing residential environment. It is intended to serve the local community by providing essential healthcare services within close proximity, reducing the need for long travel distances to access medical care.</p>

Should be relocated to another site	3	While other sites may be appropriate for this form of development, the assessment is based on the proposed lot. The proponent is not required to carry out investigations into alternate locations.
Noise	4	<p>An acoustic assessment has been prepared in support of the proposal. Noise management and mitigation measures are proposed to be adopted during intensive construction activities to limit impacts on surrounding receivers.</p> <p>Noise impacts during operation were also assessed as satisfactory once all recommended noise controls are implemented.</p> <p>Each of these mitigation measures and controls are to be included as conditions of consent.</p>
Additional traffic-congestion and impact on local streets and intersections	12	Additional parking demand generated by the development can be catered for in the provision of on-site parking spaces. Where ingress and egress arrangements require the loss of existing on-site parking capacity alternative arrangements are proposed to provide car parking space in an alternative location whilst maintaining accessibility to the nearby public school.
Excessive car parking	3	The carparking layout for the development proposes 3 spaces additional to Council's requirements for a medical centre.
Park is iconic and was gifted to Council	4	There is no information available to substantiate these claims. The land was reclassified from Community Land to Operational Land in August 2019.
Lack of communication with community	2	<p>The Planning Proposal to reclassify Hyman Park was publicly notified in accordance with the DPHI Guidelines between 9 April 2018 and 9 May 2018. During this period 12 submissions (10 opposed and 2 in support) were received. A public hearing was also held on 18 July 2018.</p> <p>Public notification occurred across a 28-day period in regard to the subject DA.</p>
Trees have historical significance	1	Council's heritage officer conducted research and was unable to verify claims that the trees had historic connections.

5. KEY ISSUES

The following key issues are relevant to the assessment of this application having considered the relevant planning controls and the proposal in detail:

5.1 Traffic and Access

Several iterations of the internal access layout and formats for the associated driveways off the surrounding network were assessed and considered. The objectives were to provide legibility and a clear “primary” point of access while at the same time managing impacts on the surrounding streets and intersections. The key elements were:

- Performance of the accesses of the surrounding street network, targeting a good level of service in terms of channelisation, and minimisation of queuing lengths /delays. Right turning vehicles into the site from Hillvue Road was identified as a risk.
- Continued reasonable level of service at the Hillvue Road / Robert Street intersection (roundabout). Proximity of the proposed site access off Robert Street to the roundabout was identified as a risk.
- Minimising the impact on parking supply, especially for the western portion of Hyman Park and St Edwards Infants School.

The preferred solution identified through the iteration process was:

- Promotion of Hillvue Road as the primary vehicular access point for the development site;
- Channelised Right Turn / Auxiliary Left Turn (CHR/AUL) access at Hillvue Road;
- Left-In / Left-Out at Robert Street, controlled via a central median in Robert Street; and
- Left-In / Left-Out at Kathleen Street, controlled via signage, possibly supported by appropriately angled driveways.

Adopting these access configurations, SIDRA modelling indicated that all accesses and the nearby roundabout will operate with minimal queuing and delays (LOS-A).

Creating a CHR configuration at Hillvue Road would require the existing western kerbside lane to be designated as the through lane. This pavement is currently available for parallel parking. Usage is minimal / intermittent, with the notable exception being school pick-up activity. The removal of this parking to facilitate construction of the CHR treatment is considered inappropriate in the absence of alternative parking being provided elsewhere. A condition has been included in the recommended consent conditions requiring the provision of no less than 7 replacement parking bays in the immediate vicinity of the school. Options for areas for replacement parking include:

- III. On Hillvue Road by widening the pavement to provide indented parallel parking bays,
or
- IV. by improving the dedicated parking area in Thomson Crescent.

A condition of consent has been imposed requiring the developer to widen the western side of Hillvue Road to provide the required parking.

Resolution: The issue has been resolved through recommended conditions of consent.

5.2 Noise

The potential for noise to impact on adjoining properties is an important consideration given the extent of construction and the nature of the ongoing use. The application was accompanied by a Noise Assessment prepared by *Muller Acoustic Consulting*, dated November 2024 which considered this issue.

The noise assessment considered the noise and vibration impacts arising from the proposal. The report concluded that the works could proceed if the recommendations and noise controls provided in the report are implemented. Council has considered this report and following a detailed assessment, concluded the report was satisfactory.

Resolution: The issue has been resolved through recommended conditions of consent as outlined in **Attachment A**.

6. CONCLUSION

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

Overall, the site is considered suitable for the proposed medical centre and is not considered to be contrary to the public interest nor result in a significant adverse social, environmental or economic impact. The proposal was found to be compliant with relevant legislation. It is considered the key issues outlined in this report have been resolved satisfactorily through design amendments and the recommended conditions of consent.

It is considered that the key issues as outlined in Section 6 have been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at **Attachment A**.

7. RECOMMENDATION

That DA2024-0283 for the construction a Medical Centre, Allied Uses and Associated Infrastructure on Lot 2 in DP 1264030, known generally as Hyman Park, Hillvue Road, SOUTH TAMWORTH NSW 2340 be APPROVED pursuant to Section 4.16(1)(a) of *the Environmental Planning and Assessment Act 1979* subject to the recommended conditions of consent attached to this report at **Attachment A**.

The following attachments are provided:

Attachment A: Draft Conditions of consent

Attachment B1: Architectural Plans

Attachment B2: Landscape Plans

Attachment C: Preliminary Civil Designs

Attachment D: Pre-lodgement Meeting Minutes

Attachment E: Nabers

Attachment F: Tree retention and removal plan

Attachment G: SEPP IE Sch 5 Assessment

Attachment H: Preliminary Site Investigation

Attachment I: DCP Assessment

Attachment J: Traffic Impact Assessment

Attachment K: Noise Assessment

Attachment L: CPTED Report

Attachment M: TfNSW Response

Attachment N: Aboriginal Due Diligence

Attachment O: Submissions

DRAFT - General Conditions of Consent:

- 1) The Development shall take place in accordance with the following endorsed plans:

00	Cover Sheet	Rev K	06.02.2025
01	3D Perspectives		
02	Existing Site Plan		
03	Overall Site Plan		
04	Part Site Plan 1		
05	Part Site Plan 2		
06	Part Site Plan 3		
07	Part Site Plan 4		
08	Signage Details		
09	Site Fence Setout	Rev C	
10	Fence Details	Rev K	
101	Medical Centre- Floor Plan	Rev H	
102	Medical Centre- Roof Plan		
110	Medical Centre- Elevations		
111	Medical Centre-Sections	Rev G	
200	Well Being Centre- Floor Plan		
201	Well Being Centre- Roof Plan		
210	Well Being Centre- Elevations		
211	Well Being Centre- Sections	Rev L	
300	Allied Health – Floor Plan		
310	Allied Health- Elevations		
311	Allied Health- Sections	Rev C	20.11.24
LA00	Overall landscape Layout Plan		
LA01	Allied Health Services Layout		
LA02	Medical Service building Layout		
LA03	Well Being Centre Layout		
LA04	Reflection Space Layout		
LA05	Access Open Space Layout		
LA06	Tree Retention Plan	Rev B	04.12.2023
LA07	Palettes		

If there is any inconsistency between the Conditions of Consent and the documents listed above, the Conditions of Consent shall prevail to the extent of the inconsistency.

- 2) The development must be carried out in accordance with the Development Application and accompanying plans, drawings and other documents as amended by conditions of this consent. Any amendment to the development or to these conditions will require the consent of the Council.
- 3) All building work must be carried out in accordance with the provisions of the National Construction Code (NCC) and, where relevant, the disability (Access to Premises – Buildings) Standards 2010.
- 4) The development shall comply with Council's Engineering Design Minimum Standards.

- 5) 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.
- 6) All proposed building, site works or property improvement indicated on the submitted plans or otherwise required under the terms of this consent shall be completed prior to occupation of the premises to ensure compliance with the provisions of the *Environmental Planning and Assessment Act, 1979*.

Prior to the commencement of works:

- 7) The approved development which is the subject of this development consent must not be commenced until:
 - a) A construction certificate for the building work 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 Certifier for the building work, and
 - ii) Notified the Principal Certifier that the person will carry out the building work as an owner-builder, if that is the case, and;
 - c) The Principal Certifier 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 Certifier 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.

- 8) 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.

- 9) 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.

- 10) A Construction Environmental Management Plan shall be prepared in consultation with, and submitted to, Council prior to the commencement of works. The plan shall include, but not be limited to, the following matters which are to be addressed by a suitably qualified person(s).

- a) Hours of Work, which must be in accordance with the conditions of this approval;
- b) Contact details of the site manager and all principal contractors;
- c) Traffic management, which is to be developed in consultation with the Roads Authority and the Council if required and is to include;
 - i) identification of a work zone;
 - ii) ingress and egress of vehicles to the site;
 - iii) management of loading and unloading of materials;
 - iv) number and frequency of vehicles accessing the site and construction vehicle routes;
 - v) the times vehicles are likely to be accessing the site;
 - vi) access arrangements and traffic control;
 - vii) details on the temporary relocation of the bus stop;
 - viii) changes to on-street parking restrictions on roads;

- ix) management of construction traffic and car parking demand including preparation and distribution of a Transport Access Guide; and
 - x) management of existing vehicular and pedestrian movements/routes around the site throughout the various stages of construction.
 - d) Erosion and sediment control, identifying appropriate measures to be installed during construction which shall be designed in accordance with the document Managing Urban Stormwater - Soils & Construction Volume 1 (2004) by Landcom. The ESCP is to be submitted to Council if kerb and gutter work is required implemented prior to the commencement of any construction works.
 - e) A detailed 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;
 - f) Construction waste management, identifying options for minimizing waste in construction, reuse and recycling of materials, the storage, control and removal of construction waste; and
 - g) 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.
- 11) Pursuant to Section 68 of the *Local Government Act 1993*, the following approvals must be obtained:
- a) Carry out water supply work;
 - b) Carry out sewer work;
 - c) Carry out stormwater work; and
 - d) A trade waste agreement.
- 12) An approval from Council under Section 138 of the *Roads Act 1993* is required to construct vehicle crossings for this development. 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, on street parking provision, and stormwater connections to existing street drainage.;
- b) Adjustments and augmentation of the existing concrete path network, and
- c) Certification being provided in accordance with Annexure A of Council's current version of the Engineering Design Minimum Standards.

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.

- 13) The contractors engaged on the development 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.
- 14) 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.
- 15) A peg out survey prepared by a Registered Surveyor must be submitted to the Principal Certifier to confirm the building may be sited in accordance with approved plans.

Prior to Issue of a Construction Certificate:

- 16) a) In accordance with Section 4.17(1) of the *Environmental Planning and Assessment Act 1979* and the Tamworth Regional Council Section 7.12 (formerly Section 94A) Development Contributions Plan 2013, **\$204,015.87** shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development:
- 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:

$$\$C_{PY} = \frac{\$C_{DC} \times CPI_{PY}}{CPI_{DC}}$$

Where:

- $\$C_{PY}$ Is the amount of the contribution at the date of Payment
 $\$C_{DC}$ Is the amount of the contribution as set out in this development consent
 CPI_{PY} 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
 CPI_{DC} Is the Consumer Price Index (Sydney - All Groups) for the financial year at the date of this development consent

- c) The monetary contributions shall be paid to Council:
- i) Prior to the issue of the first Construction Certificate where the development is for building work; or

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

The Tamworth Regional Council Section 94A Development Contributions Plan may be viewed at www.tamworth.nsw.gov.au <<http://www.tamworth.nsw.gov.au>> or a copy may be inspected at Council's Administration Centre during normal business hours.

- 17) 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:

Headworks

- a) Water = \$110,082.30
b) Sewer = \$95,809.40

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.

Sewer

For sewer mains greater than 1.5 metres deep, Council's Policy for Sewer 'Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains', requires that structures/footings located within the Zone of Influence of Council's sewer main (applicable to the proposed building and brickwork wall/signage panel) be designed and constructed to ensure the following:

- a) The structure (including piling) is not to be constructed within 2.0 metres of Council's sewer main - measured horizontally from the centreline of the sewer;
b) The structure will not suffer damage should the sewer trench subside or be re-excavated for maintenance, and
c) The foundation design ensures no loading from the structure is transmitted to the main.

A certificate signed by a suitably experienced and qualified structural engineer that the design satisfies these conditions is required for approval prior to the issue of a Construction Certificate.

Note: For additional information please refer to Councils Policy for "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains".

- 18) A detailed geotechnical site investigation is required, prepared by a qualified consultant Engineer, which shall be submitted with the Engineering drawings to ensure the site is suitable for development and that adequate measures are in place to guarantee the stability of the site. The report shall fully assess the suitability of the site for the development proposed. All recommendations of the investigation shall be incorporated into the Engineering Drawings.
- 19) Disabled access and facilities are to be provided in accordance with the National Construction Code (NCC), Australian Standards and the Premises Standard. Details of compliance must be nominated on the plans prepared to accompany a Construction Certificate.
- 20) Prior to the issue of a Construction Certificate, the Registered Certifier must consider whether the proposal requires to be referred to the NSW Fire Commissioner for assessment under Clause 27 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
- 21) The buildings are to be designed to have an Importance Level of not less than 3 in accordance with Table B1D3a of the National Construction Code.
- 22) The Registered Certifier is to be satisfied that any works within the zone of influence of the existing sewer on the site will not impact upon the sewer and that any piers or footings will be founded below the zone of influence of the sewer.
- 23) The developer must produce written evidence that an agreement can be put in place with Council's Water and Waste Directorate or a waste collection contractor for the collection of rubbish bins from private property prior to issue of any Construction Certificate.
- 24) Prior to the issue of a Construction Certificate, the following details for the proposed café shall be provided to and approved by Council's Environmental Health Division:
 - a) A floor plan showing all equipment, fittings and fixtures, including benches, storage cupboards, sinks, hand wash basins, door/window openings, and storage areas for cleaning equipment/chemicals and staff personal items. Details are to include finishes to walls, floors and ceilings, heights, fittings and fixtures, junctions of walls and floors and lighting provisions.
 - b) Sectional elevations of all benches, equipment and fixtures.
 - c) Mechanical exhaust ventilation plans showing all dimensions, details and specifications of cooking equipment (i.e. gas, electricity) and external discharge points.
- 25) 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. 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) Relocation / replacement of the existing 1050mm diameter trunk stormwater main that crosses the site so that it is located clear of buildings and other structures such that the pipe is protected from surcharge loads and is freely accessible for maintenance.
- 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.

During Construction:

General

- 26) 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 applicant shall be responsible to instruct and control any sub-contractors regarding the hours of work.

- 27) A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal.
- 28) Erosion and sediment control measures in accordance with the ESCP are to be maintained by the developer at all times.
- 29) 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.
- 30) The footpath and/or road reserve shall not be used for construction purposes or placing of building materials and construction fencing without prior written approval from Council. Approval will only be considered in extreme or highly constrained circumstances.

- 31) If the work involved in the construction of the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the closure of a public place, approval from Council's Development Engineering Division is required.
- 32) Any damage caused to Council infrastructure in, on or under the road reserve as a result of works undertaken for the development site shall be rectified by the Developer to the satisfaction of the Council so as to ensure the integrity of Council's infrastructure.
- 33) Any spillage of materials onto Council infrastructure, as a result of delivery or handling for this development, must 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.

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.

Noise mitigation

- 34) The external boundary fences and retaining walls shall be installed as soon as practicable to reduce noise impacts on surrounding residents.

Contamination

- 35) In the event that any contamination (a concentration of substances above that naturally present that poses, or is likely to pose an immediate or long-term risk to human health or environment) or potential contamination is discovered, work must immediately cease and the Councils Team Leader Compliance Officer must be contacted to arrange an inspection.

Allotment Filling

- 36) 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”.

Stormwater

- 37) 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.

- 38) Runoff from all hardstand areas shall be captured on site and piped to the approved point of discharge in accordance with the current version of the Engineering Design Minimum Standards.
- 39) The stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum: -
- a) 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;
 - b) Temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;
 - c) 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.
 - d) 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.
- 40) The approved points of discharge for the development site are defined as;
- a) The piped trunk drainage system that traverses the site. AND / OR
 - b) The piped drainage systems in the surrounding street network
- 41) All major flows shall be directed to the Kathleen Street road-reserve via the driveway threshold.

Parking

- 42) All visitor and staff parking and manoeuvring areas shall be sealed and designed to comply with Australian Standard AS2890.1 'Off-street Car Parking'.
- 43) All truck parking and manoeuvring areas shall be sealed and designed to comply with Australian Standard AS2890.2 'Off-street Commercial Vehicle Facilities'.
- 44) On-site parking accommodation shall be provided for a minimum of **132** vehicles, to ensure the provision of adequate on-site parking facilities commensurate with the demand likely to be generated by the proposed development. Such parking must be set out generally in accordance with the details indicated on the submitted plans, except as otherwise stated by the conditions of this consent.

Vehicular Access and Egress

- 45) The Hillvue Road vehicular access shall be constructed as a CHR/AUL format intersection capable of accommodating the largest design vehicle anticipated to access the site.
- 46) The western side of Hillvue Road shall be widened to provide no less than 7 indented parallel parking bays, including relocation of pathways / service infrastructure that may be required or, alternative arrangements made to the satisfaction of Council.

- 47) The Robert Street vehicular access shall be constructed as a vehicular crossover in accordance with the requirements of Council's Minimum Design Standards for Subdivisions and Developments. The access shall be left-in / left-out controlled via a central median in Robert Street.
- 48) The Kathleen Street vehicular access shall be constructed as a vehicular crossover generally in accordance with the requirements of Council's Minimum Design Standards for Subdivisions and Developments. The access shall be left-in / left-out controlled via signage and separate in and out crossovers angled in the intended direction of movement.
- 49) 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.

Outdoor Lighting

- 50) 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.

Waste Management

- 51) While site work is being carried out:
 - a) all waste management must be undertaken in accordance with the waste management plan, and
 - b) upon disposal of waste, records of the disposal must be compiled and provided to the Principal Certifier, detailing the following:
 - i) The contact details of the person(s) who removed the waste
 - ii) The waste carrier vehicle registration
 - iii) The date and time of waste collection
 - iv) A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill
 - v) The address of the disposal location(s) where the waste was taken
 - vi) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste; and,
 - vii) If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the Principal Certifier and Council.

Prior to release of the Occupation Certificate:

- 52) 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.
- 53) All works as required by these conditions of consent shall be complete.

- 54) Prior to issue of the Occupation Certificate, an inspection must be conducted to assess compliance with the Food Act 2003. A follow up inspection will be conducted within 3 months of operating to assess ongoing food safety matters and to place the premises on Council's register of food premises that will undergo annual inspections. This inspection will be charged in accordance with Council's adopted schedule of fees and charges.
- 55) 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.
- 56) Pursuant to Section 306 of the *Water Management Act 2000*, Council (as the Local Water Supply Authority) requires the following works to be completed prior to the release of a Compliance Certificate:
- a) Water:
- i) The existing water service may be utilised to service the proposed development;
 - ii) If the water service requires upsizing then the existing service is to be removed and disconnected from the water main;
 - iii) Works shall be undertaken in accordance with Council's Engineering Design Minimum Standards; and
 - iv) Work on live water mains is to be undertaken by Council at full cost to developer.
- b) Sewer:
- i) A new sewer junction shall be cut in to one of the existing 150mm diameter sewer mains along the boundaries of the site to service the proposed development;
 - ii) Works shall be undertaken in accordance with Council's Engineering Design Minimum Standards; and,
 - iii) Work on live sewer mains is to be undertaken by Council at full cost to developer.
- 57) 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.
- 58) To ensure that the requires fire safety measures are provided in accordance with the building's use and operate in accordance with the appropriate standards, the owner must cause a copy of a Fire Safety Certificate to be given to the Council and the Commissioner of the NSW Fire Brigades prior to occupation in relation to the fire safety measures required by the National Construction Code (NCC).
- 59) 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.

60) Prior to the issue of an Occupation Certificate, all landscaping on the site must be completed in accordance with the endorsed plans.

61) Prior to the issue of an Occupation Certificate, a report must be prepared by a qualified acoustic engineer confirming that the installation and performance of the acoustic control measures specified in the approved Statement of Environmental Effects complies with:

1) The project approval and any relevant modifications.

These noise control measures include:

- a) A combination of Colourbond and acoustic fencing to be constructed.
- b) Acoustic fencing to the outdoor gathering space area.
- c) Acoustic fence- acoustic panelling consists of Corten Steel sheet cladding in formwork.
- d) A gramm barrier system acoustic fencing and climbing vine shall be implemented to reduce noise.
- e) Height of the acoustic fence is 3m to provide both noise control and privacy screens.
- f) Acoustic treatments also applied to plant rooms as well.

The report shall also demonstrate that the recommendations of the Noise Assessment prepared by Muller Acoustic Consulting, MAC231898-01RP1 dated 1 November 2024 have been incorporated into the design and installed to mitigate noise impacts.

Ongoing Requirements:

67) Noise emissions from the ongoing operation of the development shall not exceed the Project Noise Trigger Level (PNTL) for residential receivers as identified in the Noise Assessment prepared by Muller Acoustic Consulting, 1 November 2024. The Project Noise Trigger Levels are:

Receiver Type	Assessment Period	PNTL dB LAeq(15min)
Residential	Daytime	48
	Evening	44
Educational	Noisiest 1 hour period	38 (internal)
		48 (external 1hr) ²

Daytime - the period from 7am to 6pm Monday to Saturday or 8am to 6pm on Sundays and public holidays;

Evening - the period from 6pm to 10pm.

2 – external level based an 10dB with windows open for adequate ventilation (NPI).

68) Should noise complaints be received and by verified by Council, a noise validation assessment shall be conducted by an independent acoustic consultant. This will be required quantify noise emissions from the site, and confirm that they meet the PNTL and other relevant criteria as noted in the Noise Assessment Report (MAC231898-01RP1) prepared by Muller Acoustic Consulting Pty Ltd. The report and any applicable recommendations must be provided to Council for review.

69) The sealing to all vehicular parking, manoeuvring and loading areas is to be maintained at all times.

- 70) Vehicles shall be loaded or unloaded, standing wholly within the development site and within loading zones designated on the submitted plans with the development application, or as otherwise provided in accordance with the conditions of this consent, 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. Under no circumstances are vehicles to be loaded or unloaded at the kerb side or across the public footpath.
- 71) All vehicle movements into and out of the development site shall be in a forward direction.
- 72) All parking area, service bays, truck docks, driveways, vehicular ramps and turning areas shall be maintained clear of obstruction and be used exclusively for their intended purpose. Under no circumstances are such areas to be used for the storage of goods or waste material.
- 73) The on-site stormwater systems shall be maintained at all times so as to ensure their effective operation for their intended purpose.
- 74) The integrity of vehicle crossovers is to be maintained at all times.
- 75) The applicant shall take all responsible measures to ensure that the use of the land permitted by this consent does not cause injury to the amenity of the neighbourhood by reason of noise, unruly behaviour, disruptions to pedestrian activity, excessive lighting or the like. In this regard such measures shall include but not be limited to:
- a) Security arrangements
 - b) Noise Control
 - c) Site Lighting; and
 - d) Waste/Waste disposal
- 76) All signage shall be maintained in good structural condition, kept clean, be neatly painted and to be of professional standard of design and appearance.
- 77) The landscaped area of the development is to be maintained at all times.
- 78) During ongoing use of the premises:
- a) all garbage and recyclable materials generated from the premises must be stored wholly within any approved storage area and must not be stored outside the premises (including any public place) at any time;
 - b) arrangements must be implemented for the separation of recyclable materials from garbage;
 - c) any approved waste storage area must be appropriately maintained to prevent litter and the entry of pests;
 - d) where Council does not provide commercial garbage and recyclable materials collection services:
 - i) a contract must be entered into with a licensed contractor to provide these services for the premises; and
 - ii) a copy of the contract must be kept on premises and provided to relevant authorities, including Council officers, on request.

- e) all liquid trade waste discharged to sewerage system must comply with the trade waste approval issued by Council (as the Local Water Supply Authority); and,
 - f) all liquid trade waste pre-treatment devices must be regularly maintained to remain effective in accordance with the conditions of the liquid trade waste approval issued by Council (as the Local Water Supply Authority).
- 79) Noise from air conditioner units must not exceed 5 dBA (when measured as an LAeq (15 min)) above background (when measured as a LA90 (15min)) when in operation between 7.00am to 8.00pm Monday to Saturday and 8.00am to 8.00pm on Sundays and public holidays. Outside of these times the noise emitted from the air conditioning unit must be inaudible in any habitable room of any other residence.
- 80) The hours of operation are restricted to between 8.30am and 5.00pm Monday to Friday, and extended hours on Thursday until 8pm and Saturdays 8.30am to 2.00pm.

DRAFT

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**8.4 DRAFT DEVELOPMENT SERVICING PLANS FOR WATER SUPPLY AND
SEWERAGE - PUBLIC EXHIBITION – FILE NO SF2486**

DIRECTORATE: WATER AND WASTE

AUTHOR: Kylie Evans, Senior Strategy Engineer

1 ANNEXURES ATTACHED

2 ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Draft Development Servicing Plans for Water Supply and Sewerage – Public Exhibition”, Council:

- (i) place the Draft Development Servicing Plans including the option to reduce the developer charges in Bendemeer, Attunga, Nundle, Barraba, Manilla, Kootingal and Moonbi to the lowest charge (the same charge as Tamworth) on public exhibition between 26 April 2018 and 7 June 2018; and*
- (ii) request the Director Water and Waste submit a further report to Council following the completion of the exhibition period detailing submissions received during the exhibition and to allow Council to determine any modifications required to the draft Development Servicing Plans prior to adoption.*

SUMMARY

Developer charges for water supply and sewerage have been reviewed and calculated in accordance with the NSW Department of Primary Industries’ “2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater”. This has resulted in proposed changes to existing developer charges. Should the charges as recommended be ultimately adopted, a cross subsidy is proposed for the water supply and sewerage developer charges in Bendemeer, Attunga, Nundle, Barraba, Manilla, Kootingal and Moonbi.

The purpose of this report is to seek Council’s approval to place the draft Development Servicing Plans on public exhibition seeking comments from interested parties.

COMMENTARY

Tamworth Regional Council has undertaken a review of the developer charges for water supply and sewerage in accordance with the “2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater” (the Developer Charges Guidelines) published by the NSW Department of Primary Industries. These Guidelines provide a methodology for setting developer charges. The developer charges are imposed to recover part of the cost of infrastructure which is essential to deliver water and sewerage services for new or expanding developments.

According to the Developer Charges Guidelines, the purposes of developer charges are:

- to provide a source of funding for the infrastructure required for new development;
- to provide cost signals to encourage less costly forms and areas of development; and
- to provide fair pricing for water supply and sewerage services.

Development Servicing Plans (DSPs) are prepared to document the methodology, data and results of applying the procedures required by the Developer Charges

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Guidelines. The new draft DSPs, namely the draft “Development Servicing Plan for Water Supply” **ENCLOSED**, refer **ENCLOSURE 1**, and the draft “Development Servicing Plan for Sewerage” **ENCLOSED**, refer **ENCLOSURE 2**, have been developed based on population, urban growth, assets and capital works data.

Methodology

Council has a number of different Service Areas for water supply and sewerage. Service Areas are identified as being:

- a separate water supply distribution system or a separate sewage treatment works;
- a new development area of over 500 lots; and
- an area with alternative technology (for example, a pressure sewerage system).

Consequently, Council’s Service Areas are as follows:

<u>Water</u>	<u>Sewer</u>
Tamworth (including Kootingal/Moonbi)	Tamworth
Hills Plain	Hills Plain Gravity Sewer
Arcadia	Hills Pain Pressure Sewer
Manilla	Kootingal
Barraba	Arcadia
Nundle	Manilla
Bendemeer	Barraba
Attunga	

The central calculation of the Developer Charges Guidelines is:

Developer Charge = Cost of Asset Provision – the net income from the annual bills.

The development of the “Tamworth Water Supply Servicing Strategy” and the “Tamworth Sewer Strategy”, and the subsequent Capital Works Programs which incorporates all projected capital and renewals expenditure for the next 20 years, provide costs for future works. Assets databases have provided the costs of existing assets. Together, these provide the data needed to determine the “**Cost of Asset Provision**” for each Service Area.

“**The net income from the annual bills**” is obtained from totalling annual bills and deducting the operation, maintenance and administration costs.

This process enables the calculation of maximum developer charges for each Service Area. These charges are presented in the two tables below, along with the existing charges for each Service Area. The costs are expressed in terms of “per ET”, which is the equivalent water demand or sewage output of one house.

Water Service Area	Existing Water Charge (per ET)	Calculated Maximum Water Developer Charge (per ET)
Tamworth (including Moonbi/Kootingal)	\$4,880	\$3,771
Hills Plain	\$11,176	\$19,086
Arcadia	NA	\$8,501
Manilla	\$1,654	\$3,771

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Barraba	\$0	\$8,501
Nundle	\$0	\$8,501
Attunga	\$849	\$19,086
Bendemeer	\$849	\$28,608

Sewer Service Area	Existing Sewer Charge (per ET)	Calculated Maximum Sewer Developer Charge (per ET)
Tamworth	\$2,033	\$1,530
Hills Plain Gravity	\$4,349	\$12,020
Hills Plain Pressure	\$2,033	\$6,315
Arcadia	NA	\$6,315
Kootingal	\$849	\$12,020
Manilla	\$1,987	\$6,315
Barraba	\$0	\$34,004

Combined water and sewer maximum developer charges for each Service Area are:

Service Area	Existing Combined Water & Sewer Charge (per ET)	Calculated Maximum Combined Water & Sewer Developer Charge (per ET)
Tamworth	\$6,913	\$5,301
Hills Plain	\$15,525	\$31,106
Hills Plain Pressure	\$13,209	\$25,401
Arcadia	NA	\$14,816
Kootingal	\$1,698	\$15,791
Manilla	\$3,641	\$10,086
Barraba	\$0	\$42,505
Nundle	\$0	\$8,501
Attunga	\$849	\$19,086
Bendemeer	\$849	\$28,608

Developer charges for all Service Areas have increased, with the exception of Tamworth which has decreased. The changes in developer charges are partially a result of the Developer Charges Guidelines' emphasis on full cost recovery. That is, infrastructure which is installed to provide water and sewer services to a Service Area should be paid for by that Service Area. Consequently, Service Areas which are more expensive to service, either as a result of distance, topography, or complexity, will incur higher costs to pay for the infrastructure installed.

Changes in developer charges have also occurred as, for some areas such as Tamworth, DSP methodology was not in use when the charges were originally calculated. Other changes, for areas which had pre-existing DSPs, are a result of updated methodology in the Developer Charges Guidelines. The relatively high developer charges for the villages are a result of the sensitivity that occurs when existing and future asset values are spread across a small number of new developments.

Cross Subsidy

The Developer Charges Guidelines make provision for cross subsidising development through increasing annual water and sewerage bills. The requirements of applying a cross subsidy are:

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- the cross subsidy must be disclosed;
- there must be justification for the cross subsidy; and
- the developer charges should maintain relativities (i.e. price signals should be maintained).

At a Councillor Workshop held on 10 April 2018, several options for cross subsidy were considered. These options are listed below and the proposed charges and the corresponding costs are **ATTACHED**, refer **ANNEXURE 1**.

- Option 1: Village developer charges reduced to the lowest charge (that is, equivalent to Tamworth developer charges);
- Option 2: Hills Plain and Arcadia developer charges reduced by 20%;
- Option 3: Hills Plain developer charges reduced to current charges; and
- Option 4: All developer charges reduced to the lowest charge (that is, equivalent to Tamworth developer charges).

The high increase in developer charges in the villages, which is a consequence of the low growth in these locations, was identified as an issue. To counter this, the option to reduce the developer charges in Bendemeer, Attunga, Nundle, Barraba, Manilla, Kootingal and Moonbi to the lowest charge, that of Tamworth, was investigated. This cross subsidy would result in a potential increase of annual water and sewerage bills of \$5.61 for all consumers across Council. The annual value of cross subsidy from the community for development would be \$207,000 and the Present Value of this cross subsidy over 30 years would be \$3.3million. This option, represented in the table below, was considered to be affordable for the community and the preferred option with which to proceed.

Service Area	Proposed Water Developer Charge (per ET)	Proposed Sewer Developer Charge (per ET)	Proposed Combined Water & Sewer Developer Charge (per ET)
Tamworth	\$3,771	\$1,530	\$5,301
Hills Plain	\$19,086	\$12,020	\$31,106
Hills Plain Pressure	\$19,086	\$6,315	\$25,401
Arcadia	\$8,501	\$6,315	\$14,816
Kootingal	\$3,771	\$1,530	\$5,301
Moonbi	\$3,771		\$3,771
Manilla	\$3,771	\$1,530	\$5,301
Barraba	\$3,771	\$1,530	\$5,301
Nundle	\$3,771		\$3,771
Attunga	\$3,771		\$3,771
Bendemeer	\$3,771		\$3,771

Exhibition

The Developer Charges Guidelines require that all draft DSPs be placed on public exhibition for at least 30 working days. In order to satisfy this requirement it is proposed to place the draft "Development Servicing Plan for Water Supply" and the draft "Development Servicing Plan for Sewerage" on public exhibition from 26 April 2018 to 7 June 2018. During this time, written submissions in relation to the two draft DSPs will be accepted up until 5:00pm on 7 June 2018. Following the exhibition period, the submissions will be collated and made available for the consideration of Council and a further report submitted to Council for the adoption of the DSPs.

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(a) Policy Implications

There are no policy implications which will result from the exhibition of the draft Development Servicing Plans.

A further report will be submitted to Council to adopt new Development Servicing Plans for Water Supply and Sewerage and the policy implications will be reported at that time.

(b) Financial Implications

There are no financial implications which will result from the exhibition of the draft Development Servicing Plans.

A further report will be submitted to Council to adopt new Development Servicing Plans for Water Supply and Sewerage and the financial implications will be reported at that time.

(c) Legal Implications

The power for local government councils to levy developer charges for water supply and sewerage derives from Section 64 of the *Local Government Act 1993* by means of a cross-reference to Section 306 of the *Water Management Act 2000*. Section 306(3) of the *Water Management Act 2000* requires that “*consideration is to be given to any guidelines issued for the time being for the purposes of this section by the Minister*”. Pursuant to this Section, the Minister has issued the “2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater”. These Guidelines are based on the net present value approach adopted in the NSW Independent Pricing and Regulatory Tribunal’s *Determination 9* of September 2000.

(d) Community Consultation

The Developer Charges Guidelines require that all draft DSPs be placed on public exhibition for at least 30 working days and consequently it is proposed to place the draft “Development Servicing Plan for Water Supply” and the draft “Development Servicing Plan for Sewerage” on public exhibition from 26 April 2018 to 7 June 2018, and accept written submissions during the exhibition period.

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**8.5 DEVELOPMENT SERVICING PLANS FOR WATER SUPPLY AND SEWERAGE -
OPTIONS AND SUBMISSIONS – FILE NO SF2486**

DIRECTORATE: WATER AND WASTE
AUTHOR: Bruce Logan, Director Water and Waste
Reference: Item 8.4 to Ordinary Council 24 April 2018 - Minute No 136/18

1 ANNEXURES ATTACHED
1 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION:

That in relation to the report “Development Servicing Plans for Water Supply and Sewerage - Options and Submissions”, Council:

- (i) *amend the Draft Development Servicing Plan for water placed on public display to include the following Developer charges for water:*

Water Service Area	Charge/ET
Tamworth	\$3,768
Hills Plain	\$11,176
Arcadia	\$8,501
Manilla	\$3,768
Barraba	\$3,768
Nundle	\$3,768
Attunga	\$3,768
Bendemeer	\$3,768
Moonbi/Kootingal	\$3,768

- (ii) *amend the Draft Development Servicing Plan for Sewerage placed on public display to include the following Developer charges for sewerage:*

Sewer Service Area	Charge/ET
Tamworth	\$1,512
Hills Plain Gravity	\$4,349
Hills Plain Pressure	\$2,033
Arcadia	\$6,001
Kootingal	\$1,512
Manilla	\$1,512
Barraba	\$1,512

- (iii) *adopt the modified Development Servicing Plan for Water and the modified Development Servicing Plan for Sewerage; and*
(iv) *amend fees and charges listed in the draft 2018-19 Fees and Charges where they are calculated based on developer charges for water and sewerage to reflect the adopted charges in the final Development Servicing Plans for water and sewerage.*

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SUMMARY

Draft Development Servicing Plans for Water Supply and Sewerage have been developed in accordance with the NSW Department of Primary Industries' "2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater". The Draft Development Servicing Plans (DSPs) were placed on exhibition and a number of submissions were received in response. A number of different options were developed and considered in three Councillor Workshops.

The purpose of this report is to seek Council's approval to determine the preferred option for Developer Charges, modify the Development Servicing Plans accordingly and adopt the Development Servicing Plans.

COMMENTARY

A review of the Developer Charges for water supply and sewerage has been completed in accordance with the "2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater" (the Developer Charges Guidelines) published by the NSW Department of Primary Industries. These Guidelines provide a methodology for setting Developer Charges. The Developer Charges are imposed to recover part of the cost of infrastructure which is essential to deliver water and sewerage services for new or expanding developments.

Council considered a report on this matter at its Meeting of 24 April 2018, and resolved, in accordance with requirements within the Developer Charges Guidelines (the Guidelines), to place the Draft Development Servicing Plan for Water Supply and Draft Development Servicing Plan for Sewerage on public exhibition seeking comment.

The report to the meeting of 24 April 2018, considered a number of options for charging for water supply as shown below:

Water Supply						
Service Area	Existing Charge	Calculated maximum Developer Charge	Option 1 Village charges to lowest (ie Tamworth Charges)	Option 2 Hills Plain and Arcadia reduced by 20%	Option 3 Hills Plain to Current Charges	Option 4 All charges to lowest (ie Tamworth Charges)
Tamworth (includes Kootingal)	\$4,880	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768
Hills Plain	\$11,176	\$18,973	\$18,973	\$15,179	\$11,176	\$3,768
Arcadia	NA	\$8,501	\$8,501	\$6,801	\$8,501	\$3,768
Manilla	\$1,654	\$3,768	\$3,768	\$3,768	\$3,768	\$3,768
Barraba	\$0	\$8,501	\$3,768	\$3,768	\$3,768	\$3,768
Nundle	\$0	\$8,501	\$3,768	\$3,768	\$3,768	\$3,768
Attunga	\$849	\$18,973	\$3,768	\$3,768	\$3,768	\$3,768
Bendemeer	\$849	\$28,608	\$3,768	\$3,768	\$3,768	\$3,768
Annual Bill cross-subsidy		\$0	\$0.64	\$12.92	\$20.92	\$46.91
Annual Cross-subsidy		\$0	\$24,000	\$489,000	\$792,000	\$1.8M
Total Present		\$0	\$388,000	\$7.9M	\$12.8M	\$28.6M

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Value Cross-subsidy						
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and for Sewerage as shown below:

Sewerage						
Service Area	Existing Charge	Calculated maximum Developer Charge	Option 1 Village charges to lowest (ie Tamworth Charges)	Option 2 Hills Plain and Arcadia reduced by 20%	Option 3 Hills Plain to Current Charges	Option 4 All charges to lowest (ie Tamworth Charges)
Tamworth	\$2,033	\$1,514	\$1,514	\$1,514	\$1,514	\$1,514
Hills Plain	\$4,349	\$12,020	\$12,020	\$9,616	\$4,349	\$1,514
Hills Plain Pressure	\$2,033	\$6,315	\$6,315	\$5,052	\$2,033	\$1,514
Arcadia	NA	\$6,315	\$6,315	\$5,052	\$6,315	\$1,514
Kootingal	\$849	\$12,020	\$1,514	\$1,514	\$1,514	\$1,514
Manilla	\$1,987	\$6,315	\$1,514	\$1,514	\$1,514	\$1,514
Barraba	\$0	\$34,004	\$1,514	\$1,514	\$1,514	\$1,514
Annual Bill cross-subsidy		\$0	\$4.98	\$10.46	\$18.95	\$28.12
Annual Cross-subsidy		\$0	\$183,000	\$385,000	\$697,000	\$1.04M
Total Present Value Cross-subsidy		\$0	\$2.9M	\$6.2M	\$11.2M	\$16.7M

As part of its resolution to place the plans on public display Council also resolved to include the charges associated with Option 1 for both water and sewerage with the draft plans.

The draft plans were on public exhibition for a period of six weeks between 26 April 2018, and 7 June 2018. During this period two Information Sessions were held to explain the content and methodology of the DSPs.

Submissions

As a result of the Public Exhibition, nine submissions were received, **ENCLOSED**, refer **CONFIDENTIAL ENCLOSURE 1**. The submissions were received from:

- The Meadows Tamworth Pty Limited;
- Brown & Krippner;
- Bath, Stewart Associated Pty Ltd;
- Tamworth Land Company;
- MW & LM Single Builders Pty Ltd;
- Redbank Estate Pty Ltd;
- Kranda Development Pty Ltd;
- Tamrez Developments Pty Ltd; and
- Enchant Pty Ltd.

A summary of the issues raised in the submissions, and a staff comment, where applicable, is detailed below:

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- Several submissions stated the Hills Plain area has been part of Council's Strategic Planning with a key goal being to achieve a geographical balance in the growth of Tamworth by directing more development to the north, centring the City around key assets such as the CBD and the Base Hospital. The proposed Development Charges puts this goal in jeopardy.

Staff Response – This is correct. Council did make a decision to direct development to Hills Plain, regardless of the cost of providing infrastructure.

- Several submissions stated the increased charges proposed in Hills Plain would impact on the viability of further development in the area and see development slow or stop.
- Several submissions indicated a preference for charges the same regardless of where that development occurred across Council.
- Submissions questioned the need for DSP's at all and did not believe the reason for the proposed large increases at Hills Plain had been explained.

Staff Response – There a number of reasons why the Development Servicing Plans are required and Council has undertaken the latest review including:

- *Council needs to make an informed decision about the cost of providing infrastructure for development and the extent that infrastructure should be paid for by the community and/or developers;*
- *there is infrastructure required to facilitate development in the Arcadia area of Tamworth. Council needs to advise current and prospective Developers in the area the amount Developers will be charged for Council providing this infrastructure;*
- *following a report to Council previously concerning the disparity in charges between commercial development at Hills Plain versus similar development in Tamworth, Council requested a review of developer charges; and*
- *the charges in Tamworth have not been reviewed since 1994 and several of the towns and villages have historical charges or do not have charges at all.*
- The cost of the development has risen at a far high rate than the sale price for land.
- Concern that banks will not consider lending for development in Hills Plain if the new charges were introduced at the proposed price.
- Effect on the local economy if development slows or ceases in the Hills Plain area.
- Several submissions questioned the values used to price the construction of new assets and the valuation of existing assets.

Staff Response – The Guidelines require the use of the NSW Reference Rates to calculate the valuation of new and existing assets. The Rates are quite conservative but the following points are made for Council's consideration:

- *if not the Reference Rates what other rates could be used for estimating the valuation of new and existing assets. A lot of information is known about the cost of constructing sewers and water mains, however some assets, such as pumping stations and reservoirs are constructed less frequently and there is limited information available in relation to cost;*

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- *detailed designs are not available for future capital works. Plans show a line on a map detailing some criteria in relation to that asset. A detailed design has not been completed so there is no information about depth of construction, site constraints and geotechnical conditions to allow more accurate costs; and*
- *assets are listed for construction over the next 10 years. The costs included in the DSP's must endeavour to consider what the cost of construction for these assets will be when they are ultimately constructed. Construction cost indices have risen at a greater rate than CPI previously and this may well affect the cost of construction ultimately.*
- One submission questioned the comparison of the proposed Developer Charges in Tamworth to other inland cities and raised the following points:
 - the difference between highest and lowest charges within the City is more important than comparison of charges between cities;
 - charges levied by cities needs to be considered in relation to land selling prices; and
 - comparison of charges is only valid if the same methodology has been used (ie all Cities are using the Guidelines).
- A number of submissions felt there was capacity for Council and the community to subsidise development further through reduced developer charges.

Economic Assessment

In addition to seeking submissions in response to the exhibition of the Draft Development Servicing Plans, Council commissioned an Economic Assessment from Preston Rowe Paterson. The goals of the Economic Assessment were to determine the probable effect on the viability of future subdivision development within the Hills Plain area if:

1. the proposed Developer Charges were passed on to the purchasers of new residential lots in Hills Plain (ie, the consumers); and
2. the proposed Developer Charges were absorbed by the developers.

The Economic Assessment concluded:

1. "Increased Costs Passed On To Consumer:

The results indicate that land asking prices in the Hills Plain area could escalate to levels outside current market parameters. As a consequence, comparable land outside the Hills Plain would be more affordable on this basis. We therefore believe there could be a slowing down of development within Hills Plain for residential blocks under 1000m² as buyer preference may temporarily shift to other areas.

2. Increased Costs Absorbed By Developer:

Our findings show a possible down grading of englobed land values within the Hills Plain area, if developers were to absorb the additional charges. The affect to developers could be to increase risk by lowering profitability and making lender finance more difficult to obtain.

If the proposed increases in charges for water and waste water are adopted in line with Option 1 [the Option proposed in the draft DSPs], then we consider it could result in a temporary reduced activity of land development in the Hills Plain area. While this is likely as an immediate effect, it is thought that the

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length of time for recovery will be dependent on the outworking of other indeterminable market factors."

Options Development

Subsequent to the close of the exhibition period, the submissions and the Economic Assessment were reviewed by Councillors and was the subject of a Councillor Workshop on 13 June 2018.

At this Workshop, additional options were considered. These nine options were:

- Option 1 – Tamworth, Hills Plain and Arcadia at the Calculated Maximum Developer Charge, Town & Village Charges to lowest Charge (ie Tamworth Charges);
- Option 2 – Tamworth at the Calculated Maximum Developer Charge, Hills Plain and Arcadia reduced by 20%, Town & Village Charges to lowest Charge;
- Option 3 - Hills Plain to Current Charges (A reduction of 41% for water, 69% for gravity sewer and 66% for pressure sewer), Tamworth at the Calculated Maximum Developer Charge, Town & Village Charges to lowest Charge;
- Option 4 - All charges to lowest (ie Tamworth Charges);
- Option 5 - Tamworth at the Calculated Maximum Developer Charge, Town and Village Charges to lowest Charge, Hills Plain reduced by 20%;
- Option 6 - Tamworth at the Calculated Maximum Developer Charge, Town and Village Charges to lowest Charge, Hills Plain reduced by 30%;
- Option 7 - Tamworth at the Calculated Maximum Developer Charge, Town and Village Charges to lowest Charge, Hills Plain reduced by 40%;
- Option 8 - Same as Option 3, but increment Hills Plain to "reduced by 20% charge" over 10 years; and
- Option 9 - Flat Rate, no cross-subsidy from community.

Following the Councillor Workshop, a further four options were developed and considered at a further Councillor Workshop on 21 June 2018. These options were:

- Option 3a – Tamworth and Arcadia at the Calculated Maximum Developer Charge, Hills Plain reduced to current charges, Town & Village Charges reduced to \$500 for water and \$500 for sewer;
- Option 3b – Tamworth to existing charge, Hills Plain reduced to current charges, Town and Village Charges reduced to \$500 for water and \$500 for sewer, Arcadia at Calculated Maximum Developer Charge;
- Option 8a – Hills Plain is incremented over 10 years, starting at Current Charges and moving to the Calculated Maximum Developer Charge minus 30% for water supply and minus 50% for sewerage, Town and Village Charges at \$500 for water (except Kootingal, which is part of the Tamworth system) and \$500 for sewerage, Tamworth and Arcadia at Calculated Maximum Developer Charge;
- Option 10 – Town & Village Charges reduced to \$500 for water and \$500 for sewer, all other charges at a flat rate with cross-subsidy from the community to equal Option 3; and
- Option 11 - Flat Rate for all areas with cross-subsidy from the community to equal Option 3.

Options developed are **ATTACHED**, refer **ANNEXURE 1**.

In considering these options, it is considered Council should endeavour to balance the following issues:

1. the cross-subsidy from the community to the developers changes with each option. As the amount paid through Developer Charges decreases, the cross-subsidy from the community increases. Where there is low growth, such as in

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- the Towns and Villages, there are only small increases in the cross-subsidy from the community to development. In areas where there is higher growth, the cross-subsidy from the community to the developers is much greater;
2. the Hills Plain area was a strategic decision made by Council to balance the geographical spread of growth within the City;
 3. should development slow as a result of charges imposed by Council what will the economic impact of this reduction in development be and any flow on effect;
 4. raising developer charges in any service area to the extent where development becomes uneconomical may result in “stranding” assets Council has already constructed for the purpose of supporting development; and
 5. developers have made economic decisions to develop based on the charges applicable at the time the decision was made. If the charge proposed was known at the time the decision was made to invest (particularly an increased charge) then some developers may not have made that investment. Whilst this argument is valid, it is considered Council should not be forced into a position that a charge once levied cannot be increased. Perhaps a more appropriate approach would be for any increase in charges to be phased in over a number of years to avoid a “price shock” to developers.

Should Council decide to increase charges in water or sewerage in any of the service areas above the charges placed on public display (Option 1), then it is considered the proposed charges should be placed on public display again so that stakeholders who did not comment based on the charges proposed previously, but now may be affected by the increase in charges, are able to provide comments. Accordingly the recommendation listed below is suggested as an alternate recommendation:

That in relation to the report “Development Servicing Plans for Water Supply and Sewerage - Options and Submissions”, Council:

- (i) *carry over the 2017-18 water and sewerage development charges to the 2018-19 financial year, with no increase, and these charges apply until Council has adopted new Development Servicing Plans for Water and Sewerage including new charges;*
- (ii) *place the draft Development Servicing Plan for water on public display for a period of not less than six weeks including the following Developer charges for water;*

Water Service Area	Charge/ET
Tamworth	
Hills Plain	
Arcadia	
Manilla	
Barraba	
Nundle	
Attunga	
Bendemeer	
Moonbi/Kootingal	

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- (iii) *place the draft Development Servicing Plan for sewerage on public display for a period of not less than six weeks including the following Developer charges for sewerage; and*

Sewer Service Area	Charge/ET
Tamworth	
Hills Plain Gravity	
Hills Plain Pressure	
Arcadia	
Kootingal	
Manilla	
Barraba	

- (iv) *request the Director Water and Waste provide a further report detailing any submissions received before Council adopts the final version of the plans.*

(a) Policy Implications

The Development Servicing Plans will be the basis for collecting water supply and sewerage Developer Charges.

(b) Financial Implications

The Development Servicing Plans provide a means of balancing income with expenditure for proposed future capital works. All options other than the calculated maximum developer charge requires varying levels of cross-subsidy from the community for development in the Hills Plains area and the Towns and Villages.

(c) Legal Implications

The power for local government councils to levy developer charges for water supply and sewerage derives from Section 64 of the Local Government Act 1993, by means of a cross-reference to Section 306 of the Water Management Act 2000. Section 306(3) of the Water Management Act 2000, requires that "consideration is to be given to any guidelines issued for the time being for the purposes of this section by the Minister". Pursuant to this Section, the Minister has issued the "2016 Developer Charges Guidelines for Water Supply, Sewerage and Stormwater". These Guidelines are based on the net present value approach adopted in the NSW Independent Pricing and Regulatory Tribunal's Determination on 9 September 2000.

(d) Community Consultation

Council has placed the draft Development Servicing Plans on exhibition for 30 days as required by the Development Services Guidelines, and made all prescribed notifications required by these Guidelines.

Council held two Information Sessions to explain the draft DSPs.

Council sought, received and considered written submissions.

As the increase to the cross-subsidy from the community is minimal compared to the existing cross-subsidy, and as the Developer Charges equal or are less than the Charges included in the exhibited draft DSPs, re-exhibition for the adoption of Option 8a is not considered necessary.

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Tamworth Regional Council Policy

SOCIAL MEDIA POLICY

OBJECTIVE

We, the Councillors, staff and other officials of Tamworth Regional Council are committed to upholding and promoting the following principles of social media engagement:

Openness	Our social media platforms are places where anyone can share and discuss issues that are relevant to our Council and the community we represent and serve.
Relevance	We will ensure our social media platforms are kept up to date with informative content about our Council and community.
Accuracy	The content we upload onto our social media platforms and any other social media platform will be a source of truth for our Council and community and we will prioritise the need to correct inaccuracies when they occur.
Respect	Our social media platforms are safe spaces. We will uphold and promote the behavioural standards contained in this Policy and our Council's code of conduct when using our social media platforms and any other social media platforms.

1. COMMENCEMENT OF THE POLICY

This Policy is adopted in accordance with the Office of Local Governments Model Policy, This Policy will commence from July 2025, and is to revised when changes are made to the Model.

POLICY

2. Administration Framework for Council's Social Media Platform

2.1 Council will maintain a presence on the following social media platforms:

- Tamworth Regional Council Instagram
- Tamworth Regional Council YouTube
- Tamworth Regional Council LinkedIn
- Tamworth Region Facebook
- Tamworth Region Instagram
- Tamworth Region YouTube
- Tamworth Regional Council Pound Facebook
- Paws for Life Animal Shelter and Boarding Kennels Facebook
- Australian Equine and Livestock Events Centre Facebook
- Australian Equine and Livestock Events Centre Instagram
- Tamworth Regional Council Careers Facebook
- Tamworth Regional Gallery Facebook
- Tamworth Regional Gallery Instagram
- MyTRC Volunteer Connect Facebook
- Tamworth Youthie Facebook
- Entertainment Venues

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- Tamworth City Library Facebook
 - Tamworth Sports Dome Facebook
 - Kootingal Library Facebook
 - Manilla Library Facebook
 - CNRL Library Innovation Studio Facebook
 - CNRL Library Innovation Studio Instagram
 - CNRL Library Innovation Studio YouTube
 - Tamworth Regional Museums Instagram
 - Tamworth Country Music Festival Facebook
 - Tamworth Country Music Festival Instagram
 - Tamworth Country Music Festival X
 - Tamworth Country Music Festival YouTube
 - Tamworth Country Music Festival TikTok
- 2.2 Council's social media platforms must specify or provide a clearly accessible link to the 'Social Media Acceptable Users Guidelines' for engaging on the platform.
- 2.3 A new Council social media platform, or a social media platform proposed by a Council related entity (for example, a Council Committee), can only be established or deleted with the written approval of the General Manager or their delegate.
- 2.4 Where a Council social media platform is established or deleted in accordance with clause 2.3, the General Manager or their delegate may amend clause 2.1 of this Policy without the need for endorsement by the Council's governing body.
- 2.5 The General Manager will appoint a member of Council staff to be the Council's Social Media Coordinator (SMC). The SMC should be a senior and suitably qualified member of staff, at TRC this will be the Manager Marketing and Communications.
- 2.6 The General Manager may appoint more than one SMC.
- 2.7 The SMC's role is to:
- a) approve and revoke a staff member's status as an authorised user;
 - b) develop and/or approve the training and/or induction to be provided to the authorised users;
 - c) maintain a register of authorised users;
 - d) maintain effective oversight of authorised users;
 - e) moderate Council's social media platforms in accordance with part 5 of this Policy;
 - f) ensure that Council complies with its record keeping obligations in relation to social media (see clauses 7.1 to 7.2 of this Policy);
 - g) ensure Council adheres to the rules of the social media platform(s); and
 - h) coordinate with the Communication and Marketing Department to ensure the Council's social media platforms are set up and maintained in a way that maximises user friendliness and any technical problems are resolved promptly.
- 2.8 The SMC may delegate their functions under paragraphs (e) and (f) of clause 2.7 to authorised users.
- 2.9 The SMC is an authorised user for the purpose of this Policy.

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Authorised Users

- 2.10 Authorised users are members of Council staff who are authorised by the SMC to upload content and engage on social media on the Council's behalf.
- 2.11 Authorised users should be members of Council staff that are responsible for managing, or have expertise in, the events, initiatives, programs or policies that are subject of the social media content.
- 2.12 SMC will appoint authorised users when required.
- 2.13 An authorised user must receive a copy of this Policy and induction training on social media use and Council's obligations before uploading content on Council's behalf.
- 2.14 The role of an authorised user is to:
 - (a) ensure, to the best of their ability, that the content they upload onto social media platforms is accurate;
 - (b) correct inaccuracies in Council generated content;
 - (c) engage in discussions and answer questions on Council's behalf on social media platforms;
 - (d) keep the Council's social media platforms up to date; and
 - (e) where authorised to do so by the SMC:
 - i) moderate Council's social media platforms in accordance with Part 5 of this Policy; and
 - ii) ensure Council complies with its record keeping obligations in relation to social media (see clauses 7.1 to 7.3 of this Policy).
- 2.15 When engaging on social media on Council's behalf (such as, but not limited to, on a community social media page), an authorised user must identify themselves as a member of Council staff but they are not obliged to disclose their name or position within Council.
- 2.16 Authorised users must not use Council's social media platforms for personal reasons.

Administrative Tone

- 2.17 Authorised users upload content and engage on social media on the Council's behalf. Authorised users must use language consistent with that function and avoid expressing or appearing to express their personal views when undertaking their role.
- 2.18 Authorised users may use more personal, informal language when engaging on Council's social media platforms, for example when replying to comments.

Register of Authorised Users

- 2.19 The SMC will maintain a register of authorised users. This register is to be reviewed annually to ensure it is fit-for-purpose.
- 2.20 The General Manager/SMC may revoke a staff member's status as an authorised user, if:
 - (a) the staff member makes such a request;
 - (b) the staff member has not uploaded content onto any of the Council's social media platforms in the last 12 months;
 - (c) the staff member has failed to comply with this Policy; and

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- (d) the General Manager/SMC is of the reasonable opinion that the staff member is no longer suitable to be an authorised user.

3 Administrative Framework for Councillors Social Media Platforms

- 3.1 For the purposes of this Policy, Councillor social platforms are not Council social media platforms. Part 2 of this Policy does not apply to Councillors' social media platforms.
- 3.2 Councillors are responsible for the administration and moderation of their own social media platforms (in accordance with Parts 3 and 5 of this Policy), and ensuring they comply with the record keeping obligations (see clauses 7.1 of this Policy) and Council's records management Policy in relation to social media.
- 3.3 Clause 3.2 also applies to Councillors in circumstances where another person administers, moderates, or uploads content onto their social media platform.
- 3.4 Councillors must comply with the rules of the platform when engaging on social media.

Induction and Training

- 3.5 Councillors who engage, or intend to engage, on social media must receive induction training on social media use. Induction training can be undertaken either as part of the Councillor's induction program or as part of their ongoing professional development program.

Identifying a Councillor

- 3.6 Councillors must identify themselves by name and official title on their official social media platforms in the following format:
- 3.7 A Councillor's social media platform must include a profile photo which is a clearly identifiable image of the Councillor.
- 3.8 If a Councillor becomes or ceases to be the Mayor, Deputy Mayor, or the holder of another position (for example, Chairperson of a Committee), this must be clearly stated on the Councillor's social media platforms and updated within five working days of a change in circumstances.

Other General Requirements for Councillors' Social Media Platforms

- 3.9 Councillor social media platforms must specify or provide a clearly accessible link to the 'Social Media Acceptable Users Guidelines' for engaging on the platform.
- 3.10 A Councillor's social media platform must include a disclaimer to the following effect:
"The views expressed and comments made on this social media platform are my own and not that of Council".
- 3.11 Despite clause 3.10, Mayoral or Councillor media releases and other content that has been authorised according to the Council's media and communications protocols may be uploaded onto a Councillor's social media platform.
- 3.12 Councillors may upload publicly available Council information onto their social media platforms.
- 3.13 Councillors may use more personal, informal language when engaging on their social media platforms.

Councillor Queries Relating to Social Media Platform

- 3.14 Questions from Councillors relating to their obligations under this Policy, technical queries relating to the operation of their social media platforms, or managing records on social media may be directed to the SMC or Executive Manager Strategy & Performance in the first instance, in accordance with Council's Councillor requests protocols.

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Other Social Media Platforms Administered by Councillors

3.15 A Councillor must advise the General Manager/SMC of any social media platforms they administer on which content relating to the Council or Council officials is, or is expected to be, uploaded. The Councillor must do so within:

- a) three months of becoming a Councillor; or
- b) three months of becoming the administrator.

4 Standards of Conduct in Social Media

4.1 This Policy only applies to Council officials' use of social media in an official capacity or in connection with their role as a Council official. The Policy does not apply to personal use of social media that is not connected with a person's role as a Council official.

4.2 Council officials must comply with the Council's Code of Conduct when using social media in an official capacity or in connection with their role as a Council official.

4.3 Council officials must not use social media to post or share comments, photos, videos, electronic recordings or other information that:

- a) is defamatory, offensive, humiliating, threatening or intimidating to other Council officials or members of the public;
- b) contains profane language or is sexual in nature;
- c) constitutes harassment and/or bullying within the meaning of the Model Code of Conduct for Local Councils in NSW, or is unlawfully discriminatory;
- d) is contrary to their duties under the Work Health and Safety Act 2011, and their responsibilities under any policies or procedures adopted by the Council to ensure workplace health and safety;
- e) contains content about the Council, Council officials or members of the public that is misleading or deceptive;
- f) divulges confidential Council information;
- g) breaches the privacy of other Council officials or members of the public;
- h) contains allegations of suspected breaches of the Council's Code of Conduct or information about the consideration of a matter under the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW;
- i) could be perceived to be an official comment on behalf of the Council where they have not been authorised to make such comment;
- j) commits the Council to any action;
- k) violates an order made by a court;
- l) breaches copyright;
- m) advertises, endorses or solicits commercial products or businesses outside of a Council initiated program;
- n) constitutes spam; and/or
- o) is in breach of the rules of the social media platform.

4.4 Council officials must:

- a) attribute work to the original author, creator or source when uploading or linking to content produced by a third party; and
- b) obtain written permission from a minor's parent or legal guardian before uploading content in which the minor can be identified.

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- 4.5 Council officials must exercise caution when sharing, liking, commenting or resharing content as this can be regarded as an endorsement and/or publication of the content.
- 4.6 Council officials must not incite or encourage other persons to act in a way that is contrary to the requirements of this Part.
- 4.7 Councillors must uphold and accurately represent the policies and decisions of the Council's governing body but may explain why they voted on a matter in the way that they did. (see section 232(1)(f) of the Local Government Act 1993).

5 Moderation of Social Media Platforms

- 5.1 Council officials who are responsible for the moderation of the Council's or Councillors' social media platforms must moderate and remove content and 'block' or ban a person from those platforms. Such actions must be undertaken in accordance with this Part.
- 5.2 For the purposes of this Part, 'social media platform' and 'platform' means both the Council's and Councillors' social media platforms.

Acceptable User Guidelines

- 5.3 Social media platforms must state or provide an accessible link to the 'House Rules' for engaging on the platform.
- 5.4 At a minimum, the Guidelines should specify:
 - a) the principles of social media engagement referred to in clause 1 of this Policy;
 - b) the type of behaviour or content that will result in that content being removed or 'hidden', or a person being blocked or banned from the platform;
 - c) the process by which a person can be blocked or banned from the platform and rights of review;
 - d) a statement relating to privacy and personal information (see clause 7.6 of this Policy;
 - e) when the platform will be monitored (for example weekdays 8.30am-5.00pm, during the Council's business hours);
 - f) that the social media platform is not to be used for making complaints about the Council or Council officials. Complaints to Council can be made by using the online forms on Council's website; and
 - g) comments or posts that are trivial or irrelevant in nature, contain incorrect or misleading information will be removed by the moderator. The SMC may request that incorrect or misleading information be removed from Councillor social media. The SMC can determine what is trivial or irrelevant.
- 5.5 For the purposes of clause 5.4(b), third parties engaging on social media platforms must not post or share comments, photos, videos, electronic recordings or other information that:
 - a) is defamatory, offensive, humiliating, threatening or intimidating to Council officials or members of the public;
 - b) contains profane language or is sexual in nature;
 - c) constitutes harassment and/or bullying within the meaning of the Model Code of Conduct for Local Councils in NSW, or is unlawfully discriminatory;
 - d) contains content about the Council, Council officials or members of the public that is misleading or deceptive;

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- e) breaches the privacy of Council officials or members of the public
- f) contains allegations of suspected breaches of the Council's Code of Conduct or information about the consideration of a matter under the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW;
- g) violates an order made by a court;
- h) breaches copyright;
- i) advertises, endorses or solicits commercial products or business;
- j) constitutes spam; and/or
- k) would be in breach of the rules of the social media platform.

Removal or 'Hiding' of Content

- 5.6 Where a person uploads content onto a social media platform that, in the reasonable opinion of the moderator, is of a kind specified under clause 5.5, the moderator may remove or 'hide' that content.
- 5.7 Prior to removing or 'hiding' the content, the moderator must make a record of it (for example, a screenshot).
- 5.8 If the moderator removes or 'hides' the content under clause 5.6, they must, where practicable, notify the person who uploaded the content that it has been removed and the reason(s) for its removal and their rights of review.
- 5.9 A person may request a review of a decision by a moderator to remove or 'hide' content under clause 5.6. The request must be made in writing to the General Manager and state the grounds on which the request is being made.
- 5.10 Where a review request is made under clause 5.9, the review is to be undertaken by the SMC or a member of staff nominated by the General Manager who is suitably qualified and who was not involved in the decision to remove or 'hide' the content.

Blocking or Banning

- 5.11 If a person uploads content that is removed or 'hidden' under clause 5.6 of this Policy on one occasion, that person may be blocked or banned from the social media platform(s).
- 5.12 A person may only be blocked or banned from a Council social media platform with the approval of the SMC. This clause does not apply to blocking or banning a person from a Councillor's social media platform.
- 5.13 Prior to blocking or banning a person from a social media platform, the person must, where practicable, be advised of the intention to block or ban them from the platform/all platforms and be given a chance to respond. Any submission made by the person must be considered prior to a determination being made to block or ban them.
- 5.14 The duration of the block is to be 3 months. After this time has elapsed, the person may appeal in writing to the SMC to be re-admitted. or in the case of a Councillor's social media platform, to the Councillor.
- 5.15 Where a determination is made to block or ban a person from a social media platform/all social media platforms, the person must, where practicable, be notified in writing of the decision and the reasons for it. The written notice must also advise the person which social media platforms they are blocked or banned from and the duration of the block or ban and inform them of their rights of review.

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- 5.16 Despite clauses 5.11 to 5.15, where a person uploads content of a kind referred to under clause 5.5, and the moderator is reasonably satisfied that the person's further engagement on the social media platform poses a risk to health and safety or another substantive risk (such as the uploading of defamatory content), an interim block or ban from the platform/all platforms may be imposed on the person immediately for a period no longer than 3 months.
- 5.17 A person who is blocked or banned from the platform/all platforms under clause 5.16 must, where practicable, be given a chance to respond to the interim block or ban being imposed. Any submission made by the person must be considered when determining whether the interim block or ban is to be removed or retained under clauses 5.11 to 5.15.
- 5.18 A person may request a review of a decision to block or ban then from a social media platform. The request must be made in writing to the General Manager and state the grounds on which the request is being made.
- 5.19 Where a review request is made under clause 5.18, the review is to be undertaken by the General Manager or a member of staff nominated by the General Manager who is suitably qualified and who was not involved in the decision to block or ban the person. Where the decision to block or ban the person was made by the General Manager, the review must be undertaken by another senior and suitably qualified member of staff who was not involved in the decision.
- 5.20 Where a person that is the subject of a block or ban continues to engage on a social media platform(s) using an alternative social media account, profile, avatar, etc., a moderator may block or ban the person from the platform(s) immediately. In these circumstances, clauses 5.11 to 5.19 do not apply.

6 Use of Social Media During Emergencies

- 6.1 During emergencies, such as natural disasters or public health incidents, the Marketing and Communications team will be responsible for the management of content on the Council's social media platforms.
- 6.2 To ensure consistent messaging both during and after an emergency, authorised users and Council officials must not upload content onto the Council's or their own social media platforms which contradicts advice issued by the agency coordinating the emergency response, or agencies supporting recovery efforts.
- 6.3 Training on social media use during emergencies should be included in training and/or induction provided to authorised users and Councillors.

7 Records Management and Privacy Requirements

Records Management

- 7.1 Social media content created, sent and received by council officials (including Councillors) acting in their official capacity is a Council record and may constitute open access information or be subject to an information access application made under the Government Information (Public Access) Act 2009. These records must be managed in accordance with the Council's approved records management policies and practices.
- 7.2 You must not destroy, alter, or remove social media content unless authorised to do so. If you need to alter or remove social media content, you must contact the SMC.
- 7.3 When/if a Councillor's term of office concludes, the Councillor must contact the SMC to manage/transfer records of social media content created during their term, if required.

Privacy Considerations and Requirements

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- 7.5 Social media communications are in the public domain. Council officials should exercise caution about what personal information, if any, they upload onto social media.
- 7.6 The Privacy and Personal Information Protection Act 1998, applies to the use of social media platforms by the Council and Councillors. To mitigate potential privacy risks, Council officials will:
- a) advise people not to provide personal information on social media platforms;
 - b) inform people if any personal information they may provide on social media platforms is to be used for official purposes;
 - c) moderate comments to ensure they do not contain any personal information; and
 - d) advise people to contact the Council or Councillors through alternative channels if they have personal information they do not want to disclose in a public forum.
- 7.7 Council officials must ensure they comply with the Health Records and Information Privacy Act 2002, when engaging on and/or moderating social media platforms. In fulfilling their obligations, Council officials should refer to any guidance issued by the Information and Privacy Commission of NSW, such as, but not limited to, the Health Privacy Principles.

8 Private Use of Social Media

What Constitutes Private Use

- 8.1 For the purposes of this Policy, a Council official's social media engagement will be considered 'private use' when the content they upload:
- a) is not associated with, or does not refer to, the Council, any other Council officials, contractors, related entities or any other person or organisation providing services to or on behalf of the Council in their official or professional capacities; and
 - b) is not related to or does not contain information acquired by virtue of their employment or role as a Council official.
- 8.2 If a Council official chooses to identify themselves as a Council official, either directly or indirectly (such as in their user profile), then they will not be deemed to be acting in their private capacity for the purposes of this Policy.

Use of Social Media During Work Hours

- 8.3 Council staff may access and engage on social media in their private capacity during work hours for a period of time to be specified by their Manager.
- 8.4 Council staff who access and engage on social media in their private capacity during work hours must ensure it does not interfere with the performance of their official duties.

9 Concerns and Complaints

- 9.1 Concerns or complaints about the administration of a Council's social media platforms should be made to Council's SMC in the first instance.
- 9.2 Complaints about the conduct of Council officials (including Councillors) on social media platforms may be directed to the General Manager.
- 9.3 Complaints about a General Manager's conduct on social media platforms may be directed to the Mayor.

Definitions

Item	Description
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Tamworth Regional Council Policy

Authorised User	members of Council staff who are authorised by the General Manager or SMC to upload content and engage on the Council's social media platforms on the Council's behalf
Council Official	Councillors, members of staff and delegates of Council (including members of Committees that are delegates of the Council);
Minor	for the purposes of clause 4.4(b) of this Policy, is a person under the age of 18 years
Personal Information	information or an opinion (including information or an opinion forming part of a database and whether or not recorded in a material form) about an individual whose identity is apparent or can reasonably be ascertained from the information or opinion
SMC	is a Council's Social Media Coordinator appointed under clause 2.7 of this Policy
Social Media	online platforms and applications - such as but not limited to social networking sites, wikis, blogs, microblogs, video and audio sharing sites, and message boards - that allow people to easily publish, share and discuss content. Examples of social media platforms include, but are not limited to Facebook, X, Snapchat, LinkedIn, Yammer, YouTube, Instagram, Flickr, Tiktok and Wikipedia
<p>Note: Councils and Council officials should be aware that they may be considered a 'publisher' of any content uploaded onto a social media platform they administer, including content that:</p> <ul style="list-style-type: none"> • is uploaded by a third party; and/or • appears on their social media platform because they have 'liked', 'shared', or 'retweeted' the content, or similar. 	

ASSOCIATED COUNCIL DOCUMENTS

- Code of Conduct
- Media Policy

REFERENCES AND LEGISLATION

- Office of Local Government Model Social Media Policy

POLICY VERSION AND REVISION INFORMATION

Policy Authorised by: Karen Litchfield Title: Acting Executive Manager Strategy & Performance	Original issue: 29 April 2025 Revision Period 12 Months
Policy Maintained by: Executive Services	Current Version

Tamworth Regional Council Policy

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♦ HISTORY – *(maintained by Governance – Keep blank)*

11

TAMWORTH REGIONAL COUNCIL INVESTMENT REGISTER AS AT 31 JULY 2025

Investment Type: Term Deposit

Financial Institution	S&P Credit Rating	IFRS Classification	Investment Type	Investment Date	Maturity Date	No of Days	Interest Rate	Term Deposit Value
NAB	AA-	Held to Maturity	Term Deposit	31/07/2024	12/08/2025	377	5.30%	4,000,000
NAB	A-1+	Held to Maturity	Term Deposit	16/04/2025	12/08/2025	118	4.45%	4,000,000
NAB	A-1+	Held to Maturity	Term Deposit	18/10/2024	26/08/2025	312	4.95%	4,000,000
BOQ	A-2	Held to Maturity	Term Deposit	27/02/2025	26/08/2025	180	4.70%	10,000,000
RAB	BBB+	Held to Maturity	Term Deposit	3/02/2025	9/09/2025	218	4.92%	5,000,000
NAB	A-1+	Held to Maturity	Term Deposit	3/12/2024	23/09/2025	294	5.05%	6,000,000
RAB	BBB+	Held to Maturity	Term Deposit	16/01/2025	7/10/2025	264	4.95%	5,000,000
NAB	AA-	Held to Maturity	Term Deposit	18/10/2024	21/10/2025	368	4.95%	4,000,000
NAB	A-1+	Held to Maturity	Term Deposit	29/07/2025	28/10/2025	91	4.25%	6,000,000
NAB	AA-	Held to Maturity	Term Deposit	20/02/2025	4/11/2025	257	4.70%	3,000,000
BOQ	A-2	Held to Maturity	Term Deposit	6/03/2025	18/11/2025	257	4.72%	2,000,000
Westpac	AA-	Held to Maturity	Term Deposit	22/11/2024	24/11/2025	367	5.17%	12,000,000
BOQ	A-2	Held to Maturity	Term Deposit	6/03/2025	12/12/2025	281	4.72%	8,000,000
NAB	AA-	Held to Maturity	Term Deposit	20/02/2025	16/12/2025	299	4.70%	3,000,000
NAB	A-1+	Held to Maturity	Term Deposit	19/03/2025	13/01/2026	300	4.65%	8,000,000
BOQ	A-2	Held to Maturity	Term Deposit	24/06/2025	20/01/2026	210	4.39%	10,000,000
BOQ	A-2	Held to Maturity	Term Deposit	13/05/2025	27/01/2026	259	4.36%	4,000,000
BOQ	A-2	Held to Maturity	Term Deposit	10/06/2025	27/01/2026	231	4.35%	5,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	18/02/2025	17/02/2026	364	4.76%	7,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	20/02/2025	24/02/2026	369	4.78%	6,000,000
Westpac	AA-	Held to Maturity	Term Deposit	8/03/2023	10/03/2026	1098	4.70%	2,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	16/04/2025	7/04/2026	356	4.23%	8,000,000
Westpac	AA-	Held to Maturity	Term Deposit	13/05/2025	13/05/2026	365	4.35%	7,000,000
Westpac	AA-	Held to Maturity	Term Deposit	20/05/2025	19/05/2026	364	4.35%	4,000,000
Westpac	AA-	Held to Maturity	Term Deposit	27/05/2025	26/05/2026	364	4.19%	4,000,000
NAB	AA-	Held to Maturity	Term Deposit	27/05/2025	26/05/2026	364	4.15%	10,000,000
NAB	AA-	Held to Maturity	Term Deposit	27/06/2025	16/06/2026	354	4.11%	7,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	29/07/2025	23/06/2026	329	4.14%	6,000,000
NAB	AA-	Held to Maturity	Term Deposit	8/07/2025	7/07/2026	364	4.10%	3,000,000
RAB	A-	Held to Maturity	Term Deposit	15/07/2025	15/07/2026	365	4.20%	5,000,000
TOTAL							4.58%	\$ 172,000,000

Investment Type: Floating Rate Note, Fixed Rate Bond

Financial Institution	S&P Credit Rating	IFRS Classification	Investment Type	Investment Date	Maturity Date	No of Days	Interest Rate	Purchase Value	# Maturity Value
Bendigo	BBB+	Held to Maturity	Floating Rate Note	19/01/2023	2/12/2025	1048	BBSW+0.52%	4,000,000	4,000,000
Bendigo	BBB+	Held to Maturity	Floating Rate Note	15/05/2023	15/05/2026	1096	BBSW+1.25%	3,000,000	3,000,000
Suncorp	A-1	Held to Maturity	Floating Rate Note	19/01/2023	15/09/2026	1335	BBSW+0.48%	5,000,000	5,000,000
NAB	AA-	Held to Maturity	Fixed Rate Bond	4/03/2024	25/02/2027	1088	2.90%	5,000,228	5,241,000
CBA	AA-	Held to Maturity	Floating Rate Note	18/10/2022	18/08/2027	1765	BBSW+1.02%	1,000,000	1,000,000
ANZ	AA-	Held to Maturity	Floating Rate Note	8/11/2022	4/11/2027	1822	BBSW+1.20%	4,000,000	4,000,000
TOTAL								\$ 22,000,228	\$ 22,241,000

Floating Rate Notes can be purchased at a premium or a discount. The difference between the Purchase Value and Market Value is recognised by Council on a monthly basis as interest.

Investment Type: On Call, On Hold

Financial Institution	S&P Credit Rating	IFRS Classification	Investment Type	Date Invested	Due Date	No of Days	Interest Rate	Market Value at 31 July 2025
NAB	A-1+	N/A	On Call	N/A	N/A	N/A	3.95%	15,505,344
Westpac	A-1+	Held to Maturity	On Hold		90 Day Maturity		4.40%	5,932,727
TOTAL								\$ 21,438,071
TOTAL INVESTMENT REGISTER								\$ 215,679,071

Comparative Rates

RBA Cash Rate: 3.85%
BBSW: 3.68%

I, Sherrill Young, Tamworth Regional Council Manager of Financial Services (Responsible Accounting Officer) certify as required under Section 16(1)(b) of the Local Government (Financial Management) Regulations 1999, that Council's investments have been made in accordance with the Local Government Act 1993, Regulations and Tamworth Regional Council Investment Policy.

Signed.....

Investment By Rating (excluding cash accounts) as at

31 July 2025

S&P Credit Rating		Portfolio Limit	Counterparty Limit	Bank	Amount invested as at 31 July 2025 (\$)	% of Total Investments	Maturity	
Long Term	Short Term						Less than 12 months (\$)	One to five years (\$)
AAA	A-1+	100%	100%		-	0.00%	-	-
AA+ to AA-	A-1+	100%	100%	ANZ	4,000,000	2.06%	-	4,000,000
				CBA	1,000,000	0.52%	-	1,000,000
				NAB	67,000,228	34.54%	62,000,000	5,000,228
				Suncorp	5,000,000	2.58%	-	5,000,000
				Westpac	56,000,000	28.87%	56,000,000	-
A+ to A	A-1	100%	30%		-	0.00%	-	-
A-	A-2	40%	20%	Bendigo	7,000,000	3.61%	7,000,000	-
				BOQ	39,000,000	20.10%	39,000,000	-
BBB+	A-2	30%	10%	RAB	15,000,000	7.73%	15,000,000	-
					\$ 194,000,228	100.00%	\$ 179,000,000	\$ 15,000,228

The General Manager or his delegated representative is authorised to approve variations to Council's investment policy if the investment is to Council's advantage or due to revised legislation.

Council's investments are mostly comprised of restricted funds that have been received for specific purposes or funds held for future renewal works. The following table provides an indicative summary of investments held by each fund. The figures provided are based on opening balances from the last completed and audited financial year. The figures provide a guide on the proportion of total cash that is restricted in use:

Investments Held by Fund (including cash accounts)

Fund	Restriction	Amount	%
General	Unrestricted	12,994,360	6.02%
General	Internally Restricted	42,812,201	19.85%
General	Externally Restricted	33,015,958	15.31%
General Fund Total		\$ 88,822,519	41.18%
Water	Unrestricted	2,131,655	0.99%
Water	Internally Restricted	19,347,595	8.97%
Water	Externally Restricted	15,578,502	7.22%
Water Fund Total		\$ 37,057,752	17.18%
Sewer	Unrestricted	2,187,583	1.01%
Sewer	Internally Restricted	68,540,200	31.78%
Sewer	Externally Restricted	19,071,017	8.84%
Sewer Fund Total		\$ 89,798,800	41.64%
Total Investments		\$ 215,679,071	100.00%