

TAMWORTH REGIONAL COUNCIL

ANNEXURES
for
ORDINARY COUNCIL AGENDA

28 MAY 2024

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Tamworth REGIONAL COUNCIL

TAMWORTH REGIONAL DEVELOPMENT CONTROL PLAN 2010

DRAFT Amendment No. 17

Adopted 12 October 2010

Effective from Commencement of Tamworth Regional Local Environmental Plan 2010

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*Consultation guidelines are now located in the Tamworth Regional Community Participation Plan

INTRODUCTION

1.1 Purpose of the Plan

This Plan contains more detailed guidelines for development to complement the provisions contained in the Tamworth Regional Local Environmental Plan 2010 which applies to all land within Tamworth Regional Local Government Area (LGA).

1.2 Aim of the Plan

The aims of this Plan are to:

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

1.3 How the plan works

This development control plan (DCP) provides the key criteria for specific types of development that commonly occur in the Tamworth Regional Local Government Area. Development controls are also provided for specific locations within the region. Development controls are broken into four separate components – **STEP 2: Type of Development, STEP 3: General Development Specifications, STEP 4: Site Specific Requirements** and **STEP 5: Discretionary Development Standards**.

Under section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is required to consider a range of issues in the evaluation of a development application including the DCP. Therefore compliance with this DCP does not guarantee development approval will be issued.

However, in relation to the nominated types of development, Council has adopted 'non-discretionary' development controls that establish a 'deemed to satisfy' standard of development. Where this standard is achieved, Council **WILL NOT**:

(a) further consider those standards in determining the development application, or

(b) give weight to objections received relating to those standards, or

(c) refuse the application on the ground that the development does not comply with those standards, or

(d) impose a condition of consent that has the same, or substantially the same, effect as those standards but is more onerous than those standards.

Where the standard is not achieved, the application cannot be 'fast tracked', and the application must provide justification in line with the **Discretionary Development Standards**.

In the absence of specific controls in the DCP for a development type, **Step 3: General Development Specifications** identifies matters that are relevant to all forms of development and will be considered as part of Council's merit-based assessment, applying best practice planning standards.

1.4 Fast Track Determinations

This plan identifies 'non-discretionary' development standards that reflect achievement of the underlying objectives of the DCP for specific types of development. Where a proponent certifies that the minimum standards are met, determination should be issued within 10 days.

The Fast Track ***'deemed to satisfy'*** process is a simpler, faster approval pathway. Still merit-based, the process streamlines the assessment of common forms of development that can be clearly quantified as achieving the outcomes sought by the community, the development industry and Council.

The following types of development may be 'fast tracked' where the proponent certifies that the development complies with the minimum DCP controls:

- ✓ **Residential (General Housing) including ancillary structures such as pools and car ports**
- ✓ **Residential (Dual Occupancy)**
- ✓ **Industrial (General and Light)**
- ✓ **Commercial and Retail**

Fast track determination does not apply to:

× applications where consultation is required or a variation to a development control requested

× subdivisions

× unspecified forms of development

× flood affected land

× heritage items identified in the local environmental plan

× East Tamworth and West Tamworth precincts

× bushfire prone land

× proposals that are integrated or designated

× heavy industrial uses

× development that impacts on Biodiversity

× any application determination by senior staff to not be fast appropriate fast track

× traffic generating development identified in schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*

× referral to any State of Commonwealth external agency

Applicants who seek their development applications to be fast tracked will need include a signed certification checklist that confirms that all the 'non-discretionary' development standards. Council will accept applications prepared by suitably qualified persons (such as planners, architects, engineer, draftsman and surveyors). Where plans are subsequently found to not meet a development standard, the application will be removed from the fast track stream.

1.5 Don't meet the 'deemed to satisfy' standards?

If your proposal does not meet the 'deemed to satisfy' standards, your application must provide justification in response to **STEP 5: Discretionary Development Standards.** Applications that do not meet the 'deemed to satisfy' criteria will not be processed under the 'fast track' stream.

1.6 Relationship to other plans

This DCP is only one of the matters that must be considered by Council in determining a development application.

The proposal must also be considered with regard to the other matters contained in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, including relevant environmental planning instruments, the likely environmental effects, suitability of the site, any submissions received and the public interest.

Further, other State or Commonwealth legislative requirements may apply, depending on the location and characteristics of the site.

1.7 Developer Contributions

As a consequence of development it is likely that an increase in the demand for public amenities and services (such as cycleways, community facilities, local open space etc) will occur. In this regard, a contribution under Section 7.11/7.12 of the *Environmental Planning and Assessment Act 1979*, may be required as a condition of the development consent in accordance with Tamworth's Contributions Plan.

Council requires developers to contribute towards the augmentation of water, sewerage and stormwater works to meet the additional demands of the new development. In this regard, approval must be sought from Council under the *Water Management Act 2000* (water, sewer) and *Local Government Act 1993* (stormwater) to determine the required contributions.

Rates are reviewed annually in the management plan and can be viewed on Council's website.

1.8 Currency of Guidelines

The Guidelines will be reviewed as required. To ensure you are using the most current version, you may either contact Council by phone or check the web-site. This will also alert you to any amendments on exhibition.

Amendment No. 1 - Adopted 14 June 2010	Amendment No. 10 - Adopted 25 October 2016
Amendment No. 2 - Adopted 13 December 2011	Amendment No. 11 - Adopted 22 August 2017
Amendment No. 3 - Adopted 14 August 2012	Amendment No. 12 - Adopted 10 October 2017
Amendment No. 4 - Adopted 11 June 2013	Amendment No. 13 - Adopted 26 November 2019
Amendment No. 5 - Adopted 10 December 2013	Amendment No. 14 - Adopted 13 October 2020
Amendment No. 6 - Adopted 14 October 2014	Amendment No. 15 - Adopted 26 October 2021
Amendment Nos. 7 and 8 – Adopted 14 April 2015	Amendment No. 16 - Adopted 11 October 2022
Amendment No. 9 - Adopted 13 October 2015	Amendment No. 17 – Draft on Exhibition

1.9 Mail Delivery Times

The mail delivery times nominated by Australia Post for the Tamworth Area are taken into account when notification of a development application is undertaken. From the date of adoption of Amendment No. 10, Council allows a period of 7 days for delivery of written correspondence.

2.0 Desired Future Character Statements

Desired Future Character Statements will be prepared for each new or updated site specific area in Step 4 of this DCP.

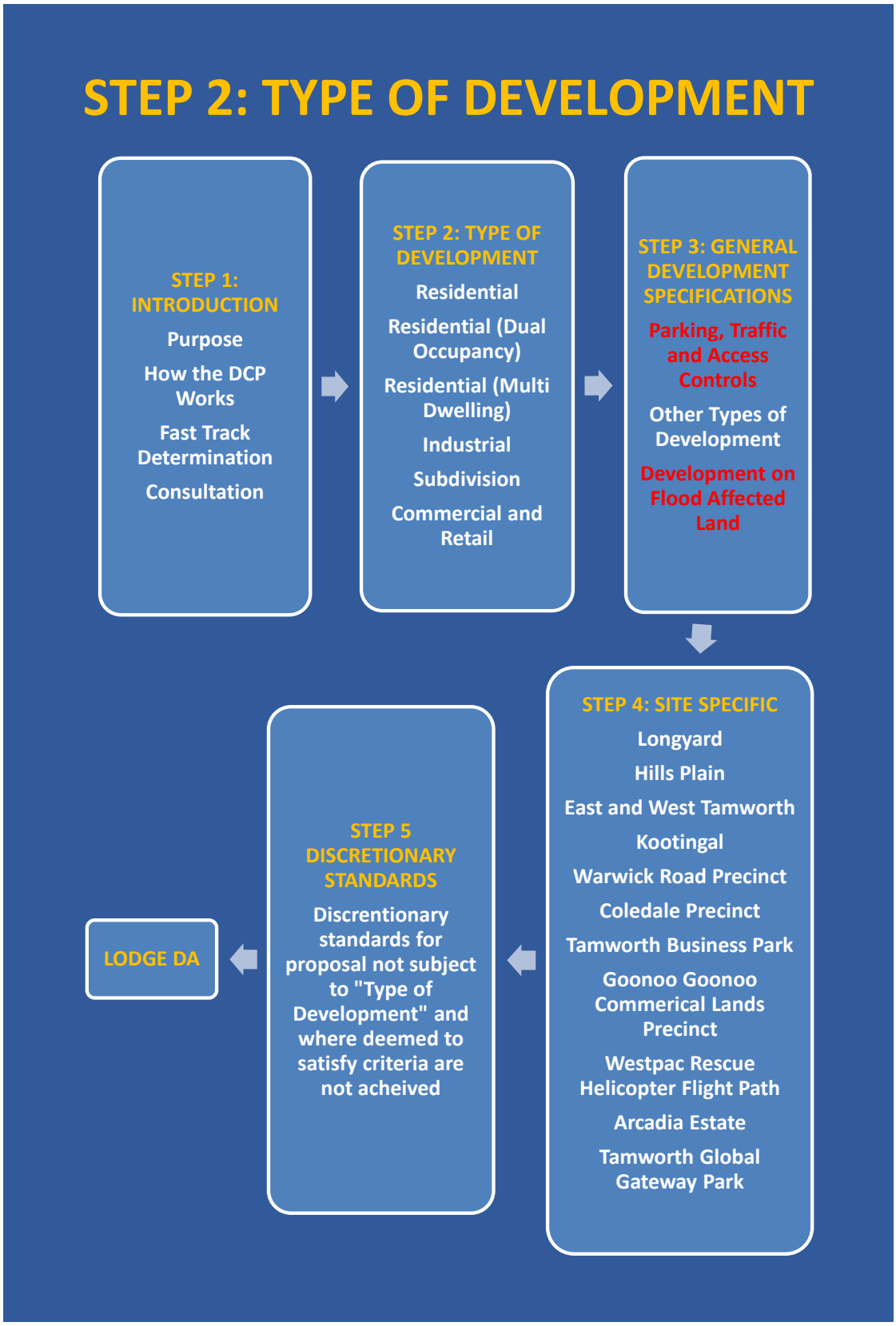
Each statement is designed to provide objectives for the future development of a site specific area and to emphasise the important existing features or qualities of an area that should be maintained or enhanced.

Each statement is short and in plain English, so as to clearly describe the intended desired character of a site specific area. Development proposals, in addition to being consistent with the various development controls, need to also support the intended desired future character.

The key objectives of the desired future character statements are:

To protect and enhance the existing character that distinguishes the identity of each site specific area; and

To ensure specific development controls outlined in this DCP are met and to assist decision-making as to whether a proposed development is compatible with the desired future character the site specific area.


STEP 2: TYPE OF DEVELOPMENT
STEP 1: INTRODUCTION
Purpose
How the DCP Works
Fast Track Determination
Consultation
STEP 2: TYPE OF DEVELOPMENT
Residential
Residential (Dual Occupancy)
Residential (Multi Dwelling)
Industrial
Subdivision
Commercial and Retail
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls
Other Types of Development
Development on Flood Affected Land
STEP 4: SITE SPECIFIC
Longyard
Hills Plain
East and West Tamworth
Kootingal
Warwick Road Precinct
Coledale Precinct
Tamworth Business Park
Goonoo Goonoo Commerical Lands Precinct
Westpac Rescue Helicopter Flight Path
Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

STEP 2: TYPE OF DEVELOPMENT

General Housing and Ancillary Structures Development Controls

These are the 'deemed to satisfy' controls relating to Residential (General Housing and Ancillary Structures) developments. Please note, additional site-specific requirements may also apply to your development, check STEP 4.

Building Setbacks

Zone	Street	Side/Rear
R1	4.5m, 5.5m to garage	BCA
R2 (LSM – U)	5.5m	1m
R2 (LSM – U adjoining R2 LSM - V	7.5m	1.5m
R2 (LSM – V)	10m	2.5m
R2 (LSM – W)	10m	2.5m
R2 (LSM –AA1)	10m	4m
R5 (LSM-W)	10m	4m
R5 (LSM-Z)	20m	10m
R5 (LSM-) Y1	20m	10m
RU1	20m	10m
RU4	20m	10m
RU5	6m	BCA
RU6	10m	4m
C3	20m	10m
SP3	10m	4m

- In Zone R2 and R5, setbacks vary dependent upon the Minimum Lot Size Map (LSM).
- In Zone R1 where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 2 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.
- In Zone R2 where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 4.4 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.
- Where the shape of the lot or site constraints affect the placement of a dwelling, encroachment to the building lines in the above table will be permitted, to a maximum of 5% of the specified setback and for a maximum of 10% of the length of the wall.
- Within "The Peak" a setback of 2 metres is permitted to verandahs, being open-style elements of the building façade.
- Existing trees and vegetation should be preserved particularly street trees and those within the front setback.

Building Height

Measured from natural ground level to:

- Topmost ceiling: maximum 7.2m
- Top of the ridge: maximum 10m
- For development on ridgelines, the roofline must not project above the ridgeline where visible from any public road or place.
- Any development on a ridgeline must be accompanied with a Visual Impact Assessment.

Privacy

- Single storey development meeting setbacks do not require specific privacy controls.
- Development of more than one storey should locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Design

- No windowless facades at the street frontage(s).
- Where a three car garage is proposed, the third garage is to be setback at least 1m from the front garage line.
- The width of garage doors must not be greater than 50% of the front elevation.

Site Coverage

Zone	Cumulative site coverage
R1	75%
R2	40%
R5	25%
RU1	Not specified
RU4	Not specified
RU5	60% sewered 40% un-sewered
RU6	Not specified
C3	Not specified
SP3	Not specified

- Notwithstanding, stormwater runoff must not exceed infrastructure capacity.

NB: Cumulative site coverage Includes all hardstand areas (e.g., driveways, artificial turf and other non-pervious areas).

Parking, Traffic and Access

- Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls.*

Utilities

- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located in accordance with Council's Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains".
- Details of water supply are to be provided.
  - If available, connect to reticulated supply;
  - Where trickle supply is available, connection shall be in accordance with Council Policy "Low Flow (Trickle Feed) Water Supply". Tanks required under this policy are required in addition to any BASIX and bushfire requirements.
  - Where no water supply is available, a minimum tank storage of 60,000 litres is required, of which a minimum of 10,000 litres is retained for firefighting purposes (this can increase in bushfire prone areas). See Council Policy "Water Supply to Residential Dwellings with no Reticulated Supply".
- The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Fencing

- Street fencing shall be open or combination of open panels and masonry columns to a maximum height of 1.8 metres.
- Where a street fence is proposed, the section of side boundary fencing located in front of the building setback shall be open or combination of open panels and masonry columns to match front fence.
- Street fencing details are required with development application for dwelling.

Temporary Accommodation (during dwelling construction)

- Not permitted in R1, R2, RU5 zones.
- Written evidence that finance is available for erection of the proposed permanent dwelling within a period not exceeding 12 months.
- Maximum period of occupation is 12 months.
- Cannot be situated in front of the proposed dwelling.
- Occupation by the owner and immediate family only.

Outbuildings, Carports and Detached Garages

Zone	Size	Cumulative Size of Outbuildings
R1 <2000m²	70m²	100m²
R1 >2000m²	90m²	150m²
R2 (LSM – U)	125m²	150m²
R2 (LSM - V)	150m²	175m²
R2 LSM – U adjoining R2 LSM - V	135m²	165m²
R2 (LSM – W)	175m²	200m²
R2 (LSM –AA1)	175m²	200m²
R5 (LSM-W)	175m²	200m²
R5 (LSM-Z)	200m²	250m²
R5 (LSM – Y1)	200m²	250m²
R5 Longyard Trails – Rodeo Drive	250m²	250m²
RU1	Not specified	
RU4 <10ha	300m²	400m²
RU4 >10ha	Not specified	
RU5	100m²	150m²
RU6	125m²	150m²
C3	125m²	150m²
SP3	125m²	150m²

- In Zones R1, R5 and RU4, setbacks vary dependent upon lot size.
- Not allowed within building setback.
- Not allowed in front of main dwelling if <4,000m² lot.
- In Zone R1, detached sheds made from a material that is not the same as the dwelling, must be setback at least 1 metre behind the front façade of the dwelling. This control applies to lots with both single and secondary frontages, with the exception of rear lanes.
- If in front of main dwelling, must:
  - Same construction,
  - Matching roof pitch, and
  - Appear like part of the habitable dwelling.
- Amenities in an ancillary structure to a dwelling are restricted to one toilet and one hand basin. In a pool house or cabana, a shower will be allowed.

Zone	Height to eave	Height to ridge
R1	3.4m	3.8m
R2 (LSM – U)	3.8m	4.2m
R2 (LSM – V)	4.0m	4.4m
R2 (LSM – W)	4.0m	4.4m
R2 (LSM – Y1)	4.0m	4.4m
R5	4.0m	4.4m
R5 Longyard Trails – Rodeo Drive	Not specified	5.0m
RU1	Not specified	
RU4	Not specified	
RU5	3.8m	4.2m
RU6	Not specified	
C3	3.2m	3.6m
SP3	Not specified	

- Alternatively outbuilding may match the house roof pitch.

Shipping Containers For Storage	• Shipping containers for storage are not allowed in Zones R1, R2, R5 or RU5 for a period exceeding 3 months unless:
	  ○ There is only one container per property; and
	  ○ It is located behind the existing dwelling; and
	  ○ The setback for side and rear boundaries relevant to the zone has been achieved; and
	  ○ It is painted to match the colour of the existing dwelling; and
	  ○ It is screened where visible from the street or adjoining properties;
	• It is used for domestic storage; and
	• It is not on land that contains a heritage item.
	• Shipping containers for storage on vacant land are allowed in Zones R1, R2, R5 or RU5 where they are:
	  ○ Located in the rear 50% of the lot; and
	  ○ The setback for side and rear boundaries relevant to the zone has been achieved; and
	  ○ Suitably screened; and
	  ○ Painted to match the surrounds; and
	  ○ It is used for domestic storage; and
	  ○ It is not on land that contains a heritage item or located within the East and West Tamworth character area.
	• Shipping containers cannot be stacked for storage in Zones R1, R2, R5, RU4 or RU5.
	• Shipping containers on flood affected land are not allowed.

"Cargotecture" Shipping Containers used for Housing (Cargotecture) for Houses, Pools, Garages	• Dwelling structures constructed from shipping containers must comply with the development controls contained in this chapter and must also:
	  ○ Feature innovative architectural design and incorporate elements such as pop outs, decks, verandahs, courtyards and variations in roof pitch;
	  ○ Incorporate openings and materials that enhance the appearance of the structure;
	Be painted and/or clad in materials to complement the surrounds.

Relocated dwellings	• Dwelling not to be moved onto site before development consent issued and no work is to commence on the re-erection of the dwelling until the Construction Certificate is approved by Council or the Principal Certifying Authority.
	• The DA must include:
	  ○ A comprehensive report prepared by an accredited Building Surveyor or Structural Engineer certifying the soundness of the building; and
	  ○ Photographic evidence of the dwelling supported by a description of its condition.
	  ○ A statement from a suitably qualified person shall be provided confirming that all asbestos has been removed prior to relocation.

Crown Road Access	• Where access to an existing allotment is from a Crown Road, the Crown Road must have an all-weather surface to a standard suitable for 2WD access for a B99 vehicle under AS2890.1. • Council is not the Roads Authority and is not responsible for the construction or ongoing maintenance of a Crown Road.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.
Slope	• Development on slopes >15% requires detailed geotechnical investigation (including slope stability analysis) and design to demonstrate good hillside development practice. Engineer's certification to accompany development application. • Details of sub-surface drainage is to be provided with no discharge to slopes. • Development on slopes >20% is not permitted.

Pools	• Are to be positioned, including fencing, behind the building line. • Where visible from a public place or road, details of screening are to be supplied. • Any associated retaining walls or decks are not to exceed 1.0 metres above natural surface level. • Pool pump enclosure to be placed greater than 15 metres from a habitable room in a dwelling on adjoining property or within a sound-proof enclosure and must be indicated on the plan set • Must have a rain water tank not less than 3000 litres that is available on the property for topping up the pool. Applies to pools larger than 20,000 litres. • Water Sensitive Design (WSE) controls do not apply to isolated pool development applications
Water tanks	• Located behind the street setback of any dwelling (unless placed below ground). • Suitably screened where visible from a public place or street. • The location of tanks and size should be shown on the plan prepared to accompany the DA, including details of any physical screen.
Exhibition Homes	• Not acceptable to be located in a cul de sac, no through road, dual occupancy or multi dwelling housing development. • Allowed to be open for inspection between 9.00am and 5.30pm daily. • Development consent will be limited to period of eighteen (18) months from the date of an Occupation Certificate. • Upon expiry of development consent the dwelling shall revert to normal domestic use. • A single advertisement is permitted. • A minimum of 2 car spaces must be provided onsite.
Water Sensitive Essentials (WSE)* ***Compliance is achieved by meeting a minimum of two out of five of the following** **NB:** *Consult with Council to discuss water saving rebates that are available for water sensitive essential requirements.*	• Details must be provided demonstrating that a minimum of 2 out of the following 5 WSE's has been achieved: ○ **Water efficient appliances and fittings -** Water Efficiency Labelling & Standards (WELS)rating with a minimum of 4 stars. ○ **Rainwater tank(s)** with a volume of not less than 10,000L. An appropriate mechanism is to be provided for automatically switching to the town water supply (if available) when the volume of water in the rainwater tank(s) i s low ○ **Landscaped stormwater retention area (Rain garden)** ○ minimum of 5m2 of retention area ○ must be designed by a suitably qualified person. ○ **Grey water diversion device** - a gravity diversion device with a hand-activated valve, switch or tap that is fitted to the outlet of the waste pipe of the laundry tub. The device can be switched by the householder to divert greywater from the laundry tub by gravity directly to the diversion line and the dedicated land application system (e.g. lawn or garden beds) instead of the sewer. ○ The dedicated land application system must be not less than 10 m2. ○ Greywater must not be stored. ○ Gravity diversion devices must not be installed below the "S" bend on any plumbing fitting and must be installed by a licensed plumber. ○ A Council approved on-site wastewater disposal system will also be acceptable. ○ **Grey water treatment device** - this treats greywater for re-use on a property, such as toilet flushing, washing machine and surface irrigation of gardens and lawn. It is a form of on-site wastewater treatment. ○ the owner of the premises must obtain approval from Council for installation and operation under section 68 of the Local Government Act 1993 and Part 2, Division 4 Local Government (General) Regulation 2005. ○ A council must not approve the installation unless they have been accredited by the NSW Department of Health. ○ must be installed by a licensed plumber.
Plumbing for recycled water	• When a new dwelling is being constructed the inclusion of additional underfloor drainage pipes to enable an external greywater reuse device to be connected.
WSE Exemptions	• Water Sensitive Design (WSE) controls (including plumping for recycled water) do not apply to General Housing, Ancillary Structure development or Dual Occupancy where reticulated connection to water and sewer is not available or is not required.

Bushfire Prone Land	• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ) • DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self-Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). *NB: Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.*
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: ○ Traffic ○ Flood liability ○ Slope ○ Construction impacts ○ Solid and Liquid Waste ○ Air quality (odour and pollution) ○ Noise emissions ○ Water quality ○ Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Vegetation /Landscaping	• Development design shall accommodate the retention of any mature trees and vegetation. • Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.
Construction Waste Management	• All DAs for construction of general housing must be accompanied by a Resource and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.
Ongoing Waste Storage	• Provide DA plans/drawings showing: a) storage space and layout for the required number of bins (outside) b) layout and dimensions required to accommodate collection vehicles when on-site collection is required • Consideration of screening or discreet storage locations where possible to minimise visual impacts on neighbouring properties and the public domain.
Solar Access and Energy Efficiency	• Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice). • In this regard, "habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages. • Development must be designed to maximise solar access, solar use and energy efficiency for future building users, as well as increased energy and thermal performance in accordance with the latest versions of Sustainable Buildings SEPP, BASIX (where relevant) and National Construction Code
Urban Heat Island Effect	• Please refer Urban Heat Island Effect controls in *Step 3: General Development Specifications - other Types of Development Controls*

STEP 2: TYPE OF DEVELOPMENT

Residential (Dual Occupancy) Development Controls

These are the 'deemed to satisfy' controls relating to dual occupancy developments. Please note, additional site-specific requirements may also apply to your development, check STEP4.

Building Setbacks

Zone	Single Storey		≥ 2 storey	
	Front	Side / rear	Front	Side / rear
R1	4.5m, 5,5m to garage	1m (675mm#)	4.5m, 5.5m to garage	2m (1125mm#)
RU5	6m		6m	
RU1	20m	10m	20m	10m
RU4	20m	10m	20m	10m

 # roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

- In Zone R1, where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 2 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.

Design

- For corner lots, dwellings shall be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where both shall be accessed from the lesser street classification.
- Garage/s shall not exceed 60% of the street elevation.

Utilities

- Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail.
- Dual occupancy not permitted on unsewered land in Zone R1 and RU5.
- Stormwater arrangements shall be designed to a gravity system.
- Details of any stormwater detention systems shall be provided.
- Individual detention systems for each unit are acceptable for a dual occupancy development.
- Detention tanks but must be a separate tank to that required by BASIX or bushfire requirements.
- Refer to Council's Engineering Design Minimum Standards.
- The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Building Height

Measured from natural ground level to:

- Topmost ceiling: maximum 7.2m
- Top of the ridge: maximum 10m

Site Coverage

- Residential zones: Maximum site coverage of 75% (includes all hardstand areas).
- Commercial zones: Refer to Floor Space Ratio Clause contained within the Tamworth Regional Local Environmental Plan 2010.

Solar Access and Energy Efficiency

- Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).
- In this regard, "habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages.
- Development must be designed to maximise solar access, solar use and energy efficiency for future building users, as well as increased energy and thermal performance in accordance with the latest versions of Sustainable Buildings SEPP, BASIX and Section J of National Construction Code

Privacy

- Development of more than one storey must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Parking, Traffic and Access

- Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls*

Vegetation / Landscaping

- A Landscape plan must be provided.
- Minimum of 125m^2 of landscaping for each dwelling.
- Development design shall accommodate the retention of any mature trees and vegetation.
- Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.

Private Open Space

- Private open space (POS) must be provided in accordance with the following table in relation to its position relative to the dwelling for solar access.

POS Location	Minimum Amount	Minimum Dimension
North	35m^2	5m
East	50m^2	6m
South	60m^2	6m
West	45m^2	6m

- Must be directly accessible from a living area and may partially or wholly include a deck, alfresco area, balcony or similar area located at ground level.
- The private open space must be fenced. Details of the height and style of fencing must accompany the development application.
- Area calculation does not contain intrusions such as drying areas, electricity substations, water tanks, onsite stormwater detention systems, hot water systems and retaining walls.

Storage

Must provide a minimum of 5m^3 of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press

Density

Zone	Min. Site Area per Dwelling
R1	300m^2
RU5	300m^2 sewered

Facilities

- Letterboxes to be provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Owners Corporation.
- Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.

Future Subdivision

- Dual occupancy development must consider potential future subdivision and locate buildings with adequate access to and clearance from utilities.

Water Tanks

- Located behind the street setback of any dwelling (unless placed below ground).
- Suitably screened where visible from a public place or street.
- The location of tanks should be shown on the plan prepared to accompany the DA, including details of any physical screen.

Dual Occupancy (attached)

- Where the land use of "Dual Occupancy (attached)" is relied upon for permissibility in Rural zones, the general criteria (such as landscaping, visitor parking, etc) will not apply.
- Details of the method of effluent disposal and the capacity and suitability of any existing onsite sewerage management system (OSSM) being relied upon shall be provided.
- Location of area suitable for parking of vehicles associated with the dual occupancy shall be indicated.
- The two dwellings are to be physically attached. A maximum separation of 6 metres containing a structure such as a carport of ancillary building is permitted.

Water Sensitive Essentials (WSE)* ***Compliance is achieved by meeting a minimum of two out of five of the following** **NB:** *Consult with Council to discuss water saving rebates that are available for water sensitive essential requirements.*	• Details must be provided demonstrating that a minimum of 2 out of the following 5 WSE's has been achieved: ○ **Water efficient appliances and fittings -** Water Efficiency Labelling & Standards (WELS)rating with a minimum of 4 stars. ○ **Rainwater tank(s)** with a volume of not less than 10,000L (5,000L per unit). An appropriate mechanism is to be provided for automatically switching to the town water supply (if available) when the volume of water in the rainwater tank(s) is low ○ **Landscaped stormwater retention area (Rain garden)** ○ minimum of 5m2 of retention area ○ must be designed by a suitably qualified person. ○ **Grey water diversion device** - a gravity diversion device with a hand-activated valve, switch or tap that is fitted to the outlet of the waste pipe of the laundry tub. The device can be switched by the householder to divert greywater from the laundry tub by gravity directly to the diversion line and the dedicated land application system (e.g. lawn or garden beds) instead of the sewer. ○ The dedicated land application system must be not less than 10 m2. ○ Greywater must not be stored. ○ Gravity diversion devices must not be installed below the "S" bend on any plumbing fitting and must be installed by a licensed plumber. ○ A Council approved on-site wastewater disposal system will also be acceptable ○ **Grey water treatment device** - this treats greywater for re-use on a property, such as toilet flushing, washing machine and surface irrigation of gardens and lawn. It is a form of on-site wastewater treatment. ○ the owner of the premises must obtain approval from Council for installation and operation under section 68 of the Local Government Act 1993 and Part 2, Division 4 Local Government (General) Regulation 2005. ○ A council must not approve the installation unless they have been accredited by the NSW Department of Health. ○ must be installed by a licensed plumber.
Plumbing for recycled water	• When a new dwelling is being constructed the inclusion of additional underfloor drainage pipes to enable an external greywater reuse device to be connected.
WSE Exemptions	• Water Sensitive Design (WSE) controls (including plumping for recycled water) do not apply to General Housing, Ancillary Structure development or Dual Occupancy where reticulated connection to water and sewer is not available or is not required.
Bushfire Prone Land	• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ). • DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self-Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). • Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.
Slope	• Development on slopes >15% requires detailed geotechnical investigation (including slope stability analysis) and design to demonstrate good hillside development practice. Engineer's certification to accompany development application. • Details of sub-surface drainage is to be provided with no discharge to slopes. • Development on slopes >20% is not permitted.

Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: ○ Traffic ○ Flood liability ○ Slope ○ Construction impacts ○ Solid and Liquid Waste ○ Air quality (odour and pollution) ○ Noise emissions ○ Water quality ○ Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Construction Waste Management	• All DAs for construction of dual occupancy must be accompanied by a Resource and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.
Ongoing Waste Storage	• Provide DA plans/drawings showing: a) storage space and layout for the required number of bins (outside) b) waste collection point(s) for the site; c) path of access for users and collection vehicles; and d) layout and dimensions required to accommodate collection vehicles when on-site collection is required. • Consideration of screening or discreet storage locations to minimise visual, odour and acoustic impacts on neighbouring properties and the public domain. • Locate and design the waste storage facilities to visually and physically complement the design of the development. • Avoid locating waste storage facilities between the front alignment of a building and the street.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	• Please refer Urban Heat Island Effect controls in *Step 3: General Development Specifications - other Types of Development Controls*

STEP 2: TYPE OF DEVELOPMENT

Residential (Multi-Dwelling) Development Controls

These are the 'deemed to satisfy' controls relating to residential (multi-dwelling) developments.
Please note, additional site-specific requirements may also apply to your development, check STEP 4.

Building Setbacks

Zone	Single Storey		≥ 2 storey	
	Front	Side / rear	Front	Side / rear
R1	4.5m, 5.5m to garage	1m (675mm#)	4.5m, 5.5m to garage	2m (1125mm#)
RU5	6m		6m	
E1, E2, E3 and MU1	BCA	BCA	BCA	BCA

roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

- No concession to secondary frontage.

Density

Zone	Min. Site Area per Dwelling
R1	300m^2
RU5	300m^2 sewered

Design

- For corner lots, dwellings be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where access shall be obtained from the lesser street classification.
- Garage/s shall not exceed 60% of the street elevation.

Utilities

- Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located a minimum of one metre or the equivalent invert depth from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail.
- Multiple dwellings not permitted on unsewered land.
- Stormwater arrangements shall be designed to a gravity system.
- Details of any stormwater detention systems shall be provided.
- Individual detention systems are acceptable for each unit up to 5 units (maximum).
- Detention tanks must be a separate tank to that required by BASIX or bushfire requirements.
- Detention basins or underground detention must be provided in a development with more than 5 units.
- Refer to Council's current version of the Engineering Design Minimum Standards.
- The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Building Height

Measured from natural ground level to:

- Topmost ceiling: maximum 7.2m
- Top of the ridge: maximum 10m

Site Coverage

- Residential zones: Maximum site coverage of 75% (includes all hardstand areas).
- Commercial zones: Refer to LEP.

Privacy

- Multi-storey development must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Parking, Traffic and Access

- Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls*

Solar Access and Energy Efficiency

- Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).
- In this regard, "habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages.
- Development must be designed to maximise solar access, solar use and energy efficiency for future building users, as well as increased energy and thermal performance in accordance with the latest versions of Sustainable Buildings SEPP, BASIX and Section J of National Construction Code.

Construction Waste Management

- All DAs for construction of multi-dwelling must be accompanied by a Resource and Waste Management Plan (RWMP).
- The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.

Ongoing Waste Storage

- Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing:
  a) storage space and layout sufficient for number of bins per occupancy
  b) storage room for bulky waste:
  c) waste collection point(s) for the site;
  d) path of access for users and collection vehicles; and
  e) layout and dimensions required to accommodate collection vehicles when on-site collection is required.
- Consideration of screening or discreet storage locations to minimise visual, odour and acoustic impacts on neighbouring properties and the public domain.
- Locate and design the waste storage facilities to visually and physically complement the design of the development.
- Avoid locating waste storage facilities between the front alignment of a building and the street.
- Ensure the waste storage facilities are easily accessible for all users and have step free and unobstructed access to the collection point(s).
- Where the development has less than 6 dwellings fronting the kerb and proposes kerbside collection, the nominated collection point must be of sufficient size to accommodate all allocated waste and recycle bins and must be within the development sites frontage.
- Kerbside collection on arterial roads and roads with high vehicle and pedestrian traffic must be deemed safe by Council.
- For development with 6 or more dwellings, a private waste collection service may be required where kerbside collection is not deemed safe by Council or may impact on the existing streetscape.

Private Open Space

- Private open space (POS) must be provided for units on ground level at the following rate in relation to its orientation for solar access.
- The private open space on ground level must be fenced. Details of the height and style of fencing must accompany the development application.

POS Location	Minimum Amount	Minimum Dimension
North	35m^2	4m
East	50m^2	4m
South	60m^2	4m
West	45m^2	4m

- Must be directly accessible from a living area and may partially or wholly include a deck, alfresco area, balcony or similar area located at ground level.
- Area calculation does not contain intrusions such as drying areas, electricity substation, water tanks, onsite stormwater detention systems, hot water systems, retaining walls.
- If located on street side of dwelling, details of fencing must be supplied.

Balconies for Private Open Space

- For units located on the upper storey of a building in a development not captured by the requirements of State Environmental Planning Policy (Housing) 2021, the following balcony size is required:

Number of bedrooms in each dwelling	Minimum Amount	Minimum Dimension
1	$4m^2$	2m
2	$10m^2$	2m
3 or more	$16m^2$	4m

- Must be located adjacent to a living room, dining room or kitchen to extend the living space.
- Are calculation does not contain intrusions such as drying areas, hot water systems or air conditioners.
- The minimum balcony depth to be counted as contributing to the balcony area is 1m.

Vegetation / Landscaping

- A Landscape plan must be provided.
- Landscaping shall be provided on the basis of 100m2 per dwelling for the development site.
- Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.
- Landscaping shall comprise only drought and frost tolerant species
- Development design shall accommodate the retention of any mature trees and vegetation.
- Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.
- Minimum width of 2m required for all landscaped areas.

Outdoor Lighting

- Must provide certification of compliance with *AS4282 Control of Obtrusive Effects of Outdoor Lighting* if >10 dwellings proposed.

Adaptability

- Development of ≥5 units must provide 1 in 5 units capable of conversion to adaptable housing in accordance with *AS4299*, Class C level.

Facilities

- Letterboxes provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Body Corporate.
- Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.

Storage

- Must provide a minimum of $5m^3$ of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press).

Water Tanks

- Water storage tanks are to be located below ground or behind the buildings in the development.

Site Levels and Retaining Walls

- Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD).
- Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections.
- Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.

Geology

- The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

Slope

- Development on slopes >15% requires detailed geotechnical investigation (including slope stability analysis) and design to demonstrate good hillside development practice. Engineer's certification to accompany development application.
- Details of sub-surface drainage is to be provided with no discharge to slopes.
- Development on slopes >20% is not permitted.

Bushfire Prone Land	• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ). • DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self-Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). • Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: o Traffic o Flood liability o Slope o Construction impacts o Solid and Liquid Waste o Air quality (odour and pollution) o Noise emissions o Water quality o Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	• Please refer Urban Heat Island Effect controls in *Step 3: General Development Specifications - other Types of Development Controls*

STEP 2: TYPE OF DEVELOPMENT

Industrial Development Controls

These are the 'deemed to satisfy' controls relating to industrial developments. Please note, additional site-specific requirements may also apply to your development, check STEP 4.

Building Setbacks	• Street setback must be a minimum of 5m. • No concession for secondary frontage. • Side and rear setbacks to meet BCA requirements.
Design	• Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials. • Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete or light weight cladding. • Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or visible from a public road.
Utilities and Services	• Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. • Applications must demonstrate adequate provision for storage and handling of solid wastes. • Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system. • Detention of stormwater may be required. • Onsite stormwater capture and reuse shall be provided for maintenance of landscaping. Storage tanks shall be appropriately located and screened. **NB** – reuse facilities shall not form part of stormwater calculations. • Buildings and structures are to be located clear of utility infrastructure. • For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail. • The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Landscaping	• A Landscape plan must be provided.
	• Landscaping is required:
	  ○ in the front 5m of street setback;
	  ○ side and rear setbacks where visible from public place or adjoining residential area; and
	  ○ areas adjacent to building entrances and customer access points.
	• A reduced landscaped setback, to a minimum of 3 metres, is permitted where car parking is provided immediately behind the landscaped area.
	• Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
	• Landscaping shall comprise only low maintenance, drought and frost tolerant species.
	• Development design shall accommodate the retention of any mature trees and vegetation.
	• Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.
	• Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.

Fencing	• Open work or storage areas visible from a public place or street must be fenced by masonry materials or pre-coloured metal cladding of minimum 2m height. Fencing to be located behind the building setback. • Security fencing must be also located behind the building setback area except when of a decorative nature to be integrated in the landscaped area.
Parking, Traffic and Access	• Refer to *Step 3: General Development Specifications for Parking, Traffic and Access Controls*

Outdoor Signage	• Single occupant industrial site:
	  ○ one free standing advertisement within the 5m landscaped setback; and
	  ○ one advertisement integrated within the façade of the building, but no higher than the building roof line.
	• Multiple unit industrial site:
	  ○ one index board near site entrance or within the 5m landscaped setback; and
	  ○ one advertisement integrated within the façade of each unit, but no higher than the building roof line.
	• Signage must comply with *State Environmental Planning Policy (Industry and Employment) 2021* Chapter 3 and Schedule 5 Assessment Criteria
	• Refer to *Step 3: General Development Specifications – Other Types of Development Controls for further Outdoor Advertising/Signage controls.*

Outdoor lighting	• Must comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting.*
Noise	• Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone. • External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.
Fire Safety	• For development applications involving a change of use for an existing building where no works are proposed. Consideration must be given to whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.

Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to:
	  ○ Traffic
	  ○ Flood liability
	  ○ Slope
	  ○ Construction impacts
	  ○ Solid and Liquid Waste
	  ○ Air quality (odour and pollution)
	  ○ Noise emissions
	  ○ Water quality
	  ○ Sustainability

Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

Construction and Operational Waste Management	• All DAs for construction of industrial development must be accompanied by a Resource and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials. • The RWMP must consider operational waste management with consideration of the ongoing waste storage controls
Ongoing Waste Storage	• Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing: a) storage space and layout for bins and skips b) waste collection point(s) for the site; c) path of access for users and collection vehicles; and d) layout and dimensions required to accommodate collection vehicles when on-site collection is required • For multi-use and industrial units, areas for waste storage and recycling must be provided in each industrial unit – with adequate space provided for each on-site separation and storage of recyclables and garbage. • Ensure the waste storage facilities are easily accessible for all users and have step free and unobstructed access to the collection point(s). • Bin enclosures/rooms must be ventilated, fire protected, drained to the sewerage system and have lighting and water supply.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.

STEP 2: TYPE OF DEVELOPMENT

Subdivision Controls

These are the guidelines relating to subdivision.

Please note, additional site-specific requirements may also apply to your development, check STEP 4.

Plans of Subdivision

- A registered surveyor must prepare a suitable plan showing the proposed subdivision for submission with a Development Application for Strata and Community Title subdivisions.

Servicing Strategy & Preliminary Engineering Designs

- All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity) and preliminary engineering designs where an extension to infrastructure is required to demonstrate that it is feasible for the subdivision to be serviced in accordance with the requirements of Council's current version of the Engineering Design Minimum Standards
- The strategy shall include evidence that the developer has consulted with the Water Supply Authority in relation to the availability and capacity of the existing water and sewer networks consistent with the likely future use of the land.
- The strategy shall include evidence that the developer has consulted with TRC Regional Services to obtain available information in relation to stormwater catchments, capacities and preferred solutions.
- For new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure.
- Where the verge is proposed to be less than the minimum width specified by Council's current version of the Engineering Design Minimum Standards, a drawing of the road reserve demonstrating that all services and utilities will fit within the alternative width must be provided.

Water

- The Servicing Strategy including preliminary engineering designs shall identify the method of providing water to the proposed lots in accordance with the Council's current version of the Engineering Design Minimum Standards.
- Reticulated water (public utility supply) will not be available to development in areas outside of those areas modelled in the latest water servicing strategy (e.g. Development Services Plan – DSP)
- Reticulated water (public utility supply) is to be supplied to subdivisions where the Lot Size Map specifies a minimum lot size of up to an including 2 hectares unless the Table below provides exclusion to this requirement.
- The following table relates to land shown on the Lot Size Map with a minimum lot size of 2 hectares:

Location	Public Utility Water Supply Required?	Location	Public Utility Water Supply Required?
Manilla	No	Impala Estate	No
Nundle	Yes	Bylong Road	Yes
Hanging Rock	No	Piallamore	Yes*
Moonbi/ North Kootingal	Yes, to serviceable areas.	Dungowan Village	No
Tintinhull	Yes**	Somerton Village	No
Kootingal	Yes	Attunga Village	Yes
Moore Creek/Hills Plains	Yes	Woolbrook Village	No
Westdale	Yes	Daruka	Yes**
Calala	Yes		

* Where the land is within the locality that extends from Nemingha to Piallamore, one (1) lot may be excised from the land as it existed at 11 October 2011 without the requirement for public utility water supply. A Restriction as to User under the Conveyancing Act shall be applied to the title of both lots created which specifies that no further subdivision will be permitted without the provision of public utility water supply to the land.

** Where land is within the Tintinhull and Daruka locality, proposed lots equal to or greater than 5ha in size do not require reticulated water. On-site water storage requirements will be applied when future development occurs on lots. A Restriction as to User under the Conveyancing Act shall be applied to the title of any new lot created which specifies that no further subdivision will be permitted without the provision of public utility water supply to the land.

	• On-site water storage requirements will be applied when future development occurs on lots where the Lot Size Map specifies a minimum area of 9.9 hectares or greater.
Water Supply - Minimum static head	• The servicing strategy should give consideration to recommended minimum static head required at the meter location for each allotment, when service reservoir is 1/3 depleted, in accordance with the following:

Location	Recommended Minimum Static Head (metres)
Attunga	20
Barraba	20
Bendemeer	25
Manilla	20
Moonbi/ Kootingal	25
Nundle	28
Tamworth	28

Sewer	• The servicing strategy including preliminary engineering designs shall identify the method of providing sewer to the proposed lots in accordance with the Council's current version of the Engineering Design Minimum Standards. • Residential lots are to be serviced by gravity sewer. Detail of any lot filling required to achieve minimum grade shall be provided. • The area within proposed lots shall be capable of being serviced by gravity sewer (unless located within an estate where an alternate sewer system is established). • Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to 4000m2 (excluding Kingswood Estate, which is serviced by on-site sewage management facilities). • On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of 4000m2 hectare or greater.
Stormwater Drainage	• The servicing strategy, including preliminary engineering designs shall include consideration of flows up to the 1 in 100 year ARI for existing natural flow, existing developed flow and post developed flow. • Minor flows are to be designed to a 1 in 5 year ARI for residential and 1 in 10 year ARI for commercial/industrial subdivisions. • Location of major flows are to be defined to a designated overland flow path up to a 1 in 100 year ARI. Where the path traverses private property, it shall be dedicated as a drainage reserve UNLESS a natural drainage line (as indicated by blue line on the topographic map). • Detention basins are not a preferred solution. • Where drainage is required to the rear of the lot, inter-allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement.
Telecommunicat-ions	• Telecommunications are to be for each lot in a subdivision in accordance with the requirements of the provider. • In the circumstances of a boundary adjustment, telecommunications are to be provided for any allotments without an existing dwelling.
Electricity	• The subdivision is to be serviced by underground electricity where the Lot Size Map specifies a minimum lot size of up to and including 2 hectares. • For subdivision of land where the Lot Size map specifies a minimum lot size of greater than 2 hectares and less than 400 hectares, electricity supply is required and may be overhead. • For subdivision of land where the Lot Size Map specifies a minimum lot size of 400 hectares or greater, no connection to electricity is specified.
Lot size	• "Lot Size Map" and Clause 4.1 of Tamworth Regional LEP 2010 prescribe the minimum lot sizes for all new allotments. • Minimum lot sizes do not apply to Strata and Community Title Subdivisions. • Residential lots must be able to accommodate a rectangle suitable for building purposes measuring 10m x 15m behind the street setback (note there is no concession to a second street frontage for setbacks). • Easements are not to encumber more than 10% of the total area of the lot where the Lot Size Map specifies a minimum lot size of up to and including 2000m^2.

Battle-axe shaped lots	• Minimum area for battle-axe shaped lot is 800m² excluding the access corridor. This control does not apply to dual occupancy or multi dwelling housing developments. • In Zones R1, R2, R5 and RU5 access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers at the time of subdivision. • Where subdivision comprises part of a proposal for a dual occupancy or multi dwelling housing, the access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers. The works shall be completed prior to issue of an Occupation Certificate or a Subdivision Certificate, which-ever occurs first. • In all other zones the standard for construction of access handles shall be a minimum width of 4.5 metres, constructed with a dust suppressing base course of adequate depth to suit design traffic at the time of subdivision. • The topography of the site may require installation of kerbing to manage overland stormwater. • The suitability of battle-axe allotments will be determined having regard to the: - area of the allotment; - potential for conflict with adjoining land uses, - dust and noise impacts from the location of the driveway; and - availability of utilities. • No more than two Torrens title lots shall share a battle-axe handle access. This control does not apply to multi dwelling housing developments. • Industrial lots shall have a minimum street frontage and square width of 24m and an area of 1,000m2. (NB – this size is specified to facilitate subdivision for lease purposes and does not generally reflect a suitable configuration for industrial lots, which should be sized to accommodate development, storage areas and vehicle delivery and manoeuvring requirements). • Industrial subdivision cannot be serviced by cul-de-sac road formation.
Road Network Design	• A Traffic Impact Assessment is to include an assessment of the proposed subdivision and its impacts on the adjacent existing road network. • The road hierarchy shall be defined. • Road network design should include consideration of vehicular, pedestrian and cyclist safety. This should include the restricted/controlled use of four-way intersections, the standards for staggered-T intersections, the speed environment created by the road network and the risk to safety created by the design. • Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement. • Provision must be made for footpaths to connect to existing footpaths. • The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with Council's current version of the Engineering Design Minimum Standards. A summary table of requirements is provided at the end of this section. • Kerb and gutter is required for subdivision where the Lot Size Map specifies a minimum lot size of up to and including 2000m2. • The road pavement requirement will be determined based on vehicle movements (both current and future) and with consideration to the existing development and character of the locality. Generally, sealed pavement will be required where the Lot Size Map specifies a minimum lot size of up to and including 5 hectares. Note: environmental circumstances such as dust nuisance and drainage may require sealed pavement where the Lot Size Map specifies a minimum lot size of greater than 5 hectares. • Where a proposed allotment adjoins both an existing road and a new road within a subdivision, the existing road must be upgraded to the standard nominated by Refer to Council's current version of the Engineering Design Minimum Standards. • A road within a residential subdivision servicing 15 lots or more must include a constructed pedestrian footpath. • Subdivision layouts shall make provision for road connection to adjoining undeveloped land. • Subdivision design shall ensure that individual allotments are within 400 metres walking distance of a collector road. • Roads to be designed having regard to both the topography of the site and the requirements of stormwater overland flow paths.
Staged Subdivision	• Where subdivision is proposed to be carried out in a number of stages, these shall be identified, and information supplied as to the manner in which staging of all infrastructure will occur (roads, water, sewer and stormwater drainage).

Future Development	• The submitted plans must nominate lots within a proposed subdivision that are intended for future dual occupancy, multi dwelling housing developments and/or further subdivision.
Cul-de-sac	• Radius of a cul-de-sac bowl in a residential subdivision shall not be less than 10 metres. • Design must accommodate stormwater drainage overland flow paths. • Alternate cul-de-sac configuration is not permitted, e.g. "hammer-head" or "Y" shapes. • Temporary cul-de-sac heads should be within the road reserve. They are not permitted to be located within private property. • Temporary cul-de-sac heads on Collector Roads (or major roads through a development) must cater for 12.5m heavy rigid vehicles such as school buses and garbage trucks.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.
Landscaping Plan	• Subdivision involving new road construction must provide a landscape plan and include street tree planting of suitable species and the design shall accommodate the retention of any mature trees and vegetation. • Dual use drainage reserves must be designed to enhance recreational opportunities and visual amenity without compromising drainage function. • Landscaping should aim to contribute to and maintain biodiversity corridors, to increase species diversity, and to reduce the impacts of pollution and climate change. • Landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list. • Street tree species shall be in accordance with Council's 'Urban Street Tree Management Plan'.
Environmental Values Locality Map	• Where the subject land is greater than 2 hectares. The development application shall describe and map the existing environmental values of the site (e.g. vegetation, fauna, water) then outline how the subdivision addresses the hierarchy of environmental impact mitigation: ○ avoidance; ○ minimisation/mitigation; ○ restore; then ○ offset.
Biodiversity Protection	• A development application must be supported by an appropriate level of analysis consistent with Council policy and other legislative requirements. By avoiding either directly or indirectly impacting threatened species, populations and threatened ecological communities. Considerations must be given to the following: ○ Native vegetation and threatened species habitats are to be retained in perpetuity on sites identified with high ecological value that ensures their ongoing viability and sustainability; ○ Development should contribute to the maintenance of local habitats and connectivity between bushland remnants. To achieve this, corridors should be of a scale commensurate with the habitats they connect; ○ Bushfire asset protection zones must not be in identified areas of key habitat and corridors and designed in accordance with the Planning for Bushfire Protection 2019; ○ Development should ensure that off-site impacts into adjoining bushland are minimised, such as weed invasion, increased runoff and stormwater pollutants; ○ continuous canopy and understorey planting along one boundary; or ○ retention and revegetation of remnant bushland elements. *NB: The required treatment will depend upon the scale of the bushland remnants linked by the land or the quality of the remnants to be retained on site.*

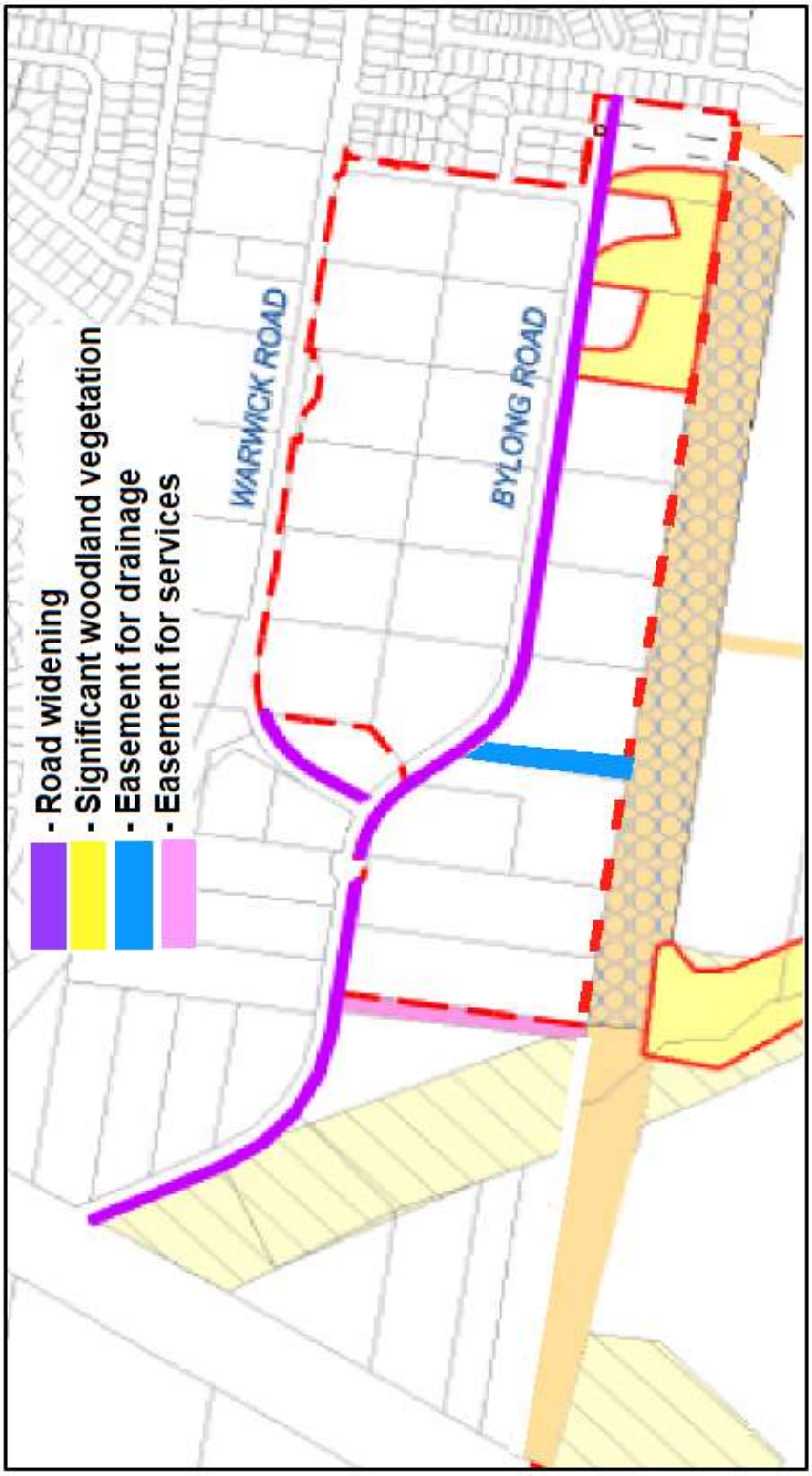
	• Where clearing is approved, the Environment Protection and Biodiversity Conservation Act 1999 (EPBC's) offsets mitigation hierarchy must be followed: 1. Avoid 2. Mitigate 3. Offset *NB: Where 1, 2 aren't possible, it is recommended to offset locally in areas which reduce fragmentation of the landscape by establishing or re-establishing biodiversity corridors.*
Site Access	• Public road access is required to all lots. • A right of carriageway, Crown Road, Forestry Road or Travelling Stock Route (TSR) are not acceptable as the primary access to an allotment and will only be allowed in extenuating circumstances. • An entry gate must be installed at the time of subdivision to facilitate access to an allotment in Zones RU1, RU4, RU6 and E3. • No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.
Lot Orientation	• Where residential subdivision involves a road running north-south, allotments are to be designed to provide solar access for future development. • Orientation shall minimise potential overshadowing impacts of existing and future buildings.
Open Space	• Open space provision within residential subdivision will be determined compliance with the provisions of the Section 94 Plan or Site Specific Design Criteria. • Where required, subdivision design must provide open space achieving the following criteria: o Minimum area of 0.5ha; o Buffered from main roads and identified hazards for improved safety; o Safely accessible by pedestrian and cycleway links; o Connectivity maximised between open space; o Walkable access to highest number of the population; o High passive surveillance opportunities; o Minimum slope; and o Provide complimentary uses of open space (drainage, conservation, cycleways etc) that ensures ongoing usability.
Construction Waste Management	• All DAs for construction of a subdivision development must be accompanied by a Resource and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.
Garbage collection	• Road design must accommodate the legal movement of garbage collection vehicles. • Allotments are to allow for placement and servicing of garbage receptacles for collection within the alignment of that lot. • Adequate permanent turning facilities shall be provided to facilitate garbage collection services without having to complete complex, multiple or excessive manoeuvres. Temporary facilities shall also be provided for incomplete roads (as a result of staging of a subdivision).
Community Title Subdivision	• Road design must accommodate the legal access and onsite movement of garbage collection vehicles. • Community title subdivision of 5 or more lots must include community facilities that are shared between the residents of the development. It is not appropriate that this form of development be used as an alternative to strata title for subdivisions with 5 or more lots where the only shared component is a driveway. • Community facilities may include a swimming pool, tennis court, vegetable gardens, barbeque area or similar.
Contamination	• All subdivision development applications are to include consideration of potential land contamination.
Road Widths	• Road widths are specified in the Tamworth Regional Council's current version of the Engineering Design Minimum Standards.

Bylong Road (Refer to Figure 1)	• Subdivision plans are to provide adequate space for future road upgrade works including:
	  ○ Approximately 5-8 metre widening of sections of Warwick Road and Bylong Road.
	  ○ Intersection upgrades along Warwick Road.
	  ○ Intersection upgrades along Bylong Road.
	• All lots within the Arcadia and Bylong Road Precinct are to be serviced by reticulated water in accordance with the Development Servicing Plan.
	• All lots within the Arcadia and Bylong Road Precinct are to be serviced by connection to reticulated sewer in accordance with the Development Servicing Plan.
	• Subdivision plans need to provide infrastructure that makes provision for future downstream development in accordance with the adopted Stormwater Management Strategy.

Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to:
	  ○ Traffic
	  ○ Flood liability
	  ○ Slope
	  ○ Construction impacts
	  ○ Solid and Liquid Waste
	  ○ Air quality (odour and pollution)
	  ○ Noise emissions
	  ○ Water quality
	  ○ Sustainability

Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Aboriginal Cultural Heritage	• Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these). • Consultation with the Tamworth Local Aboriginal Land Council shall be undertaken to identify the precise location of any Aboriginal heritage items prior to any works commencing in the area.

Figure 1 – Bylong Road



STEP 2: TYPE OF DEVELOPMENT

Commercial/Retail Development Controls

These are the controls relating to commercial and retail developments. Please note, additional site-specific requirements may also apply to your development, see STEP 4 : SITE SPECIFIC.

Building Setbacks	• No minimum setbacks to street frontage are specified. • Where permissible in residential zones, average setbacks of adjacent properties apply. • Side and rear setbacks must meet BCA requirements.
Height	• No height restrictions. Refer Local Environmental Plan 2010 for Floor Space Ratio requirements.
Outdoor Lighting	• Demonstrate compliance with *AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting*.
Outdoor Signage	• A single business premises is permitted to have: ○ one under awning sign, ○ one top hamper sign, and ○ one fascia sign, that do not project above or beyond that to which it is attached. One of which may be illuminated, but not flashing, moving or floodlit. • Design and location of signage must be shown on plans with DA. • Where there is potential for light spill from signage to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off the light by 11pm each night. • Signage must comply with *State Environmental Planning Policy (Industry and Employment) 2021* Chapter 3 and Schedule 5 Assessment Criteria
Design	• Building facades shall be articulated by use of colour, arrangement of elements or by varying materials. • Large expansive blank walls not permitted unless abutting a building on an adjoining allotment. • Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road. • Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as land mark feature of the street. • Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or not visible from a public road.
Post Supported Verandahs and Balconies and Under Awning Support Posts	• Posts must be set back 1200 mm from the back of the kerb. • New verandahs, balconies and awnings must complement the style, materials and character of the building being altered. • Under awning support posts shall be of a single or uniform width from top to bottom and be painted black in colour. • Under awning support posts will only be considered where it has been demonstrated that there is no alternative method available. • All posts must be designed to prevent collapse in the event of a collision. • Public liability insurance must be maintained to Council requirements Not to interfere with operation of or access to utility infrastructure.
Utilities and Services	• Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. Evidence of consultation with the Water Supply Authority and Roads Authority is to be provided. • Applications must demonstrate adequate provision for storage and handling of solid wastes. • Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system. • Buildings and structures are to be located clear of utility infrastructure. • For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail. • The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Parking, Traffic and Access	• Refer to *Step 3: General Development Specifications for Parking, Traffic and Access Controls*
Health Consulting Rooms and Medical Centres on land zoned R1 in Tamworth **(Refer to Figure 1)**	• The proposed site for "health consulting rooms" or a "medical centre" shall not be within 400 metres of the areas bounded by Macquarie Street, Kable Avenue, East Street and the Great Northern Railway Line. (see figure below) • The proposed site for a "medical centre" should be within 400m of a Hospital or adjoining a B1 Neighbourhood Centre.
Brothels and Restricted Premises	• Must be located at least 150m from any of the following: o Existing dwelling; o Residential zone; o Place of worship; o Any place designated for and utilised by children (e.g. child care centre, community facility, educational establishment, entertainment facility, recreation area/facility); o Any other sex services premises.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.
Landscaping	• Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Edging to be provided to retain mulch and protect the landscaping from damage from vehicles. • Landscaping shall comprise only low maintenance, drought and frost tolerant species. • Development design shall accommodate the retention of any mature trees and vegetation. • Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list. • Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.
Fire Safety	• A development application for a change of building use for an existing building where no building works are proposed. Consideration must be given whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.
Flood Affected Land	• Refer to Step 3: General Development Specifications for Development on Flood Affected Land
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: o Traffic o Flood liability o Slope o Construction impacts o Solid and Liquid Waste o Air quality (odour and pollution) o Noise emissions o Water quality o Sustainability

Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Construction and Operational Waste Management	• All DAs for construction of commercial development must be accompanied by a Resource and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials. • The RWMP must consider operational waste management with consideration of the ongoing waste storage controls
Ongoing Waste Storage	• Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing: e) storage space and layout for bins and skips f) waste collection point(s) for the site; g) path of access for users and collection vehicles; and h) layout and dimensions required to accommodate collection vehicles when on-site collection is required • Ensure the waste storage facilities are easily accessible for all users and have step free and unobstructed access to the collection point(s). • Locate the waste storage facilities to minimise odour and acoustic impacts on the habitable rooms of the proposed development, adjoining and neighbouring properties. • Provide sufficient storage space within each commercial/retail space to hold a single day's waste and to enable source separation of recyclables. • Consult with Council and the NSW EPA with regards to any proposed storage and collection of special wastes (e.g. medical or hazardous chemical wastes).
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	• Please refer Urban Heat Island Effect controls in *Step 3: General Development Specifications - other Types of Development Controls*

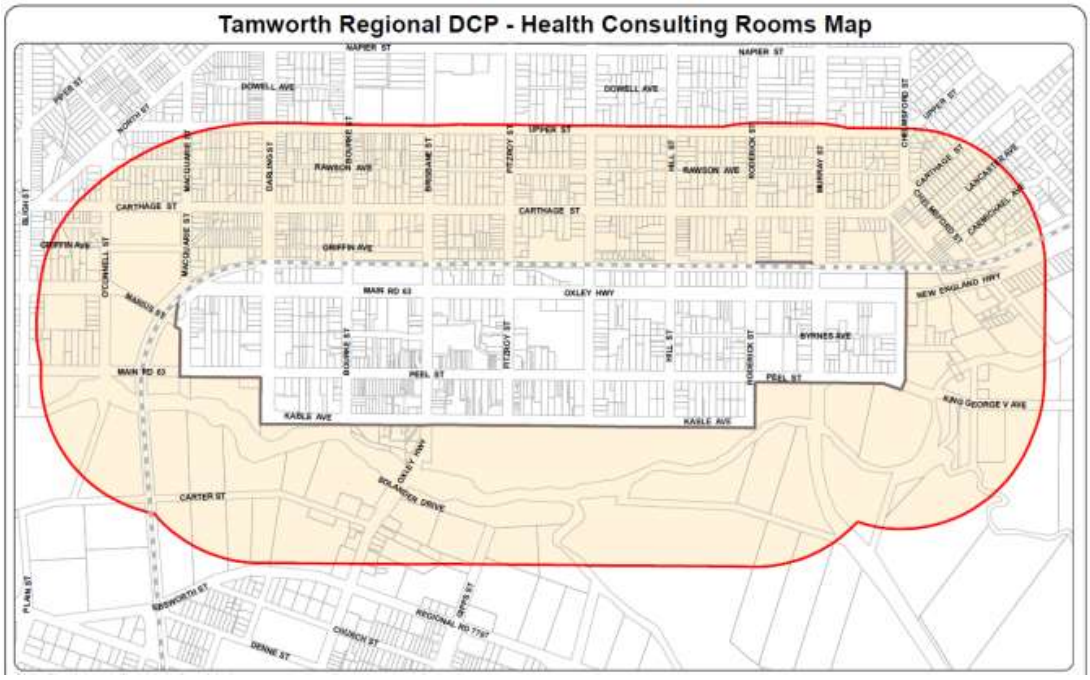
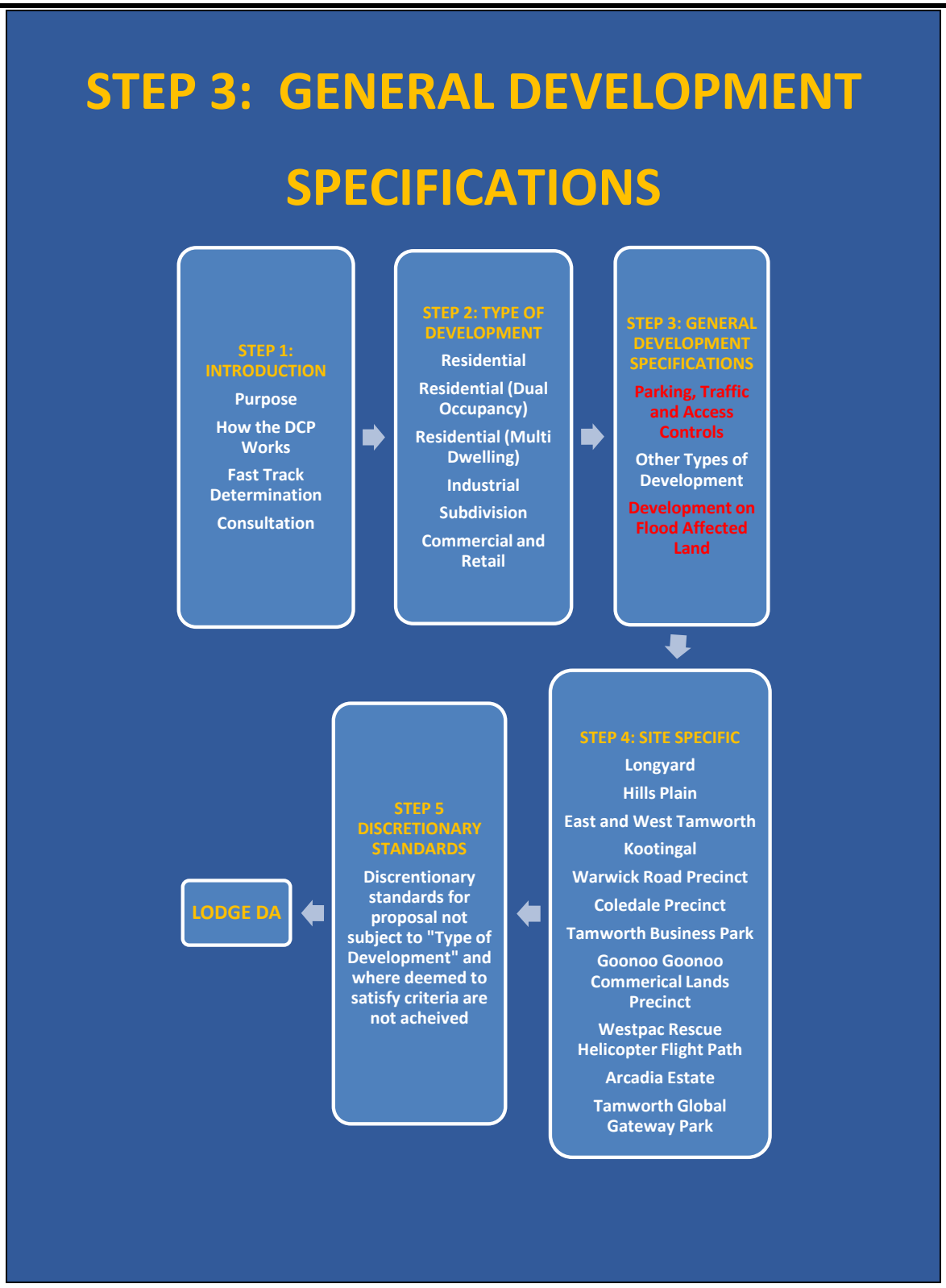


Figure 1 – Health Consulting Rooms Map


STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
STEP 1: INTRODUCTION
Purpose
How the DCP Works
Fast Track Determination
Consultation
STEP 2: TYPE OF DEVELOPMENT
Residential
Residential (Dual Occupancy)
Residential (Multi Dwelling)
Industrial
Subdivision
Commercial and Retail
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls
Other Types of Development
Development on Flood Affected Land
STEP 4: SITE SPECIFIC
Longyard
Hills Plain
East and West Tamworth
Kootingal
Warwick Road Precinct
Coledale Precinct
Tamworth Business Park
Goonoo Goonoo Commerical Lands Precinct
Westpac Rescue Helicopter Flight Path
Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

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. **Tamworth Regional Development Control Plan 2010**

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

Parking, Traffic and Access Controls

These are the environmental controls relating to all developments. Please note, additional site specific requirements may also apply to your development, see STEP 4 : SITE SPECIFIC.

"Mapped Areas" – Parking Requirements

General

- The Parking Requirements Schedule contained at the end of this chapter includes new parking controls for land in the "Mapped Areas" which are the Tamworth Central Business District (CBD), Bridge Street and North Tamworth localities.
- The Aim of having reduced parking requirements in the "Mapped Areas" for specific land uses is to promote housing density close to CBD amenities, commercial investment and increase opportunities to provide and promote different modes of transport.
- Refer to the Maps at the end of this chapter for Tamworth CBD, Bridge Street and North Tamworth to determine whether the subject site is located within a "Mapped Area" and subject to reduced parking requirements for certain land uses.

Residential

General

- Dimensions to meet *AS2890.1 Parking Facilities Off Street Carparking*.
- Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under *AS2890.1 Parking Facilities Off Street Parking.*
- Swept paths for a B99 vehicle must be shown on plans prepared to accompany the DA
- All parking and manoeuvring areas to be hardstand (pavers or concrete).
- Driveways to be located a minimum of 6 metres from an intersection measured from the tangent point of the kerb return.
- Developments requiring ≥4 car spaces are to provide adequate turning dimensions to allow all vehicles to enter and leave the site in a forward direction.
- All weather 2WD access is required to the dwelling for a B99 vehicle under AS2890.1.
- A long section of the driveway must be prepared to accompany the DA if the natural ground level is sloping to confirm that the cross fall of the footpath will not be altered.
- Onsite turning areas must be provided where fronting a road classification of collector or greater.

Electric Vehicle Charging

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

End of Trip Facilities (bicycle parking and shower facilities)

Proposed Use	Resident	Visitor
Shop top housing, multi-dwelling housing, residential flat buildings & shared accommodation (e.g. boarding housing / group homes or the like)	1 bicycle space per 4 units (or 4 rooms for shared accommodation)	1 bicycle space per 20 units/rooms
Serviced Apartments	1 bicycle space per 4 staff	1 bicycle space per 20 units / rooms

- The location, design and construction of bicycle facilities is to comply with *AS2890.3 – Parking facilities – Bicycle parking*
- Bicycle parking for residents and/or staff must be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and used.

Commercial

Parking	• Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number.
	• Parking and traffic requirements will be based on consideration of:
	  ○ likely peak usage times;
	  ○ the availability of public transport;
	  ○ likely demand for off street parking generated by the development;
	  ○ existing traffic volumes on the surrounding street network; and
	  ○ efficiency of existing parking provision in the location.
	• Comply with *AS2890.1 Parking Facilities Off Street Car Parking* and *AS2890.6 Parking Facilities Off Street Parking for People with a Disability*
	• Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under *AS2890.1 Parking Facilities Off Street Parking.*
	• Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:-
	  (a) Determine the parking requirements of the previous or existing premises in accordance with any existing development consent. Otherwise the rate contained in *Parking Requirements Schedule* should be applied.
	  (b) Determine the parking requirement of the proposed development in accordance with *Parking Requirements Schedule*;
	  (c) Subtract the number of spaces determined in (a) from the number of spaces calculated in (b);
	  (d) The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site carparking or as a cash-in-lieu contribution to Council where applicable.
	• The verge for the frontage of the development is to be constructed of hardstand materials to facilitate safe, low-maintenance pedestrian access. Details to accompany the development application.
	• All vehicles must be able to enter and exit the site in a forward direction.
	• Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles.
	• Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.
	• Unsealed vehicle movement areas are not acceptable due to environmental management impacts.
	• Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be line marked and signposted.
	• Site access not permitted:
	  ○ Close to traffic signals, intersection or roundabouts with inadequate sight distances;
	  ○ Opposite other large developments without a median island;
	  ○ Where there is heavy and constant pedestrian movement on the footpath;
	  ○ Where right turning traffic entering the site may obstruct through traffic.
	• Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.
	• The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.
	• Driveways must be provided in accordance with AS 2890.1 Parking Facilities.
	• Nominate that a pedestrian footpath be constructed for the full frontage of a development to a width consistent with any connecting pedestrian footpath or where there is no connecting footpath in accordance with Council's current version of the Engineering Design Minimum Standards.

Development in Residential Zones	• Minimum road pavement width for any commercial development in a residential zone is 11 metres. • Footpath connectivity shall be provided to existing footpath network.
Electric Vehicle Charging	• Provision for electric vehicle chargers in accordance with the National Construction Code (Australian Building Codes Board) must be demonstrated and shown on submitted plans (where required).

End of Trip Facilities (bicycle parking and shower facilities)

Proposed Use	Resident	Visitor
New commercial, retail development / use	1 space per 15 car parking spaces	

- The location, design and construction of bicycle facilities is to comply with *AS2890.3 – Parking facilities – Bicycle parking*
- Bicycle parking for staff must be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and used.
- Provisions must be made for suitable facilities including bike rack, storage, shower and changing facilities for staff.

Industrial

Parking

- Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number.
- Parking and traffic requirements will be based on consideration of:
  - likely peak usage times;
  - the availability of public transport;
  - likely demand for off street parking generated by the development;
  - existing traffic volumes on the surrounding street network; and
  - efficiency of existing parking provision in the location.
- Comply with *AS2890.1 Parking Facilities Off Street Car Parking* and *AS2890.6 Parking Facilities Off Street Parking for People with a Disability*
- Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under *AS2890.1 Parking Facilities Off Street Parking.*
- Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:-
  (a) Determine the parking requirements of the previous or existing premises in accordance with any existing development consent. Otherwise the rate contained in the *Parking Requirements Schedule* should be applied.
  (b) Determine the parking requirement of the proposed development in accordance with *Parking Requirements Schedule*;
  (c) Subtract the number of spaces determined in (a) from the number of spaces calculated in (b);
  (d) The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site carparking or as a cash-in-lieu contribution to Council where applicable.
- Portion of customer parking to be provided convenient to the public entrance.

Traffic and Access

- A Traffic Assessment is required to demonstrate the adequacy of:
  - road network,
  - geometric design for intersections, including pavement impacts,
  - site access,
  - loading/unloading facilities, and
  - safe on-site manoeuvring for largest design vehicle
  - wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.
- Areas that experience regular movement of vehicles, including (but not limited to) customer and staff carparking must be sealed
- Laydown / outdoor storage areas do not need to be sealed. Permanent Sediment and Erosion Control measures must be installed.
- All vehicles must be able to enter and exit the site in forward direction.
- Site access not permitted:
  - Close to traffic signals, intersection or roundabouts with inadequate sight distances;
  - Opposite other large developments without a median island;
  - Where there is heavy and constant pedestrian movement on the footpath;
  - Where right turning traffic entering the site may obstruct through traffic.
- Separate signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.
- The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.
- Driveways and circulation roadways must be provided in accordance with *AS2890.1 Parking Facilities*.

Loading / unloading Facilities

- Adequate space and facilities are required to be provided wholly within the site.
- Loading and delivery bays must be designed to allow vehicles to enter and exit the site in a forward direction.
- Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be line marked and signposted.

Electric Vehicle Charging

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

End of Trip Facilities (bicycle parking and shower facilities)

Proposed Use	Resident	Visitor
New industrial development / use	1 space per 15 car parking spaces	

- The location, design and construction of bicycle facilities is to comply with *AS2890.3 – Parking facilities – Bicycle parking*
- Bicycle parking for staff must be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and used.
- Provisions must be made for suitable facilities including bike rack, storage, shower and changing facilities for staff.

PARKING REQUIREMENTS SCHEDULE

Schedule of Parking Requirements

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Backpackers / bed and breakfast accommodation	**Backpackers accommodation** Minimum 1 space for each 5 occupants/lodgers PLUS Minimum 1 space for any resident manager, PLUS Minimum 1 space for each 2 employees. **Bed and breakfast / farm stays / short term holiday lets / eco-tourist facilities** Minimum 1 space per visitor bedroom PLUS Minimum 2 spaces for permanent residents (if applicable)		
Boarding house	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		The provisions of the State Environmental Planning Policy (Housing) 2021 apply to this type of development.
Brothel	Minimum 1 space per staff working at any one time PLUS 1 space per room		
Co-living	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		The provisions of the State Environmental Planning Policy (Housing) 2021 apply to this type of development.
Community facility (Including hall, neighbourhood centre, youth centre, or similar)	Minimum 1 space per $20m^2$, whichever is greater Additional parking is dependent on location and size of centre and nature of activities provided 1 space is required for service vehicles		
Speciality Retail Premises and Industrial Retail Premises	1 space per $45m^2$ GFA		Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. A comparison survey of similar development should be provided with the development application. Calculations will be refined according to the specific characteristics of the proposed development.

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Vehicle sales or hire premises	Minimum 0.75 space per 100m^2 site area plus 4 spaces per work bay (for vehicle servicing) Note: Stacked parking is permissible but not for customer parking.		Customer parking spaces should be ready accessible and should not be used for the display of vehicles or other merchandise or for loading/unloading of trucks.
Camp / Caravan Site	As per the relevant requirements set out in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021		The visitor parking area should be appropriately located and signposted.
Change of Use	No additional parking is required for a change of use involving commercial uses on existing sites that are less than 100m^2 GFA. Where a development involves a change of use or alterations/additions greater than 100m^2 GFA, that would generate a greater car parking requirement than the existing use as calculated with the *DCP car parking requirements*, additional parking is required to be provided equivalent to the difference between the two parking requirements.	No additional parking is required for a change of use involving commercial uses on existing sites that are less than 150m^2 GFA Where a development involves a change of use or alterations/additions greater than 150m^2 GFA, that would generate a greater car parking requirement than the existing use as calculated with the *DCP car parking requirements*, additional parking is required to be provided equivalent to the difference between the two parking requirements.	**Note:** Any historical deficiency in parking for the existing use can be applied as a credit to the parking calculations. In the case of substantial alterations and additions that effectively involve the virtual reconstruction of a building, the historical deficiency will not be permitted to be credited to the parking calculation.
Child Care Centre	Minimum 1 space per 4 children Minimum Road Width = 11m		This calculation includes staff parking. Staff parking spaces shall be designed in accordance with the requirements of user class 1 at a minimum, as per AS/NZS 2890.1 (as amended). The carpark design must include dedicated drop-off/pick-up bays. Short-stay, high turnover visitor parking spaces shall be designed in accordance with the requirements of user class 3A as per AS/NZS 2890.1 (as amended).

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Commercial / Business Premises *(Office premises, financial institutions, hairdressers, real estate agents, etc)*	Minimum 1 space per 40m^2 GFA		Provision should be made for the movement and on-site loading/unloading of service vehicles as appropriate.
Drive-In Take-Away Food and drink Shop	**Takeaway drink (Drive-through only)** Queuing for 8 car lengths. **Takeaway food and drink** With no seating and no drive through Minimum 8 spaces per 100m^2 GFA With seating and no drive through Minimum 12 spaces per 100m^2 GFA or Minimum 1 space per 5 seats (internal and external) or Minimum 1 space per 2 seats (internal), whichever is the greatest With seating and drive through Minimum 1 space per 2 seats (internal) or Minimum 1 space per 3 seats (internal and external), whichever is greater **Drive-through queueing area requirements (if applicable):** Medium traffic generation and queuing demand: Queuing for 8 car lengths Plus minimum of 1 waiting bay High traffic generation and queuing demand: Queuing for 12 car lengths Plus minimum of 2 waiting bays		Peak hour vehicle trips / 15min window determines parking demand (i.e., peak hour vehicle trips ÷ 4 = required number of on-site parking spaces). Developments seeking variation(s) from the RTA Guide to Traffic Generating Developments should consult Council prior to DA lodgement.

Dual Occupancy	**Up to 2 bedrooms** Minimum 1 off-street covered car parking space on the property for each dwelling located entirely on the subject land. **Dwellings of 3 or more bedrooms** minimum of 2 car spaces for each dwelling (minimum one enclosed space). May include use of the driveway area in front of any garage/carport for the second space but must be entirely on the subject land (stacked parking) and behind the front building line.		For the purposes of this calculation "bedrooms" will include rooms capable as being occupied as a bedroom, included a study, craft room and the like. Carports must share the same roofline, design and materials as the primary dwelling.
Dwelling House	**Up to 2 bedrooms** Minimum 1 space per dwelling **Dwellings of 3 or more bedrooms** Minimum 2 spaces per dwelling	**Up to 3 bedrooms** Minimum 1 space per dwelling **Dwellings of 4 or more bedrooms** Minimum 2 spaces per dwelling	Parking of **1** vehicle behind one another in a stacked arrangement is acceptable but must be entirely on the subject land (stacked parking) and behind the front building line as set by Council. Carports must share the same roofline, design and materials as the primary dwelling.
Educational Establishments	**Primary Schools** 1 space per staff member (peak staff level) PLUS 1 space per 50 students PLUS adequate student set down/pick up areas for students. **Secondary Schools** 1 space per 2 staff members PLUS 1 space per 50 students PLUS 1 space per 10 students (17 years of age or older) PLUS adequate student set down/pick up areas for students. **Tertiary Schools & Colleges** Subject to individual parking assessment inclusive of considerations regarding parking and turning areas for any auditoriums or sportsgrounds.		Adequate bus collection and turning areas will need to accommodate for all educational establishments
Entertainment facility	Minimum 1 space per $10m^2$ GFA OR Minimum 1 space per 7 seats, whichever is greater		
Function Centres	1 space per $6.5m^2$ GFA OR 1 space per 5 seats, whichever is greater	1 space per $8m^2$ GFA OR 1 space per 6 seats, whichever is greater	

Group Home	Minimum 2 off-street car parking spaces must be provided on the site per group home is erected OR As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		The provisions of the State Environmental Planning Policy (Housing) 2021 apply to this type of development.
Hardware and Building Supplies	Minimum 1 space per 80m² GFA		
Health Consulting Rooms	1 space per FTE staff PLUS 3 visitor spaces per FTE practitioner		If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for patients. Parking areas for patients are to be located at the front of the development or in a location which will encourage patients to use the parking area rather than the adjoining street.
Home Activity	Minimum 1 space in addition to the dwelling requirements		This requirement may be either waived or increased by Council depending on the characteristics of the home activity and the number of persons involved.
Hotel	Minimum 1 space per accommodation unit, PLUS minimum 1 space for every 2 persons employed in connection with the development and on duty at any one time If an ancillary restaurant or pub is integrated within the hotel, the ancillary uses are to refer to their specific parking rates and a reduction of 20% may be applied to their calculated parking requirements	Minimum 0.5 space per accommodation unit, PLUS minimum 1 space for every 2 persons employed in connection with the development and on duty at any one time If an ancillary restaurant or pub is integrated within the hotel, the ancillary uses are to refer to their specific parking rates and a reduction of 30% may be applied to their calculated parking requirements	Proposed hotel development will be compared to similar existing developments, noting the existing supply of, and demand for parking in the area and of the peak parking periods of individual facilities within the hotel. If a function room/nightclub is included, parking will be required to meet peak demands. Accommodation must have at least 10 rooms to enable any ancillary discount.
Housing for Seniors *(a) Self-contained units (subsidised)*	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		
(b) Self-contained units (resident funded developments)	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		
(c) Hostel, Nursing and Convalescent Home	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		

Industry (includes light industry and heavy industry)	**Industrial floor space** 1 space per 100m^2 (including mezzanine storage) **Warehouse** 1 space per 300m^2 (including mezzanine storage) **Local distribution/warehouse units (e.g. Industrial unit complex or business park complex in E3, E4 and E5 zone)** 1 space per 75m^2 (including mezzanine storage) **Ancillary office space** Minimum 1 space per 40m^2 **Ancillary retail space** Minimum 1 space per 30m^2		On-site truck parking spaces should be provided for each vehicle present at any one time excluding those vehicles in loading docks. Under no circumstances is the parking of trucks on public streets acceptable.
Manufactured Home Estate	As per the relevant requirements set out in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021		The visitor parking area should be appropriately located and signposted.
Medical Centre	3 spaces per practitioner PLUS 1 space per FTE employee OR 3 spaces per surgery, treatment room, consultation room, whichever is greater		The 3 spaces per practitioner include 2 patient car spaces. Additional land uses will be considered under elements are assessed under the separate retail parking rate.
Shop top housing	**Shop top housing** **Residential Component** Up to 3 bedrooms minimum 1 space per dwelling Dwellings of 4 or more bedrooms minimum 2 spaces per dwelling **Commercial Component** Calculated based on relevant land use parking rate contained in this table.	**Shop top housing** **Residential Component** 1-2 Bedrooms 0 spaces required Dwellings of 3 or more bedrooms minimum 1 space per dwelling **Commercial Component** Calculated based on relevant land use parking rate contained in this table.	Peak retail parking and visitor parking times is not likely to clash, residential visitors will be able to utilise the retail parking spaces. Change of uses will have parking implications, and since any minimum parking requirements would likely be rounded up, it may result in a single shop top dwelling requiring a parking space) **NB**: Does not apply to shop top housing that is defined as a residential flat building (buildings which contain 3 or more dwellings)

Motel (including serviced apartments)	Minimum 1 space per accommodation unit, PLUS minimum 1 space for every 2 persons employed in connection with the development and on duty at any one time		If a restaurant and/or function room is to be included, additional parking will be required at the adopted rate for such facilities. Council is willing to review this requirement if it can be demonstrated that the time of peak demand for parking at each facility does not coincide **or** if the facilities will primarily serve motel customers.
Multi Dwelling Housing	**Residents** **1 - 2 bedrooms - Minimum 1 space per dwelling** Minimum 1 off-street covered car parking space per dwelling. **3+ bedrooms - Minimum 2 spaces per dwelling** minimum of 2 car spaces for each dwelling (minimum one enclosed space) **Visitor** Minimum 1 space per 5 units or part thereof	**Residents** **1 - 3 bedrooms - Minimum 1 space per dwelling** Minimum 1 off-street covered car parking space per dwelling **4+ bedrooms - Minimum 2 spaces per dwelling** minimum of 2 car spaces for each dwelling (minimum one enclosed space) **Visitor** Maximum 1 space per 5 units or part thereof	Turning facilities should be provided on site so that vehicles always leave the site in a forward direction. Of the resident parking spaces, one space per unit should be dedicated to specific units. Visitor parking spaces must be clearly designated and readily accessible. Appropriate signposting should be provided at the entrance to the site.
Place of Public Worship	Minimum 1 space per 20m^2 gross floor area OR Minimum 1 space per 10 seats, whichever is the greater		
Pub	Minimum 1 space per 10m^2 GFA (including outside seating/ beer garden areas).	***Tamworth CBD and Bridge Street areas only** Minimum 1 space per 15m^2 GFA (including outside seating/ beer garden areas).	*Elsewhere, the parking rates for unmapped areas apply
Recreation Facility *Squash Courts* *Tennis Courts* *Bowling Alleys*	 Minimum 3 spaces per court Minimum 3 spaces per court Minimum 3 spaces per court		Where various facilities are provided within one development, Council may consider relaxing the parking requirements where peak usage times do not coincide or where dual and complementary usage of the common off-street parking area is anticipated.
Bowling Greens	Minimum 30 spaces for the first green PLUS 15 spaces for each additional green	Minimum 20 spaces for the first green PLUS 5 spaces for each additional green	
Gymnasiums	Minimum 1 space per 15m^2 GFA	Minimum 1 space per 30m^2 GFA	

Registered Club	Minimum 1 space per 10m^2 GFA (including outside seating/ beer garden areas)		Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. Council may consider relaxing this requirement depending on the characteristics of the proposed development. For this purpose, a comparison survey of clubs in similar localities should be provided with the development application.
Residential flat buildings	**Residents** **1 - 2 bedrooms -** Minimum 1 space per dwelling **3+ bedrooms -** Minimum 2 spaces per dwelling **Visitor** Minimum 1 space per 5 dwellings	**Residents** **1 bedroom** - Minimum 0.6 space per dwelling **2+ bedrooms** - Minimum 1 space per dwelling **Visitor** Minimum 1 space per 5 dwellings	
Restaurants or Café	1 space per 10m^2 GFA	Minimum 1 space per 20m² GFA	The parking requirement may be reduced where the development is located in a business zone in close proximity to a public off-street parking area and it can be demonstrated that peak demand for the restaurant will not coincide with peak demand for the public parking area. Consideration will also be given to reducing the rate for certain development (e.g.: coffee shops, cafes, milk bars, etc) which primarily operate during 9:00am to 5:00pm on weekdays and Saturday mornings, where peak demand for the restaurant will be ancillary to the parking demand generated by surrounding business premises or shops. A food outlet which provides no seating will be assessed as a "shop".
Retail Plant Nursery including landscape and garden supplies.	Minimum 15 spaces OR Minimum 0.5 spaces per 100m² of site area, whichever is greater		Adequate on-site loading/unloading facilities for service vehicles must be provided for all retail development. Separate driveways and circulation systems should be provided for service and customer vehicles wherever possible.
Roadside Stall	Minimum of 4 off-street parking spaces		

<table>
<tr><td>Transport Depot / Truck Depot</td><td colspan="6">Based on individual assessment</td><td>Provision should be made for fleet vehicles, visitor and employee vehicles and contract/operator vehicles. Under no circumstances is the parking of trucks on a public street acceptable. Driveways should be designed in accordance with the type of road frontage, the number of parking spaces and service bays served and the type of vehicles that will enter the terminal. Consideration should also be given to providing adequate access, parking and manoeuvring space for B-Doubles.</td></tr>
<tr><td rowspan="4">Self-storage</td><td>MLA</td><td>Office Parking</td><td>Storage Area Parking*</td><td>Staff Parking</td><td>Trailer/Ute Parking</td><td>Total Parking</td><td rowspan="4">*Ranch style sties will not require designated storage area parking as vehicles in these sites will park in aisles adjacent to their storage unites; similarly, ‘mixed’ sites may require less designated storage area parking if they have a significant number of drive up storage units in a ranch style arrangement.

Staff vehicle parking can be located in either the office or storage area car parking area.</td></tr>
<tr><td>0-3,000m^2</td><td>1</td><td>2</td><td>2</td><td>1</td><td>6</td></tr>
<tr><td>3,000m^2-6,000m^2</td><td>2</td><td>5</td><td>2</td><td>1</td><td>10</td></tr>
<tr><td>6,000m^2-9,000m^2</td><td>3</td><td>5</td><td>2</td><td>1</td><td>11</td></tr>
<tr><td>Service Station</td><td colspan="6">4 spaces per work bay (NB: stack parking acceptable for vehicle repair workshop)
PLUS 1 space per 20m^2 GFA of a convenience store
PLUS 1 space per 10m^2 GFA of a restaurant / café</td><td>These additional requirements should be cumulative but may be reduced where it can be demonstrated that the times of peak demand for the various facilities do not coincide. All parking should be clearly designated and located so as not to obstruct the normal sale of petrol and should minimise the potential for vehicular/pedestrian conflict. Consideration should be given to providing adequate manoeuvring space for caravans and B-Doubles.

Driveways to petrol pumps must provide sufficient space for a minimum of 2 cars to queue for each pump. Space for refuelling tankers without impeding other traffic.</td></tr>
</table>

Retail Premises (not including *Industrial Retail Premises*)		Where it can be demonstrated that the time of peak demand for parking associated with the proposed shopping centre and the existing adjacent land uses do not coincide, or where common usage reduces total demand, a lower level of parking provision might apply. If the proposed development is an extension of an existing retail development, additional parking demand could be less than proportional to the increase in floor area. A lower level of parking provision may apply where it can be demonstrated that the times of peak demand for parking coincide or where common usage reduces total demand.
(a) Shops < 1000m² GFA	1 space per 25m² GFA	
(b) Shops > 1000m² GFA (includes supermarkets, department stores, regional shopping complexes, etc)	1 space per 16m² GFA	
Vehicle Repair Station / Vehicle body repair workshop	Minimum 1 per 40m² GFA OR Minimum 3 spaces per workshop bay, whichever is greater	
Veterinary Hospital	Minimum 3 spaces per practitioner PLUS Minimum 1 space per employee	If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for patients. Parking areas for patients are to be located at the front of the development or in a location which will encourage patients to use the parking area rather than the adjoining street. If treatment is provided to large animals, loading and parking provision for heavy vehicles and vehicles towing trailers is required.

Notes:

- Accessible parking for people with a disability must be provided in accordance with the BCA, AS/NZS 2890.6 and AS 1428.
- Where there are no specific rates listed above, refer to RTA Guidelines or demonstrate requirement for parking will be met based on a Traffic Assessment Report, prepared by a suitably-qualified consultant.
  GFA – refer to dictionary of Tamworth Regional Local Environmental Plan 2010.

North Tamworth Mapped Area



Tamworth CBD Mapped Area



Bridge Street Mapped Area



STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

Other Types of Development Controls

These are the environmental controls relating to all developments. Please note, additional site-specific requirements may also apply to your development, see STEP 4 : SITE SPECIFIC.

Outdoor Lighting	• All developments shall demonstrate compliance with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*. • Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited. • Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier.
Outdoor Advertising/ Signage	• Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night. • Signage must comply with *State Environmental Planning Policy (Industry and Employment) 2021* Chapter 3 and Schedule 5 Assessment Criteria. "Special promotional advertisements" may be installed in accordance with clause 25 of *SEPP 64 – Advertising and Signage* provided that the sign does not compromise any Public Art or the integrity of the space in which it is located in the main streets, public parks and gardens and major venues across the region's city, towns and villages. • Advertising in rural zones may only: o advertise a facility, activity or service located on the land; or • direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area. Cannot include names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other. • External illumination to signs must be top mounted and directed downwards. • The following types of signs are not acceptable: o Portable signs within public footways and road reserves including variable message signs, A Frame and Sandwich Boards; o Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink; o A roof sign or wall sign projecting above the roof or wall to which it is affixed; o Flashing or intermittently illuminated signs; o Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising; o Signs fixed to trees, lights, telephone or power poles; o Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs; o Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place; o Numerous small signs and advertisements carrying duplicate information; and o Overhead banners and bunting, except in the form of temporary advertisement.
Farm Stay Accommodation	• Details of the activities offered should accompany the Development Application which must include some farm related activities. • Guests are restricted a maximum of 14 days per visit.
Small Scale Renewables (Local or Regionally Significant)	• An Environmental Values Locality Map must be prepared - Refer also to *Step 2: Type of Development - Subdivision Controls.* • Biodiversity Protection controls contained in *Step 2: Type of Development - Subdivision Controls must be addressed.* • All development applications for construction of a small-scale renewable development must be accompanied by a Resource and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials. • The RWMP must consider operational waste management with consideration of the ongoing waste storage controls and include a decommissioning plan for managing waste materials at the end of the project life.

Urban Heat Island Effect

- For any development located within the CBD and Bridge Street Precinct Maps (See Figure 1 below) it must consider the implementation of the following "Greening" and "Non-Greening" Mechanisms as contained in the Tamworth Urban Heat Island Report – July 2022 which can be found at: www.tamworth.nsw.gov.au

Greening cooling mechanisms:

1. Increase tree canopy cover - Preserve and increase tree canopy cover (with appropriate native species) and landscaping to increase shading. Include plantings to shade impervious areas.
2. Non-tree ground plantings - Include appropriate native shrubs, grasses and ground cover plants in landscape design to reduce heat absorption of impervious surfaces
3. Increased irrigation of open spaces - Consider installing adequate irrigation to keep plants and ground cover alive to reduces heat absorption of impervious surfaces. Consider connecting irrigation to non-potable supply such as recycled water or rainwater tank
4. Green walls and roofs - Consider green walls and roofs in appropriate locations to reduce heat absorption
5. Revitalising disused infrastructure and vacant lots

Non-greening mechanisms:

6. Lighter roof and pavement colour - White roofs with low reflectivity can be up to 23°C cooler than black roofs reducing building operating energy costs. Cool coating can be added to existing dark roofs to cool between 6 - 13°C.
7. Materials selection - Consider alternatives to high heat absorbing, reradiating materials (such as asphalt). Low reflectivity roofing and materials should be used where possible, including permeable paving. Building materials should contribute to external and internal thermal comfort & minimise the need for mechanical heating and air-conditioning.
8. Water - Integrate waterways, water features, water capture, water reuse and water recycling into site design, maximise permeable surfaces, and retain water in landscape where possible for cooling effect
9. Urban design - Consider orientation, airflow, shading through shade structures, and the selection of building and landscaping materials in the design.
10. Water Sensitive Urban Design (WSUD) - Maximise permeable surfaces in landscape design and increase water retention and reuse in the landscape for cooling effect.



Figure 1 – Urban Heat Island Map - CBD precinct east of the river and Bridge Street precinct west of the river

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

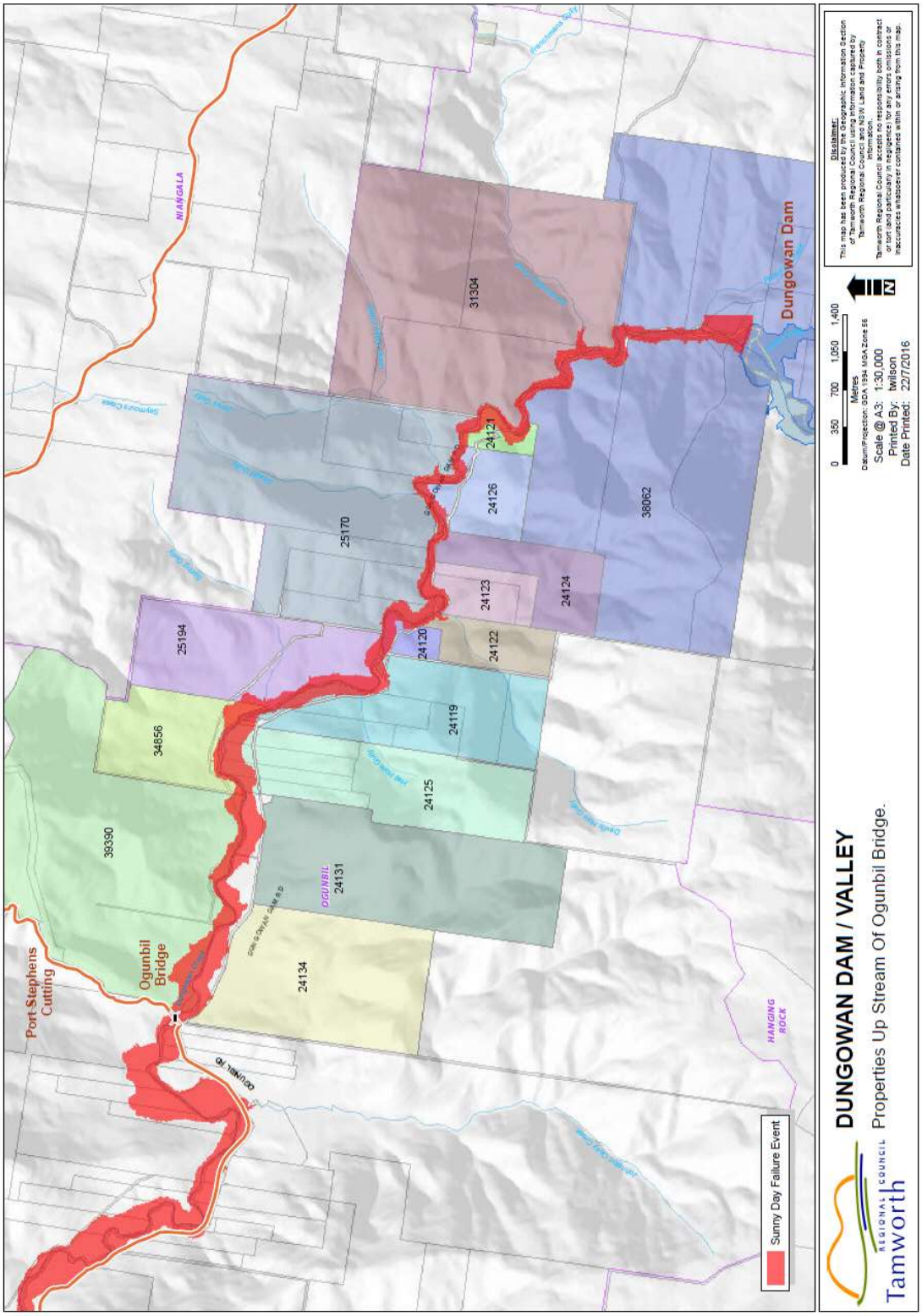
Development on Flood Affected Land

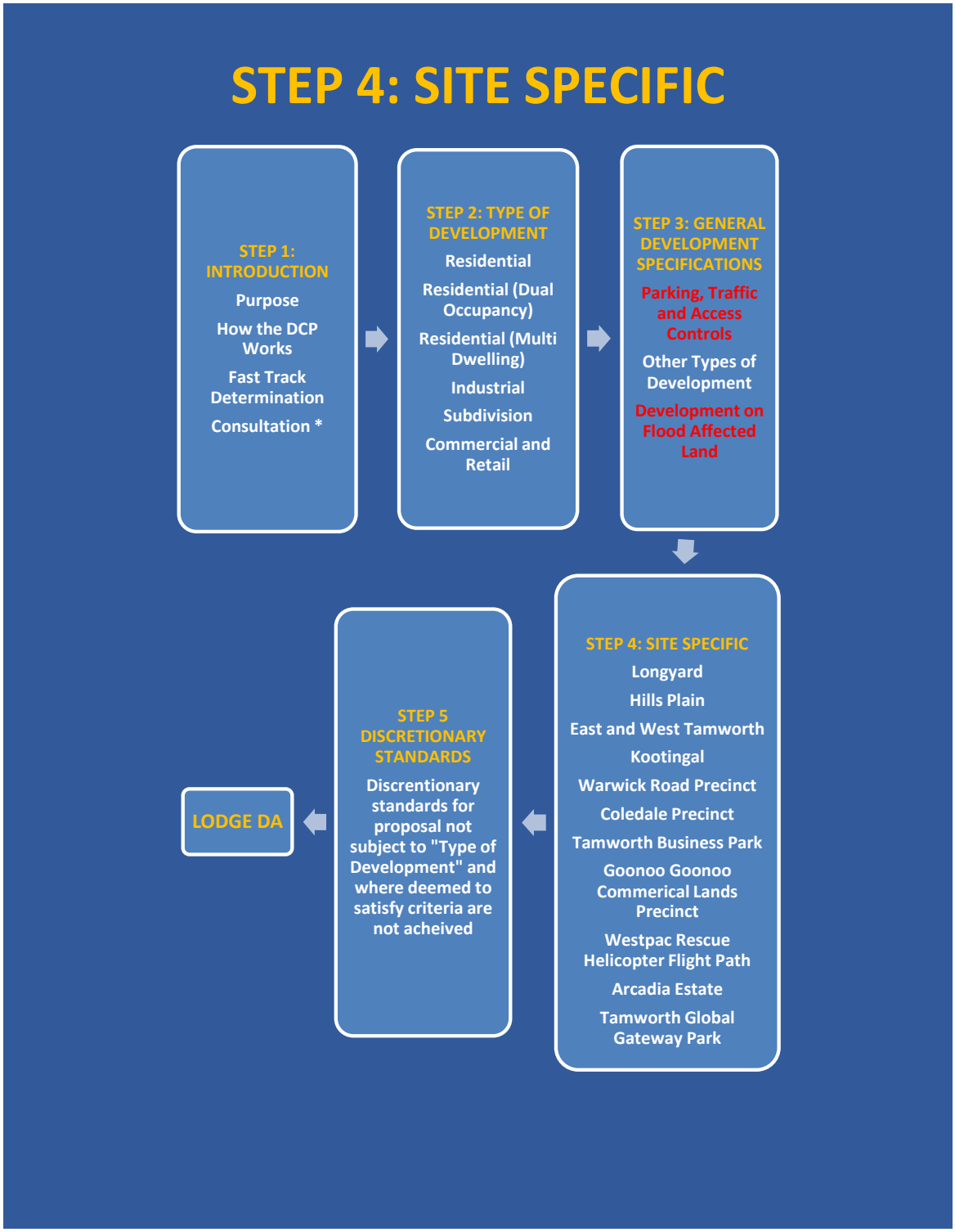
These are the development controls relating to development on flood control lots. Please note, **Step 2 – Type of Development** requirements may also apply to your development.

Is land flood affected?	Council has adopted the 1% annual exceedance probability (AEP) Flood plus 0.5m as its Flood Planning Level (FPL). Additionally, the flood planning level includes the Sunny Day Failure of Dungowan Dam plus 0.5m for the properties between the Ogunbil Bridge and Dungowan Dam. Land below the Flood Planning Level is referred to as the "flood planning area" (FPA). Flood planning area as shown on the Flood Planning Area Maps and associated flood studies available on Council's website is defined as the most current information available to Council and may be derived and interpreted from a combination of the following: 1. Flood Studies identifying the 1% AEP flood undertaken in accordance with the Floodplain Development Manual, prepared by the NSW Government (as applicable at the time the Study was conducted) 2. Modelling undertaken for specific sites which identifies the 1% AEP flood 3. Historic flood inundation records held by Council as the highest know flood 4. Information contained within an environmental planning instrument or policy 5. Specific flood mapping for the site 6. Mapping endorsed by the elected Council at an Ordinary Council Meeting.
Glossary of Terms	• **AEP** means - Annual Exceedance Probability • **FPA** means – Flood Planning Area • **FPL** means – Flood Planning Level • **AIDR** means - Australian Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia (AIDR 2017).
Land Behind Levees	• Development on land protected by the urban levee system is to include consideration of inundation resulting from a levee breach (failure of overtopping) or stormwater ponding when the river system is in flood.
Access	• All lots created by subdivision must have safe vehicle access (H2 in Figure 6 AIDR 2017b) for events up to 1% AEP. • For development of existing lots, where flood free vehicle access is not possible, the development must be able to achieve access through maximum H3 hazard category as defined in Figure 6 AIDR 2017b for 1% AEP flood events.
On-site Sewer Management	• Onsite sewer management facilities must be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation, and flushing/leaking into flowing flood waters). Tank and trench style of systems are not permitted on land affected by the Flood Planning Level. • All sewer fixtures must be located above the 1% AEP Flood.
General Development Requirements	• No building or work (including land filling, fencing, excavation) shall be permitted on flood affected land where in the opinion of Council, such building or work will obstruct the movement of floodwater or cause concentration or diversion of floodwaters. • A survey plan prepared by a registered surveyor showing existing ground levels, finished ground levels, finished floor levels, flood levels and location of existing/proposed buildings and safe evacuation path on the site relative to AHD. • This information must be supplied for development within the FPA.

General Development below the 1% AEP flood level	• For any part of a building (new works) below the 1% AEP flood level, structural design must be in accordance with the NCC flood requirements. The "Flood Hazard Area" is the FPA. The "defined flood event" is the 1% AEP event. The "flood hazard level" is the FPL. • Development must be designed in accordance with the Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards. • All materials used in construction shall be flood compatible.
Residential Development	• Floor levels of all habitable rooms, or rooms with connection to sewer infrastructure shall not be less than the flood planning level. • Upon completion and prior to the occupation (where relevant), a certificate by a registered surveyor showing the finished ground and floor levels conform to approved design levels shall be submitted to Council. • Additions to existing buildings below the FPA will be only be permitted, with limitations, as follows: o where the floor level of the proposed addition is located **below** the FPL the maximum increase in floor area is not to exceed 10% of the floor area of the existing dwelling; or o where the floor level of the proposed addition is located **above** FPL but safe access is not available the increase in habitable floor space shall not exceed 100m^2. • Where additions are more than 0.5m below the FPL Council must be satisfied that the addition will not increase risk to inhabitants in the event of a flood. • Rebuilding part of a dwelling may be permitted provided the building maintains the same dimensions which result in the same impact on flood behaviour.
Commercial/ Retail/ Industrial Development	• Development shall incorporate measures to seal or flood proof buildings, to avoid activities or fittings susceptible to flood damage, or to store the contents of buildings above the 1% AEP level.
Subdivision	• Residential subdivision will not be permitted where any lot to be created will be fully inundated by a 1% AEP event and the creation of such lot will create the potential for increased intensity of development within the flood planning area.
Landfilling	• Landfilling is not permitted within the floodway. • The volume of flood storage must be maintained when filling in the flood storage. • Land filling proposals are to demonstrate consideration of AS3798 . • Survey plan prepared by a registered surveyor is required, showing the contour levels of natural surface, any existing fill and the designed contour levels for the finished work. • A report certified by a consulting engineer is required to detail the impact of the proposed fill on adjoining properties and, where levee banks are proposed, and the methods of internal drainage. • Applications shall be accompanied by a construction management plan to show o source of fill, including contamination assessment o an assessment of the impact of haulage vehicles on roads o precondition report of all haulage routes o details of method of compaction of fill and associated impacts: control of dust, sedimentation, water quality impacts, noise and vibration o contingency for containment of fill in the event of a flood during placement
Non-residential rural buildings	• Not permitted in "floodways". • Floor areas shall be located no lower than 0.5m below the FPL unless there are no alternative practical sites, in which case the building or structure must be designed to withstand the force of flowing floodwaters, including debris and buoyancy forces as appropriate and has been designed in accordance with the Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards

Dungowan Dam / Valley – Properties Up Stream of Gunbil Bridge




STEP 4: SITE SPECIFIC
STEP 1: INTRODUCTION
Purpose
How the DCP Works
Fast Track Determination
Consultation *
STEP 2: TYPE OF DEVELOPMENT
Residential
Residential (Dual Occupancy)
Residential (Multi Dwelling)
Industrial
Subdivision
Commercial and Retail
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls
Other Types of Development
Development on Flood Affected Land
STEP 4: SITE SPECIFIC
Longyard
Hills Plain
East and West Tamworth
Kootingal
Warwick Road Precinct
Coledale Precinct
Tamworth Business Park
Goonoo Goonoo Commerical Lands Precinct
Westpac Rescue Helicopter Flight Path
Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

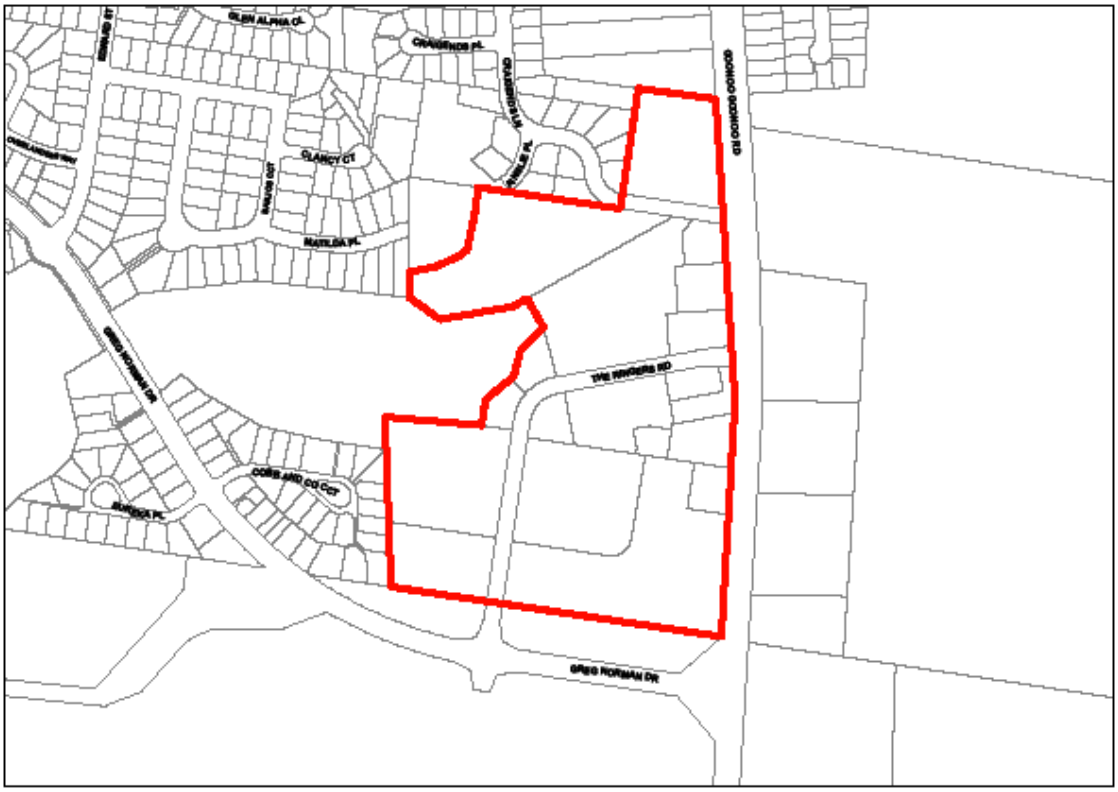
STEP 4: SITE SPECIFIC

Longyard Business Precinct

These are the development controls relating to development in the Longyard Business Precinct.

Land Use	• The Longyard Business Precinct is an important Gateway location for residents and visitors arriving to Tamworth and should present a vibrant and aesthetically pleasing entrance to the urban area. As such, the lots with Highway frontage are not intended for industrial forms of occupation or development (e.g., warehouses, vehicle repair and depots).
Road Network	• The road network within the Longyard Business Precinct is constrained by: the Highway frontage; the width and configuration of the Ringers Road and Craigends Lane; and, the dual purpose of Craigends Lane which accesses a residential neighbourhood. • Development proposals will be required to give consideration to the traffic impacts on this road network including the intersections with the New England Highway at Craigends Lane, the Ringers Road and Greg Norman Drive. This shall include cumulative impacts on the level of service at each intersection and the suitability of the geometric layout. • The characteristics of the Longyard Business Precinct and its proximity to the Regional Sporting Precinct require the installation of footpaths with developments and subdivisions.
The Ringers Road	• The Ringers Road represents an important movement corridor for vehicles and pedestrians and residents and visitors alike. • Any development of land fronting The Ringers Road shall incorporate sufficient building setback to allow for parking, landscaping and building presentation. • Design of development fronting The Ringers Road shall position loading facilities and storage and service areas so as not to detract from the streetscape.
Craigends Lane	• Development of the land fronting Craigends Lane will be required to recognise the potential impacts on the adjoining residential neighbourhood, including traffic, noise, lighting.
Relationship to Adjoining land	• In recognition of the mixed land uses in and around this precinct, development shall incorporate sufficient buffers to prevent land use conflict. These may take the form of landscaping, fencing, acoustic barriers, building setbacks or a combination of these. • The buffer shall include recognition of both the visual (e.g. differing bulk and scale) and operational impacts (e.g., loading/unloading, waste management, hours of operation) of developments.
Salinity	• Some areas within the Longyard locality are recognised to be affected by the presence of groundwater vulnerability and potential soil salinity which can result in the corrosion of concrete, as well as the deterioration of metal, masonry and bituminous structures/products. The following measures are designed to assist in avoiding this impact; • A report from a suitably qualified person is to be submitted indicating that consideration has been given to the possibility of ground water vulnerability in the structural design and construction of the building; and • Landscaping design shall incorporate suitable species of drought resistant and deep-rooted vegetation that is recognised for effectiveness in maintaining or lowering the level of the water table. Details of such planting are to be submitted to Council with the development.
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality. • Information to assist in the preparation of this assessment is available from Council.

Longyard Business Precinct



Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

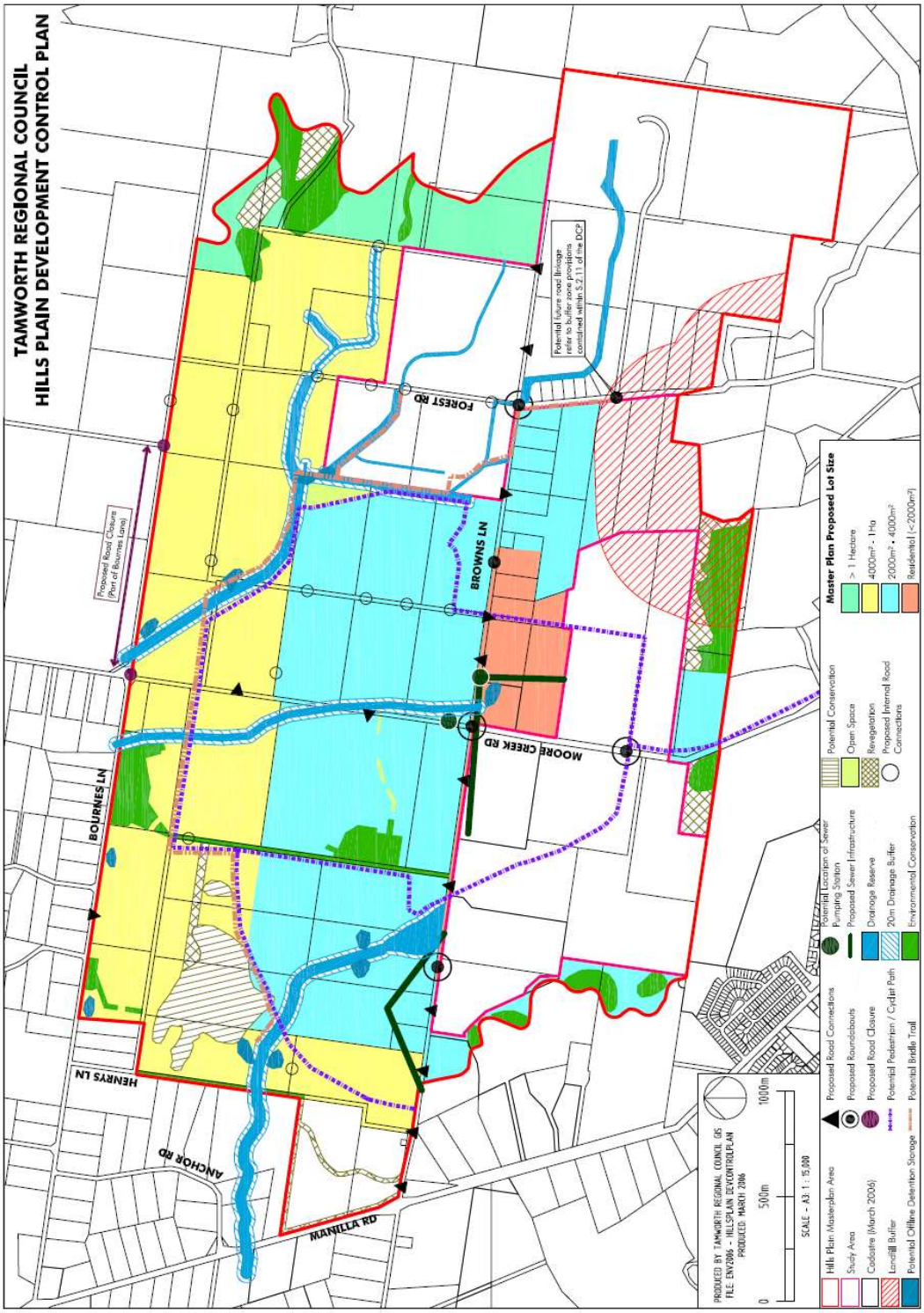
Hills Plain Development Controls

These are the 'deemed to satisfy' controls relating to development in Hills Plain. Please note **Step 2 – Type of Development** requirements may also apply to your development.

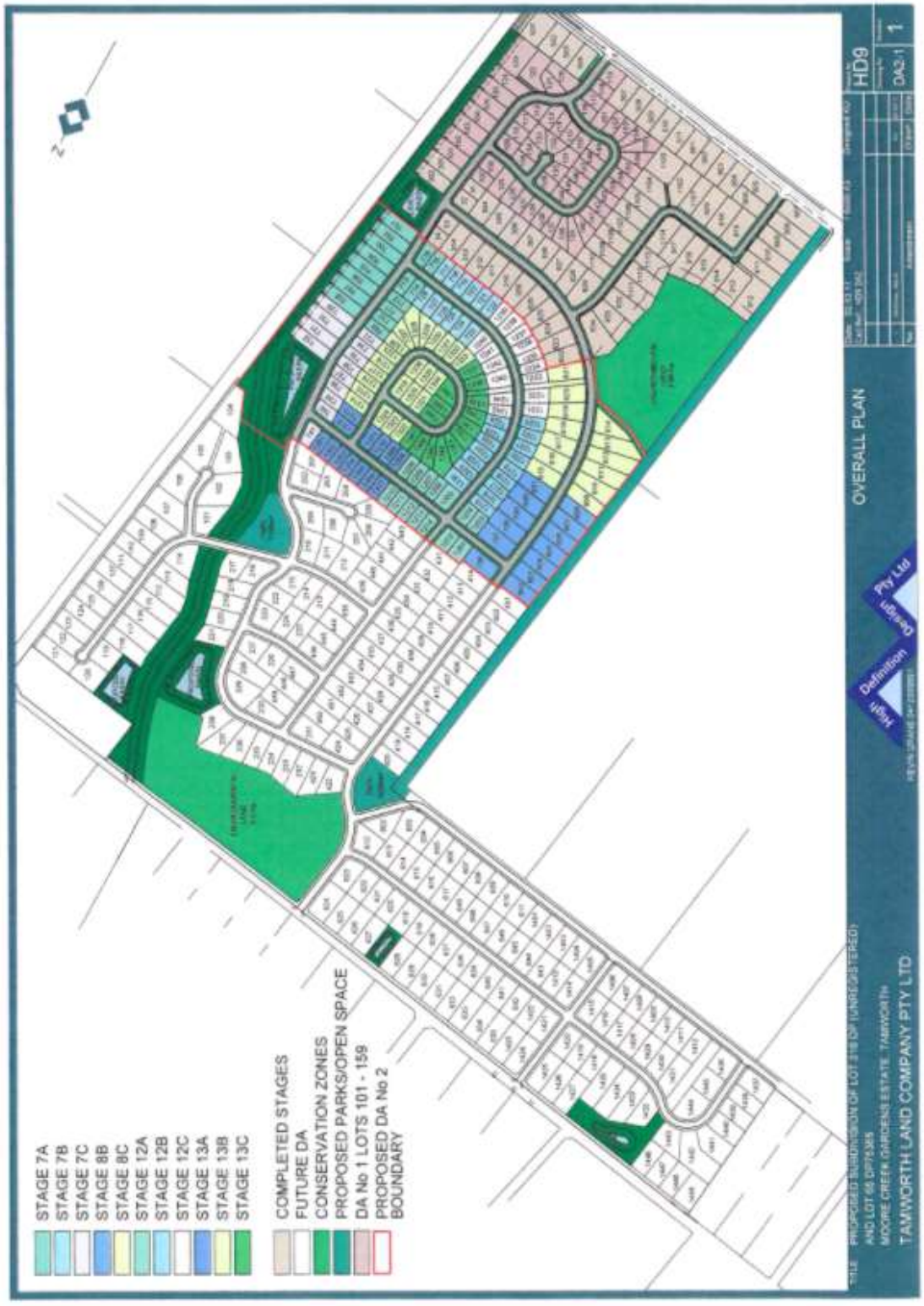
Road Design	• Road connections, pedestrian footpaths and bicycle paths are to be provided in accordance with the Hills Plain Concept Plan (below). • Moore Creek Road is the north-south collector road while Manilla Road is a sub-arterial road. Forest Road is a local road that also provides relief for Moore Creek Road. Browns Lane is a collector road for the three north-south roads (Moore Creek, Manilla and Forest Roads) whilst also providing local neighbourhood access. • Subdivision plans are to provide adequate space for future road upgrade works including: o 5 metre widening both sides of Moore Creek Road o 5 metre widening both sides of Browns Lane o 7 metre widening to the southern side of Bournes Lane (being that section of Bournes Lane located west of the Moore Creek Road intersection). o roundabout at Browns Lane/Moore Creek Road o intersection upgrade at Bournes Lane/Moore Creek Road o intersection upgrade at Browns Lane/Manilla Road • Direct vehicular access to individual allotments is not permitted from Moore Creek Road or Browns Lane. • Subdivisions which face Moore Creek Road and Browns Lane (where no direct vehicular access is available) should be designed so that future housing development will be orientated to face those major roads (rather than presenting back yards).
Open Space	• Open space must be provided in accordance with the Hills Plain Concept Plan and the applicable Section 94 Contributions Plan. • Open space must be provided in the Moore Creek Gardens subdivision (comprising Lot 317 & 318 DP 1230183, Lot 65 & 121 DP 753851, Lot 722 DP 562156 and Lot 7 DP 562157 on 10 October 2017 in accordance with the Moore Creek Gardens Concept Plan contained in this chapter.
Drainage	• Each lot is required to be designed to ensure dwelling site access outside the designated stormwater drainage areas. • There shall be no disturbance within 20 metres of the top of the bank of natural creek and drainage lines as identified in the Concept Plan. The 20 metre buffer from the drainage lines may be incorporated into new lots adjoining the drainage reserve however a building envelope will need to be identified outside the buffer. • Suitable scour protection to be provided at all discharge points to existing creek lines.
Building Design	• The colours of building materials are to maintain the rural theme of the locality with emphasis given to non-reflective cool greys, light browns, ochres and earthy hues that complement the materials and tones found in the area. Zincalume roofing is not permitted. • No solid fences are permitted for lots zoned R2 Low Density Residential shown on the Lot size Map as V – 2000m^2 or W – 4000m^2.

Ecology	• Subdivision proposals shall ensure that remnant vegetation is protected by the creation of covenants. • All native vegetation should be retained within the road reserves and supplemented with additional plantings of indigenous species. • Invasive plant species, either indigenous or exotic, should not be planted. • Removal of vegetation from land identified in the Hills Plain Concept Plan as *Environmental Conservation* is not permitted. • Landscaping plan must include revegetation of roadsides, creek lines and areas between remnant vegetation as shown in the Hills Plain Concept Plan. • Mature trees within the R2 Low Density Residential zone shall be retained, including dead trees with hollows. • A buffer from development should be incorporated into any proposed new lots adjoining areas identified for conservation in the Concept Plan (i.e. areas of White Box Woodland). The extent of this buffer should be no less than the Bushfire Asset Protection Zone (APZ). • All activities within the R2 Low Density Residential zone that may impact on the integrity of the habitat vegetation or corridor link, including under-storey clearing, will not be permitted outside identified building envelopes.
Water	• All lots within Hills Plain are to be serviced by reticulated water in accordance with the Development Servicing Plan. • In addition to water storage capacity required by BASIX commitments, rainwater storage is encouraged to allow the sustainability of lawns and gardens.
Sewer	• All lots within Hills Plain are to be serviced by connection to reticulated sewer in accordance with the Development Servicing Plan.
Geology	• Development shall demonstrate building envelopes and footprints are not affected by subsurface caverns and dolines.
Landfill Buffer	• Subdivision and development within the landfill buffer shown in the Concept Plan is determined by the provisions of the RU6 Transition zone and the Lot Size Map under the Tamworth Regional Local Environmental Plan 2010.

Hills Plain Concept Plan



Moore Creek Gardens Concept Plan



STEP 4: SITE SPECIFIC

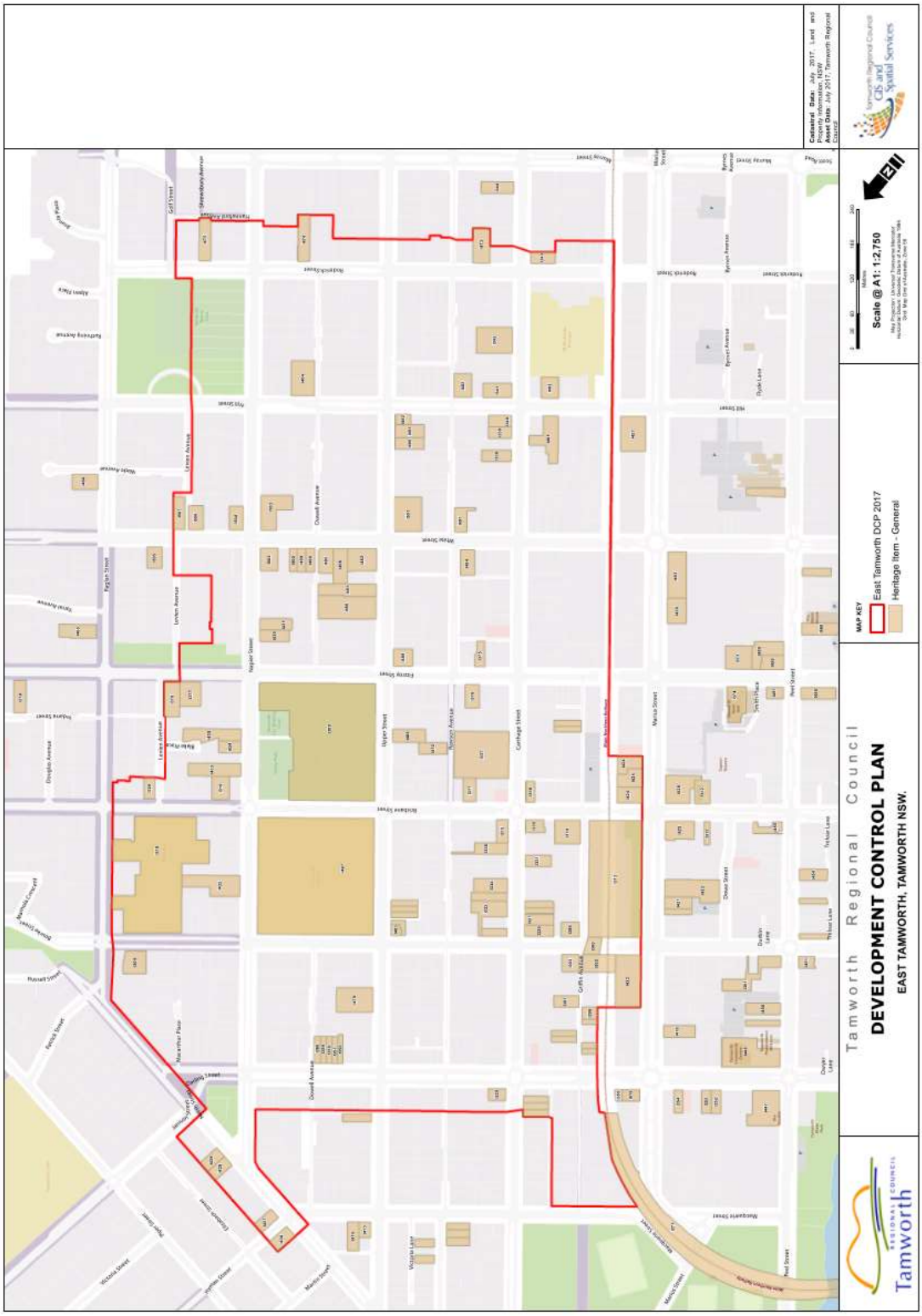
East Tamworth and West Tamworth

These are the development controls relating to development within East Tamworth and West Tamworth as identified on the DCP Maps. Please note, **Step 2 - Type of Development** requirements may also apply to your development.

Aims	• The locations identified in the East Tamworth and West Tamworth DCP Map (below) have been identified as possessing unique character, based on - ○ The presence of a significant number of heritage items which retain original character ○ Building form and materials representative of the Tamworth heritage ○ Subdivision pattern reflective of the original town plan ○ Streetscapes featuring mature trees in avenue plantings and gardens complementary to the built environment • Items of the environmental heritage are defined in the Tamworth Local Environmental Plan 2010 and development applications require consideration of the requirements of clause 5.10.
Subdivision	• Subdivision proposals must be consistent with the prevailing subdivision pattern. • Subdivision of a property containing a heritage item must: ○ Maintain existing building curtilage; ○ Provide for outbuildings and garaging; and ○ Ensure significant landscape features and vegetation are retained.
Alterations and/or additions to existing heritage items	• Destruction of important elements such as chimneys, windows and gables will not be permitted. • Original details such as panelling, ceilings, skirtings, architraves or remaining door and window furniture, must be retained. • Fire safety upgrading of buildings must be undertaken in accordance with the NSW Heritage Office manual titled "Heritage on Fire". • In relation to siting of alterations and additions, the following criteria apply – ○ Basement additions are not permitted at the front elevation. ○ Extensions or alterations to heritage items should not project beyond the front building line. ○ Side additions should not compromise the ability for driveway access to the rear of the block. ○ Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development. ○ Extensions or additions to a building on a heritage listed site must only occur at the rear of the existing building or where not visible from the street. • In relation to roofing - ○ Original roof material must be matched in material and colour. ○ Skillion roofs of additions must be pitched rather than flat and should be of a depth which is secondary to that of the main building. ○ Roof pitch of additions must match existing. ○ Roofing must maintain the scale and massing of the existing roof form. ○ All roof openings must be located on the rear pitch of the roof and not be visible from the street. • In relation to size and scale - ○ Building bulk and large expanses of solid masonry should be avoided through the use of recesses, bays, vertical elements and/or the use of additional surface treatments/materials. • In relation to materials and colours - ○ Extensions or alterations must retain existing materials and finishes and use compatible materials for new work. ○ New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour. ○ Unpainted face brick or stone must remain unpainted and unrendered. ○ Original timber windows must be retained, repaired or reconstructed in existing buildings. New doors and windows must be of materials consistent with the existing building. ○ Colour schemes must match the period of the building. ○ Mock historical details must not be applied.

Change of Use of heritage items	• Adaptive reuse of a building must: o Retain all significant fabric of the heritage listed building. o Retain the general appearance of the building so that its original role can be readily interpreted.
Fencing to Heritage Items	• Original fences must be retained and maintained unless they are beyond repair. • Fences must be of a scale comparable with the street and the building. • Front fences must be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry, palisade and hedges. • Plain or colour treated metal fences are not permitted on any street frontage or side boundary in front of the street setback or heritage item.
New development	• Design shall give consideration to the following - o New development must have a hipped or gabled roof without unnecessary secondary projections. o New development must use materials which are consistent with the overall character of the streetscape, as defined by reference to the original older buildings in the immediate locality. o Openings in visible frontages must retain a similar ratio of solid to void as to that established by the original older buildings. o If a large area of glass is required, vertical mullions must be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void. o The quality and quantity of existing street front garden landscaping must be maintained. • Siting of new development shall give consideration to the following - o New development must be aligned to the predominant building line and must provide for the retention of curtilages around heritage buildings. o Where there is no identifiable setback pattern, new buildings should be setback at the same distance from the street as the adjoining properties. o New development must be sited behind the building line of any adjoining heritage item. o Development patterns such as subdivision layout, setbacks and spaces between buildings should be maintained. • Size and scale of new development must be consistent with surrounding buildings in terms of the average predominant height, size and proportions. • Selection of materials should include consideration of the following - o Bricks of mixed colours (mottled) and textured 'sandstock' bricks are not permitted. o Building bulk and large expanses of solid masonry must be avoided through the use of recesses, bays, vertical elements and/or the use of additional surface treatments/materials. o Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas.
New Ancillary Structures	• Any ancillary structures (e.g. carport, garage, shed) must: o not be located between the main dwelling front building line and the street frontage; o be no greater than one storey with an attic; o must be constructed of materials complementary to the main dwelling. Colourbond wall sheeting is not permitted; o be located between the rear of the dwelling and the rear boundary. • Garages must: o have simple rectangular plans; o have doors restricted to single car width; o have a roof form which is gabled or hipped with roof pitch equal or less than that of the main dwelling; o be detached from the existing house; o be set to the rear of the dwelling; o constructed of materials of simple character i.e. weatherboards, vertical shiplap boards and corrugated metal roof sheeting; o on sloping sites be located in the basement. • Carports must: o be of timber frame construction. Standard steel frame carports and garages are not appropriate; o have a roof pitch slightly lower than that of the main building – generally 25 – 30^{o}; o be detached from the existing house; o be set to the rear of the dwelling.

East Tamworth



West Tamworth

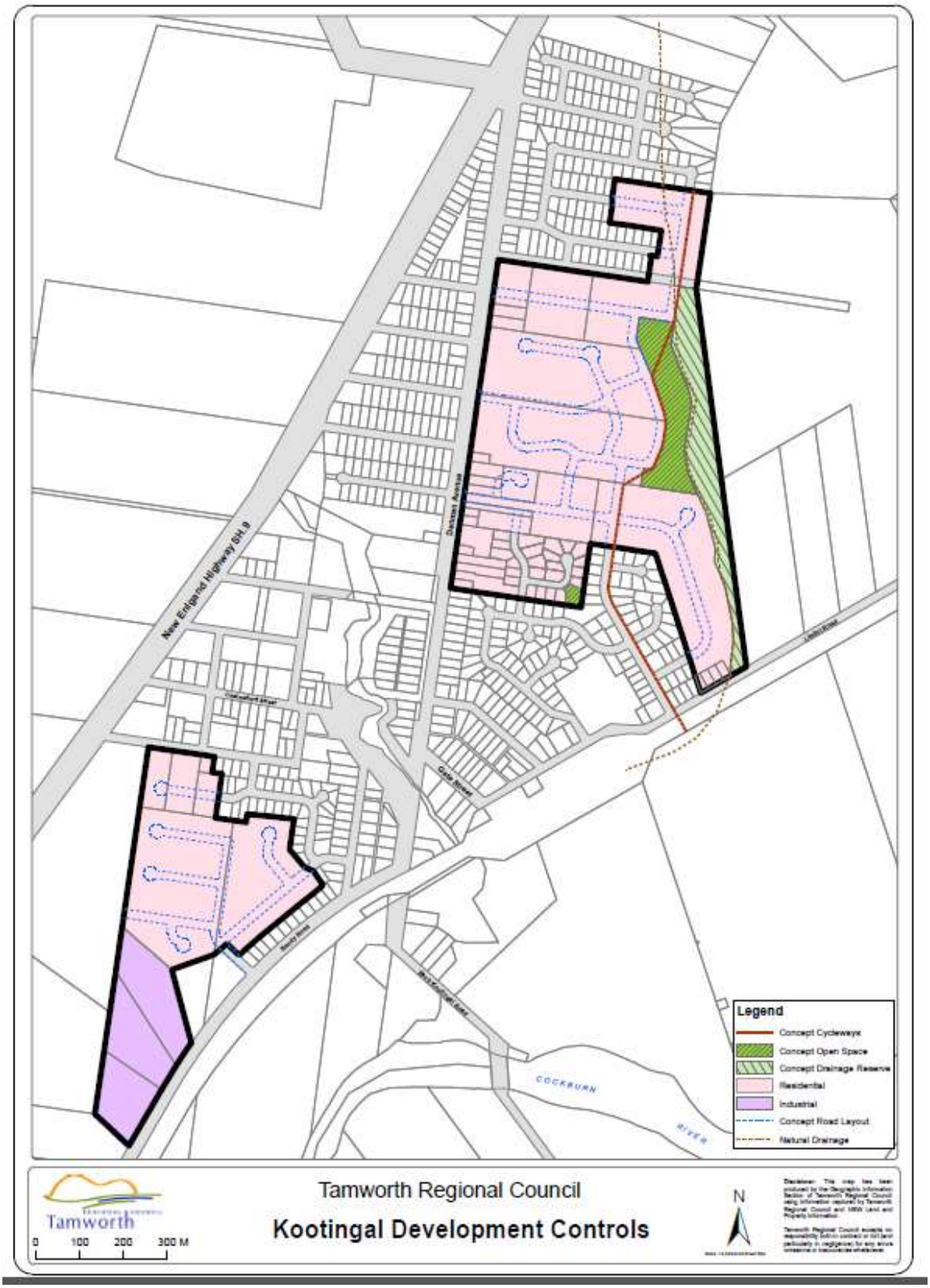


STEP 4: SITE SPECIFIC

Kootingal

These are the development controls relating to development in the town of Kootingal. Please note, **Step 2 – Type of Development** and **Step 3 – General Development Specifications requirements** may also apply to your development.

Open Space	• Any subdivision development will require public open space provision within the areas of Kootingal as identified in the Kootingal DCP Map (below) and the applicable Section 94 Contributions Plan.
Subdivision	• Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Kootingal DCP Map (below). • Subdivision plans need to provide infrastructure suitable for future upstream and/or downstream development.
Drainage	• Development proposals will be required to give consideration to the traffic impacts on the road network including the intersections with the New England Highway at Sandy Road and Denman Avenue.
Road Design and Network	• The road hierarchy shall be defined as per the Kootingal DCP Map (below). • Road connections, pedestrian footpaths and bicycle paths are to be provided in accordance with the DCP Map (below). • Subdivision plans need to provide for future connectivity.
Water Storage	• In addition to water storage capacity required by BASIX commitments, rainwater storage relative to the size of a property is encouraged to allow for the sustainability of lawns and gardens. • Rainwater tanks are to be located behind the street setback of the existing dwelling and suitably screened where visible from a public place or street. • Development properties within the confines of Bushfire Prone Land that do not have full mains pressure available are required to have at minimum 10,000 Litres water storage for firefighting purposes.


New England Highway SH 9
Dartbrook Avenue
Cockburn River
Legend
Concept Cycleways
Concept Open Space
Concept Drainage Reserve
Residential
Industrial
Concept Road Layout
Natural Drainage
Tamworth
0 100 200 300 M
Tamworth Regional Council
Kootingal Development Controls
N

STEP 4: SITE SPECIFIC

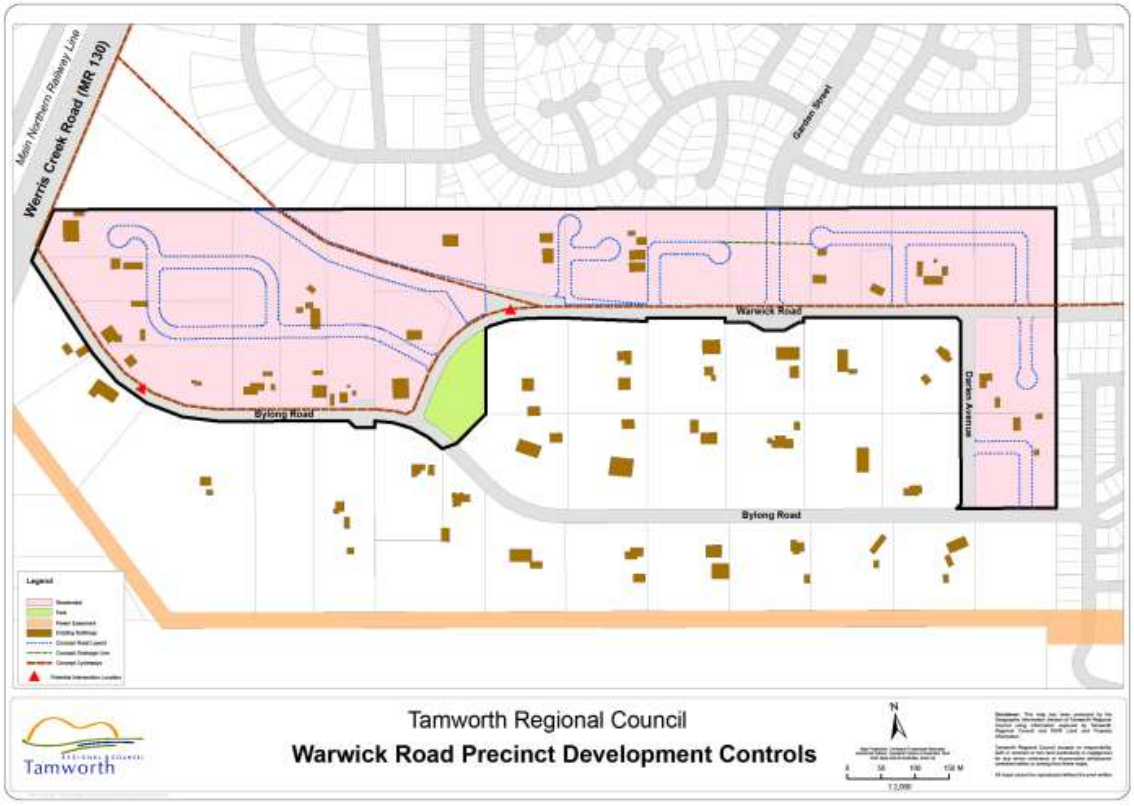
Warwick Road Precinct

These are the development controls relating to development in the Warwick Road Precinct as identified on the DCP Maps. Please note, **Step 2 – Type of Development** and **Step 3 – General Development Specifications** requirements may also apply to your development.

Open Space	• Any subdivision development will require Open Space arrangements in accordance with the applicable Section 94 Contributions Plan.
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.

Road Design and Network	• Access to the area is to be provided in accordance with the Warwick Road Precinct DCP map (below).
	• Road connections, pedestrian footpaths and bicycle paths are to be generally provided in accordance with the Warwick Road Precinct DCP map and the applicable Section 94 Contributions Plan.
	• All future road reserves are to be a minimum of 20 metres.
	• Subdivision plans are to provide adequate space for future road upgrade works including:
	  ○ approximately 7 metre widening of sections of Warwick Road.
	  ○ intersection upgrades along Warwick Road.
	  ○ intersection upgrades along Bylong Road.

Salinity	• Saline soils can decrease the life span of some bricks and concrete structures and requires salinity management strategies. Salinity issues are known to the area and relevant details are to be provided with any development proposal, addressing the issue.
Landscaping	• Given that that there is known to be saline soils in the area, it is recommended that appropriate species is selected. • The Subdivision Certificate will not be issued until the landscaping has been undertaken in accordance with the approved plan.



STEP 4: SITE SPECIFIC

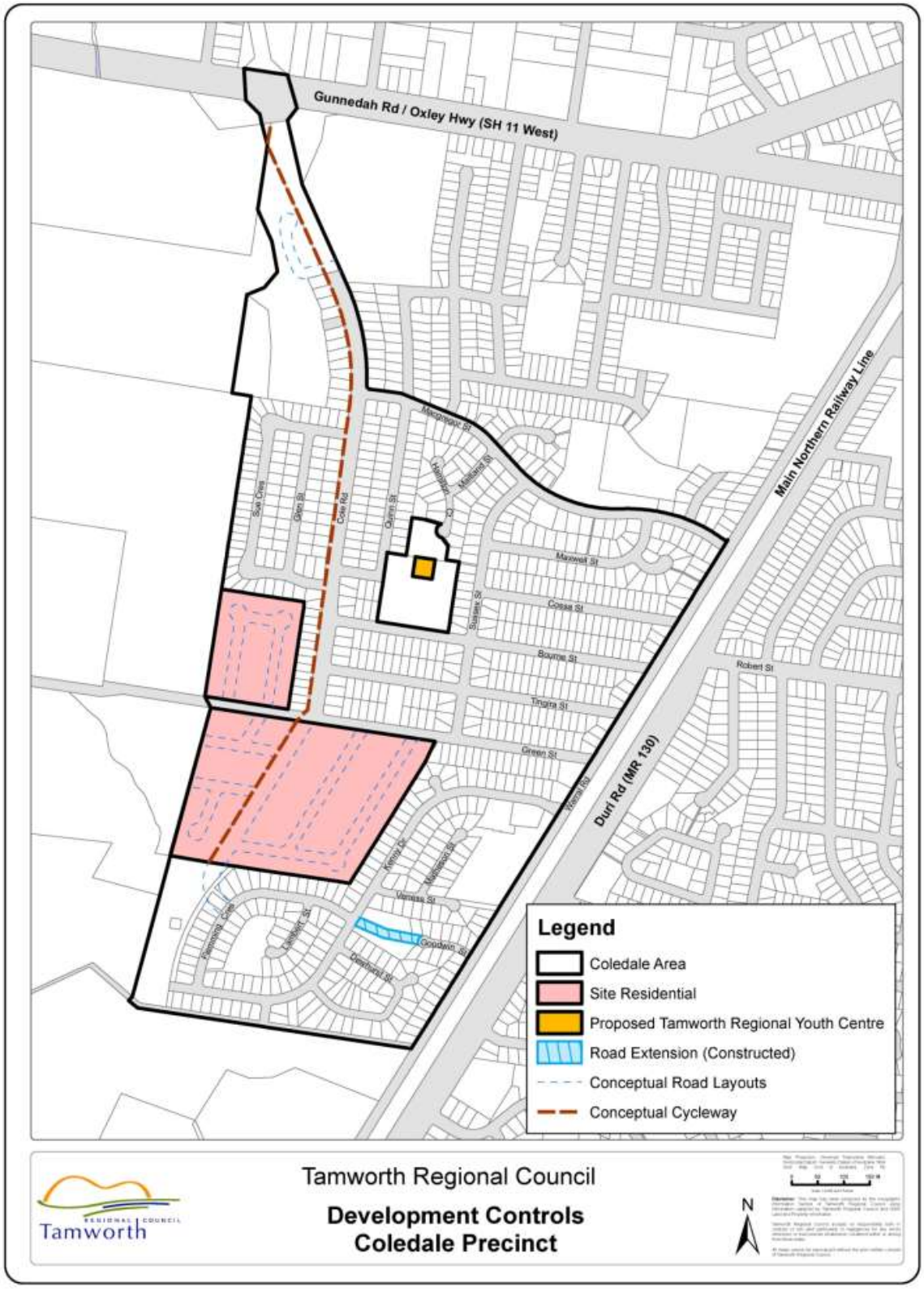
Coledale Precinct

These are the development controls relating to development in the Coledale Precinct as identified on the DCP Maps. Please note, **Step 2 – Type of Development** and **Step 3 – General Development Specifications** requirements may also apply to your development.

Subdivision	• Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Coledale DCP Map (below).
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.

Road Design and Network	• Access to the area is to be provided in accordance with the Coledale Precinct DCP map.
	• Development proposals will be required to give consideration to the traffic impacts on the road network including the intersections with the Gunnedah Road at Cole Road (extension).
	• Road connections, pedestrian footpaths and bicycle paths are to be generally provided in accordance with the Coledale Precinct DCP map and the applicable Section 94 Contributions Plan.
	• All future road reserves are to be a minimum of 20 metres.
	• Subdivision plans are to provide adequate space for future road upgrade works including:
	  ○ development of sections and extensions to Cole Road.
	  ○ intersection upgrades along Green Street.
	  ○ intersection upgrades along Gunnedah Road.

Landscaping	• The Subdivision Certificate will not be issued until the landscaping has been undertaken in accordance with the approved plan.
Aboriginal Heritage	• An indigenous heritage items are located within or near the Coledale Precinct including near Flemming Crescent in the south west of the locality. This will limit any development in this location and is to be kept clear of any works, road works or residential development. • Consultation with the Tamworth Local Aboriginal Land Council shall be undertaken to identify the precise location of any Heritage items prior to any works commencing in the area.


Gunnedah Rd / Oxley Hwy (SH 11 West)
Main Northern Railway Line
Duri Rd (MR 130)
Maxwell St
Bourke St
Robert St
Tingira St
Green St
Legend
Coledale Area
Site Residential
Proposed Tamworth Regional Youth Centre
Road Extension (Constructed)
Conceptual Road Layouts
Conceptual Cycleway
Tamworth Regional Council
Development Controls
Coledale Precinct
N

STEP 4: SITE SPECIFIC

Tamworth Business Park

These are development controls relating to development in the Tamworth Business Park as identified on the DCP Maps. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

Industrial Development Controls Chapter

- Development within the Tamworth Business Park is required to comply with the Industrial Development Controls Chapter, except as otherwise nominated below.

Building Setbacks

- The following front building setbacks must be maintained

Location	Distance
New Winton Road	15m
Country Road	5m
All other roads	5m

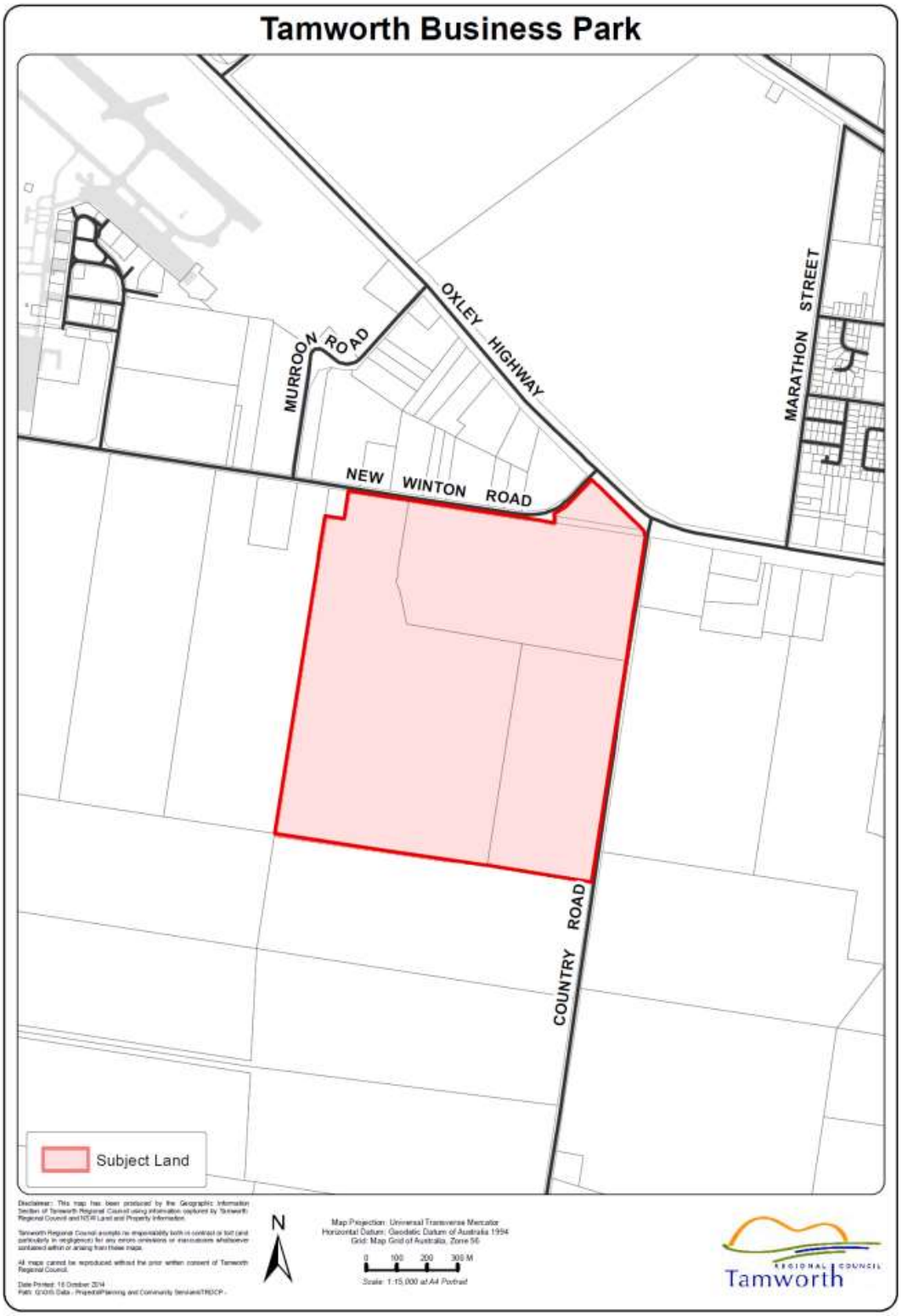
Design

- The setback to New Winton Road includes a landscaping buffer of 7.5m.
- No concession for secondary frontage.
- Detail and architectural interest should be incorporated at visually prominent building locations such as at the end of a street or where visible from a public road or place.
- Buildings should include low scale elements such as display areas, offices and staff amenities at the front of premises.
- Low scale building elements must be constructed in brick, painted finished concrete or light weight architectural cladding and include large windows.
- Corner buildings must address both street frontages.
- A full schedule of colours and materials must accompany the development application.
- Roofing and wall materials must be non-reflective.
- Services such as air conditioners are to be concealed in the façade of the building or screened with landscape or built elements.
- The design of buildings shall give consideration to the privacy of adjoining and/or adjacent residences.
- External storage areas visible from a public road are to be screened.
- Blank walls and loading docks that cause significant visual impact when viewed from a residence or public road must be screened with shrubs, trees or decorative fencing.
- The maturity of the landscaping buffer at the time of the development application for a building/s will be taken into consideration in determining appropriate façade treatments.

Landscaping

- A landscaping plan that details the species selected, maturity at planting, location and ultimate height shall be submitted with the development application.
- On lots fronting New Winton Road earth mounding should be incorporated into the buffer landscaping as a method of reducing noise and lighting impacts.
- For lots located on other roads within the subdivision, the front 5m of the setback must be landscaped in conjunction with any development.
- Council may require landscaping of other areas to supplement the existing buffer and proposed building landscaping to assist in improving the visual appearance of the development.
- A condition may be imposed on any development consent that a cash bond or bank guarantee to the value of $2500 shall be lodged to ensure that site landscaping is maintained for a period of two years from issue of an Occupation Certificate where water conservation measures do not prevent the establishment of landscaping.
- Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
- Landscaping shall comprise only low maintenance, drought and frost tolerant species.

Traffic and Access	• Lots with frontage to Country Road may have individual vehicle accesses where Council is satisfied that Country Road is of a sufficient width to accommodate turning traffic without compromising the future heavy vehicle bypass. • Lots with frontage to New Winton Road are restricted to a single access/egress to be shared by two adjoining lots to minimise the impact on adjacent residences. • The location of a vehicle access shall have regard to minimising headlight glare for the residents of New Winton Road. • The number of access points from the other lots to any one street frontage is limited to 1 ingress and 1 egress.
Parking, Traffic and Access	• Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls*
Noise	• Windows, doors and other wall openings shall be arranged to minimise noise impacts on residents where the development is located adjoining or adjacent to an existing residence. • External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance to surrounding residences. Details, including the proposed location of external plant shall be submitted with the development application.
Airport	• A condition will be imposed of any development consent to require that notification be provided to the Airport Manager a minimum of 21 days before the operation of a crane for building work. • The Tamworth Regional Local Environmental Plan 2010 contains controls relating to the construction of buildings within the vicinity of the Tamworth Airport which may impact on the height and construction standards.
Bio Security	• The allotments located on Country Road are prohibited from: o keeping, storing, breeding or processing poultry or avian species; o the manufacturing of vaccine used in the treatment of animals; o the establishment of a laboratory which produces, or has the potential to produce pathogens dangerous to poultry or food o production; and o the storing, manufacture or use of offal or offal by-products, except where such products are frozen or in transit. • Council may refer any development application in the Tamworth Business Park to the owner of the Country Road chicken hatchery if it is considered that there may be a bio security risk to production. Where, the owner cannot demonstrate that there is no potential hazard, Council may refuse the application on those grounds.


Tamworth Business Park
OXLEY HIGHWAY
MURROON ROAD
MARATHON STREET
NEW WINTON ROAD
COUNTRY ROAD
Subject Land
N
Map Projection: Universal Transverse Mercator
Horizontal Datum: Geodetic Datum of Australia 1994
Grid: Map Grid of Australia, Zone 56
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Scale: 1:15,000 at A4 Portrait
Tamworth
REGIONAL COUNCIL

Tamworth Regional Council Development Control Plan 2010

STEP 5: SITE SPECIFIC

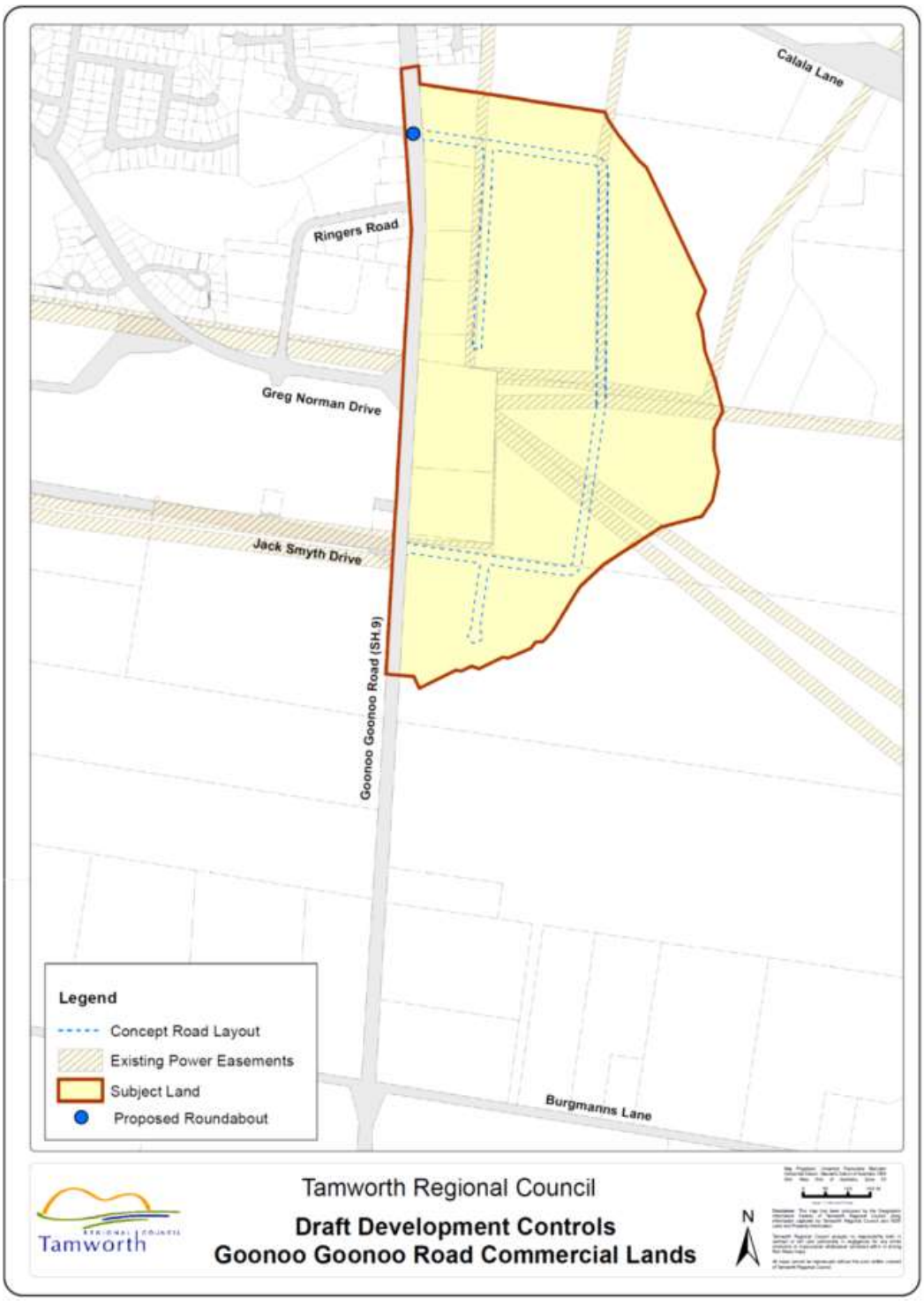
Goonoo Goonoo Road Commercial Lands Precinct

These are the development controls relating to development in the Goonoo Goonoo Road Commercial Lands Precinct as identified on the DCP Maps. Please note, **Step 2 – Type of Development** and **Step 3 – General Development Specifications** requirements may also apply to your development.

Development Controls Chapters	• Development within the Goonoo Goonoo Road Commercial Lands Precinct is required to comply with the Industrial Development Controls Chapter and/or the Commercial/Retail Development Controls Chapter, except as otherwise nominated.
Subdivision	• Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Goonoo Goonoo Road Commercial Lands DCP Map.
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality. • Consideration should be given for the provision of a downstream easement to Goonoo Goonoo Creek.

Road Design and Network	• Access to the area is to be provided in accordance with the Goonoo Goonoo Road Commercial Lands DCP map.
	• Access to the Commercial Lands Precinct is limited to two locations along Goonoo Goonoo Road:
	  ○ at Jack Smyth Drive; and
	  ○ at Craigends Lane.
	• Direct access to Goonoo Goonoo Road is not permitted from the development of future allotments.
	• Development proposals will be required to give consideration to the traffic impacts on the road network.
	• Road connections, shared use pedestrian paths are to be generally provided in accordance with the Goonoo Goonoo Road Commercial Lands DCP map and the applicable Section 94 Contributions Plan.

Landscaping	• A landscaping plan that details the species selected, maturity at planting, location and ultimate height shall be submitted with the development application.


Calala Lane
Ringers Road
Greg Norman Drive
Jack Smyth Drive
Goonoo Goonoo Road (SH 9)
Burgmanns Lane
Legend
Concept Road Layout
Existing Power Easements
Subject Land
Proposed Roundabout
Tamworth Regional Council
Draft Development Controls
Goonoo Goonoo Road Commercial Lands
N
Tamworth

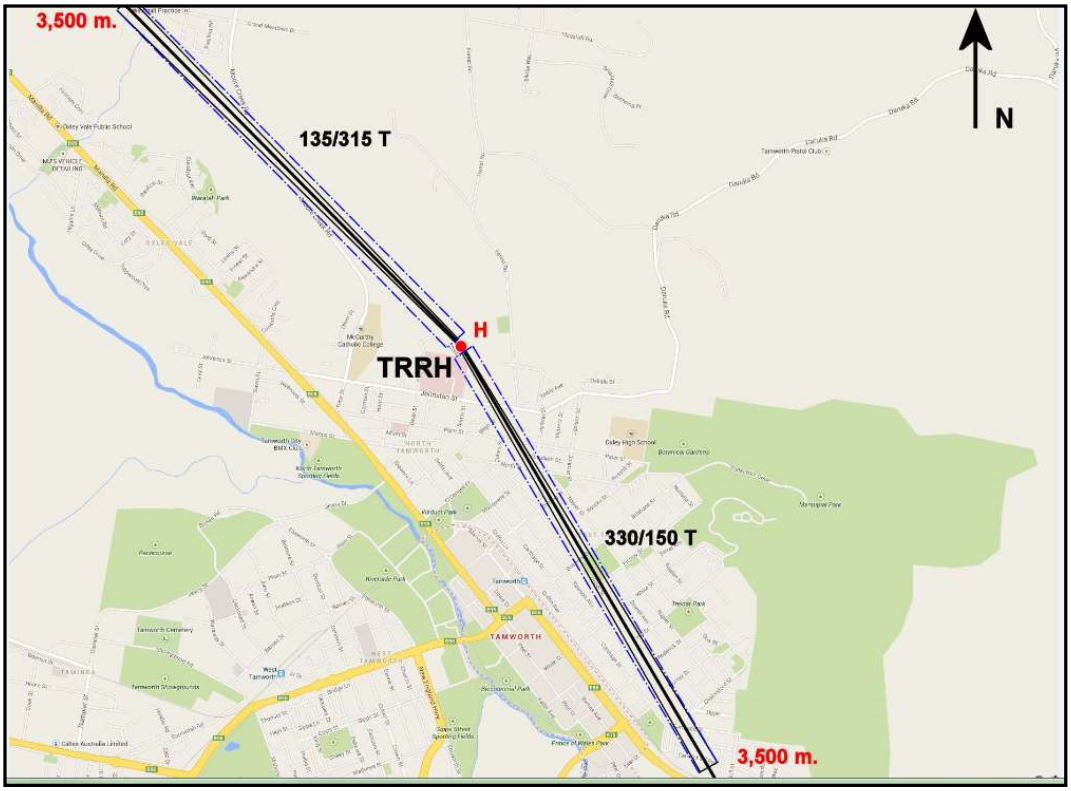
STEP 4: SITE SPECIFIC

Westpac Rescue Helicopter Flight Path

These are development controls relating to development in the Westpac Rescue Helicopter Flight Path as identified on the DCP Maps. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

Protection of Flight Path	• The approach and departure paths to the helicopter landing site must be protected from obstructions. • The protection area of each flight path shown on the plan below measures 3.5km x 150m. • An obstacle free gradient of 2.5^{o} must be maintained on both the approach and departure path. • Council may refer any development application located in the flight path to the Westpac Rescue Helicopter or their nominated representative where it is considered that the flight paths may be compromised.

Flight Paths to a Distance of 3.5km from Helicopter Landing Site at Tamworth Rural Referral Hospital



Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

Arcadia Estate

These are development controls relating to development in the Arcadia Estate. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

Desired Future Character Statement

The Desired Future Character Statements below set the Council's vision for the Arcadia Estate. Development applications must, in addition to being consistent with the Development Control Plan (DCP), support the following:

- ***Provide a mixture of housing typology and lot sizes which promote greater housing choice and a diverse community.***
- ***High quality urban design principles are a prerequisite for the successful establishment of the Arcadia Estate. These principles relate to street amentity, design standards for buildings and linkages between the built form and high quality recreational open space.***
- ***The Burkes Gully corridor is the "green spine" for the Arcadia Estate and must incorporate the principles of a living stream which enhance the natural feature and contribute to the urban landscape and opportunity for passive recreation.***

Other Development Controls Chapter	• Any development is required to comply with the applicable Development Control's Chapter, except as otherwise nominated below.
Subdivision	• Subdivision proposals must be generally consistent with the prevailing subdivision pattern as shown in Figures 1 and 2. • Where residential development adjoins land zoned RE1 Public Recreation or a drainage/natural corridor (Burkes Gully Corridor), lots are to be designed to enable a future dwelling to front the open space or Burkes Gully Corridor. • For optimal orientation of future residential dwellings, any subdivision must be generally consistent with Figures 1 and 2. • Where smaller lots are proposed they are encouraged be located close to the neighbourhood centre, public transport or adjacent to high amenity areas such as the Burkes Gully corridor or parks. • An alternative lot orientation may be considered where other amenities such as views and outlook over open space are available, and the design demonstrates appropriate solar access and overshadowing outcomes on adjoining lots. • All corner lots should be an adequate size to cater for a dual occupancy development.



Figure 1: Arcadia Structure Plan



Figure 2: Lot Orientation

Density	• All applications for residential subdivision and the construction of residential buildings are to demonstrate that the development meets or contributes to the net minimum residential density of 10 dwellings / hectare. ** Dwelling density – means the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of any roads adjoining the development that provide vehicular access to the development but excluding land use for public open space and non-residential purposes as shown in Figure 3*



Figure 3: Example of calculating net residential density

- A variety of lot sizes and housing types are encouraged to be developed throughout the area to cater for the growing needs of the community. An example housing types and lot typology is provided in Figure 4.



Figure 4: Housing types and lot typology

Compact Lots

This section of the DCP applies where development for medium density is proposed in areas identified in the structure plan as "compact lots" and has an area less than the minimum lot size shown on the lot size map of Tamworth Regional Council Local Environmental Plan 2010.

Medium density developments in these areas will be considered against the controls below and not the dual occupancy or multi dwelling controls contained in other parts of the DCP.

<table>
<tr><th></th><th>Controls</th></tr>
<tr><td>Setbacks</td><td>
• The following minimum setbacks apply;
<table>
<tr><th></th><th>Building facade fronting road</th><th>Building facade fronting open space or Burkes Gully (rear laneway vehicle access)</th></tr>
<tr><td>Front Setback</td><td>4.5m</td><td>3.5m</td></tr>
<tr><td>Articulation Zone</td><td>3.0m</td><td>2.0m</td></tr>
<tr><td>Setback to Garage</td><td>5.5m and 1m behind building line</td><td>0.5m</td></tr>
<tr><td>Rear Setback</td><td>6m</td><td>6m</td></tr>
<tr><td>Side Setback (detached)</td><td>BCA</td><td>BCA</td></tr>
<tr><td>Secondary Street frontage</td><td>2m</td><td>2m</td></tr>
</table>
Examples of the setback controls are shown in Figure 5.
</td></tr>
<tr><td>Articulation Zone</td><td>
• This zone allows building elements to project 1.5m forward of the front building line, and may include entry features and porticos, balconies, decks, verandahs, shading devices, pergolas and bay windows. A carport is not considered part of the articulation zone.
• Up to 25 per cent of the articulation zone, when viewed from above, may include building elements. An awning or other feature over a window and a sun shading feature are not included in the maximum area of a building element in the articulation zone.
</td></tr>
<tr><td>Private Open Space</td><td>
• Must have a minimum area of 24m^2 and have a minimum dimension of 4m.
• Must be accessible from the main internal living area.
</td></tr>
</table>

	• The principle open space area must not include utilities or storage areas but can include hard landscaped areas and outdoor living areas.
Solar Access	• At least 50% of the principle private open space must receive 3 hours or more of sunlight between 9am – 3pm on June 21. • Any two-storey development must be accompanied by shadow diagrams which clearly identify adjacent dwellings and their principle private open space. At least 50% of the principle private open space must receive 3 hours or more of sunlight between 9am – 3pm on June 21 (winter solstice).
Privacy	• Upper-level openings on side facades which are less than 3m from a neighbouring dwelling must be; o At least 1.5m above the floor level; OR o Screened; OR o Fixed with translucent glazing. • Habitable rooms overlooking the principle private open space of a neighbouring dwelling are to have sill heights at least 1.5m above the floor level. • A habitable room should address the public domain to provide passive surveillance.
Landscaping	• A minimum of 15% of the site must include soft landscaping (300m2-450m2 lots). • The landscaped area should be at least 1.5m wide. • Landscaped open space can be considered as part of the private open space calculations. • Landscaping is encouraged to define the entrances of individual dwellings. At least 25% of the area forward of the building line must contain landscaped area. • Each lot must include at least 1 small tree (5m-8m at maturity) and 1 large deciduous tree (8m-15m at maturity). • Councils Urban Street Tree Management Plan is a guide for suitable tree species selection.
Site Coverage	• A maximum site coverage of 60% is permitted. • Site coverage includes impermeable areas such as driveways and footpaths but excludes any unenclosed balconies, decks, pergolas and the like.

<table>
<tr><td>Parking & Garages</td><td>

Parking arrangements for each dwelling are as follows;

<table>
<tr><th>Number of bedrooms in each dwelling</th><th>Minimum Parking ces per dwelling</th></tr>
<tr><td>1</td><td>1 (enclosed)</td></tr>
<tr><td>2</td><td>1 (enclosed)</td></tr>
<tr><td>3</td><td>2 (1 enclosed)</td></tr>
</table>

Parking of one vehicle behind another in a stack arrangement is acceptable.
The garage must be setback 1m behind the building line and 5.5m from the front boundary.
Only a single garage is permitted on compact lots where access is provided from the primary street frontage and the lot width is less than 12m.
Double garages are permitted on compact lots where access is provided from a rear laneway or from the front if the lot width is greater than 12m.
Garages located on corner lots should be accessed from secondary street

</td></tr>
<tr><td>Fences</td><td>

Front fencing (all fences forward of the building line) is to be a maximum of 1.2m in height and an open style design
Fencing which directly adjoins public open space or Burkes Gully Corridor must be a maximum of 1.2m in height and predominately open to ensure passive surveillance.

</td></tr>
<tr><td>Water Sensitive Essentials</td><td>

Developments must comply with the Water Sensitive Essentials nominated in both the General Housing & Ancillary Structures Development Controls Chapter.

</td></tr>
<tr><td>S7.11 Contributions</td><td>

Medium density developments located in the compact lot areas and corner lots may apply for the wavering of section 7.11 Contributions.

</td></tr>
</table>

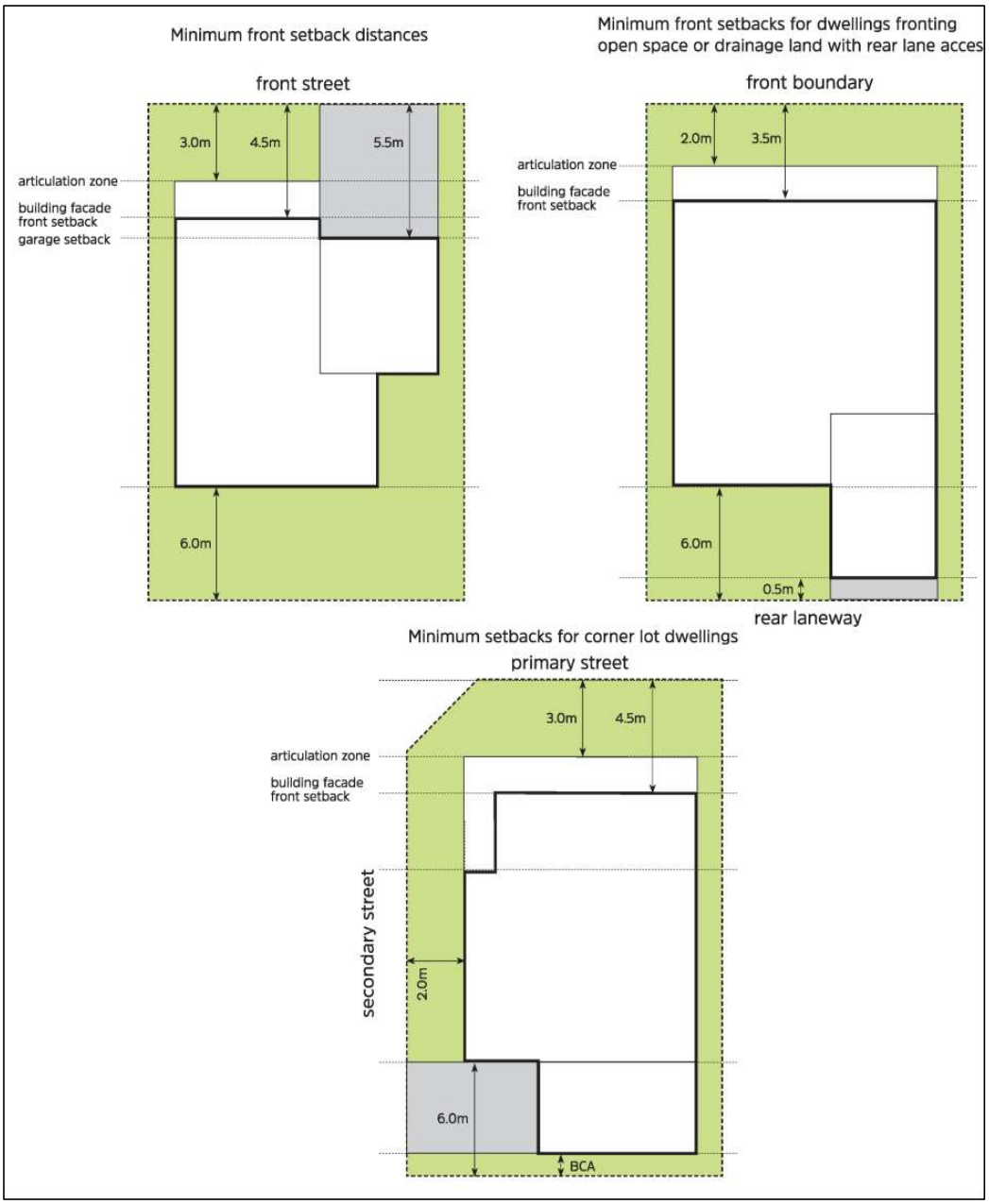


Figure 5 – Compact Lots

Dual Occupancy and Multi Dwelling Development	• Any dual occupancy or multi dwelling development outside of the nominated compact lot will be required to comply with the applicable Development Control's Chapter, must comply
Corner Lots	• All corner lots are to be designed for a dual occupancy development. • All dual occupancy development on corner lots are to suitably address and provide access from separate street frontages.
Traffic, Access & Road Network	• The road layout and hierarchy of the street network must be generally consistent with Figures 6-13. • Figure 6 identifies key intersections with the treatments for the identified intersections to be determined in consultation with Council staff to ensure a functional road network. • Figure 6 identifies local roads which are to be 11m wide. This is based on anticipated traffic volumes, proximity to open space and neighbourhood centre. Council will only vary this where it can be demonstrated a reduced pavement width (9m wide) will not have an adverse impact on the traffic network. All other local roads can either be 11m or 9m wide. • No Local Roads are to be longer than 250 metres without an intersection and/or traffic calming treatment. • Traffic calming measures are to be implemented in suitable locations to reduce vehicle speeds. Traffic calming measures include passive measures such as narrowing, minimising widths of road pavements, designation of slow speed streets and use of rumble strips at pedestrian crossing points and intersections. • Where two Local Road Type B (9m Carriageway) intersect each other, it must be identified how on-street parking will be managed to ensure that service vehicles can operate unimpeded. • The principles of water sensitive urban design are to be considered in the road network for any new streets. • The intersection treatments for the identified key intersections shall be designed in consultation with Council staff to ensure a functional road network. • Direct individual lot access onto Werris Creek Road/Duri Road and Burgmanns Lane is not permitted. • Persons creating allotments adjoining Burgmanns Lane are required to create restrictions on the use of land under Section 88B of the Conveyancing Act 1919 to legally deny direct vehicular access onto Burgmanns Lane.

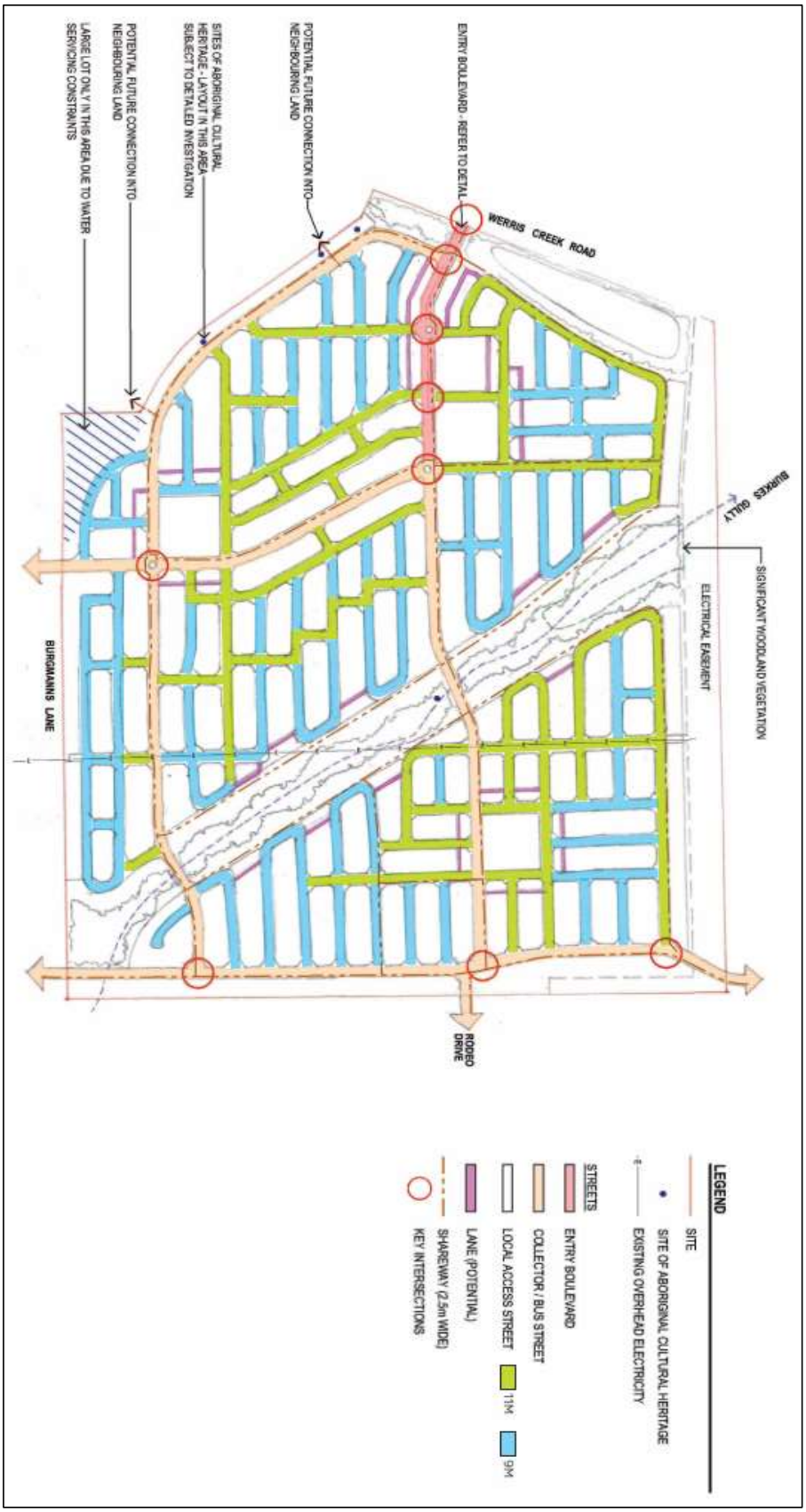


Figure 6 – Road network

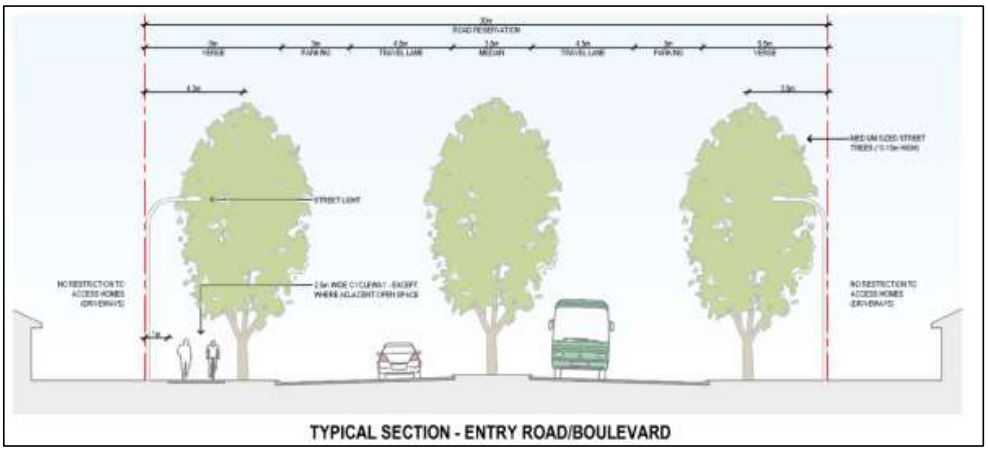


Figure 7 – Typical Section – Entry road/boulevard

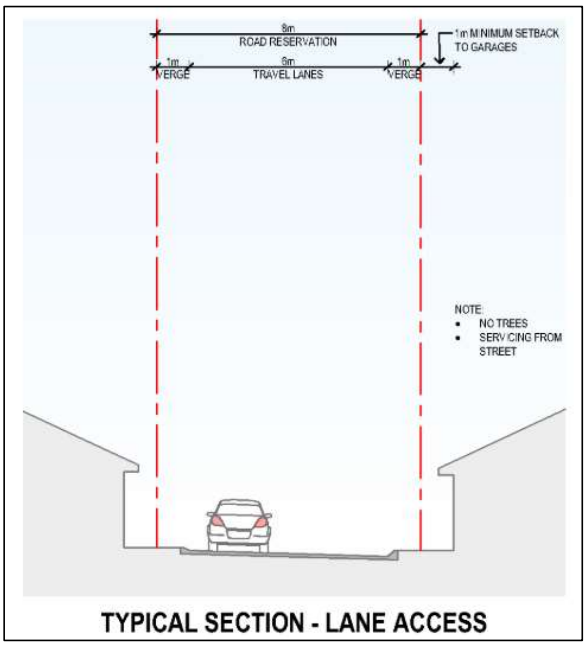


Figure 8 – Typical Section – Lane Access

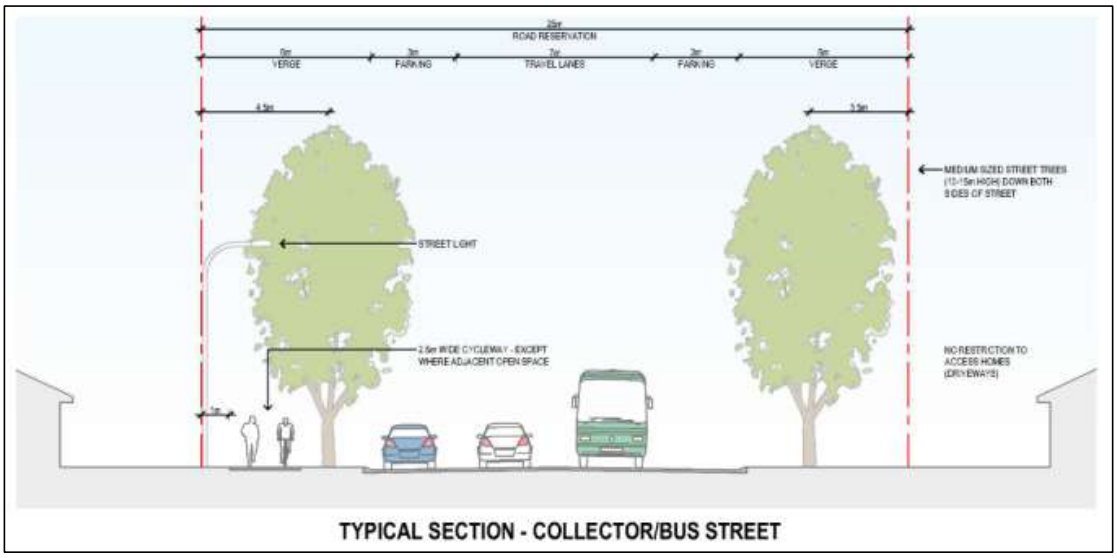


Figure 9 – Typical Section – Collector/Bus Street

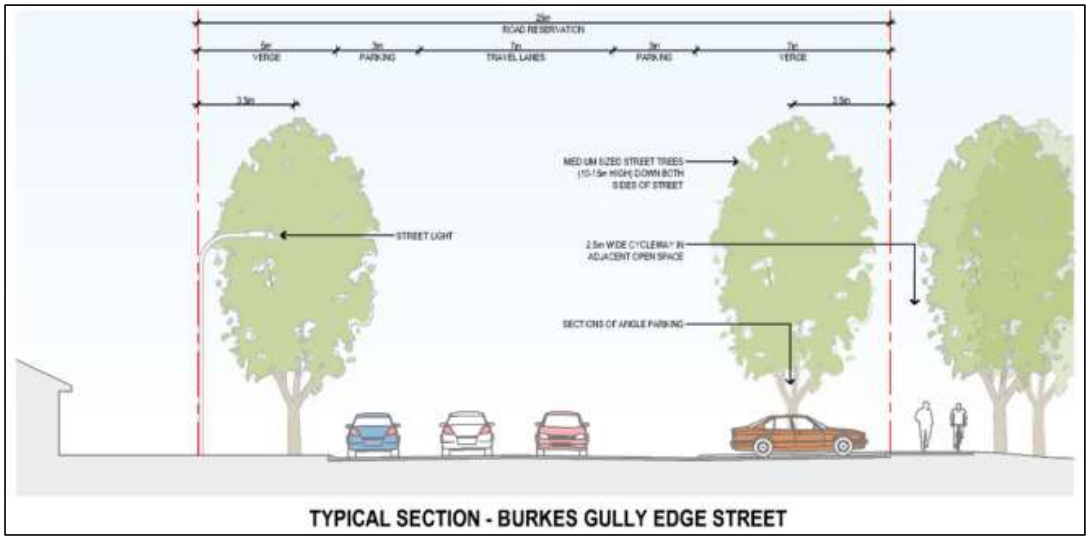


Figure 10 – Typical Section – Burkes Gully Edge Street

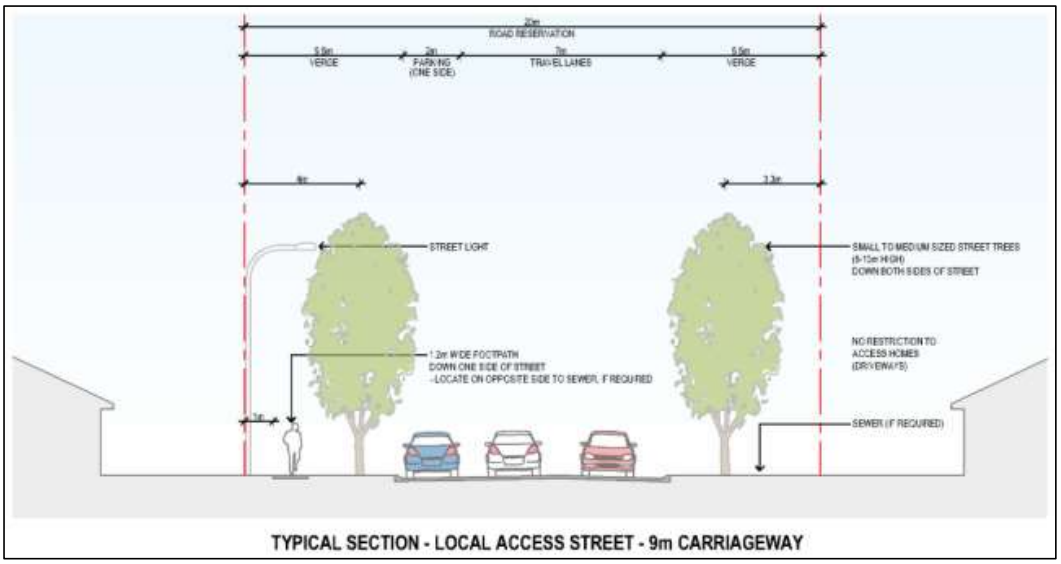


Figure 11: Typical Street Sections – Local Access Street (9m carriageway)

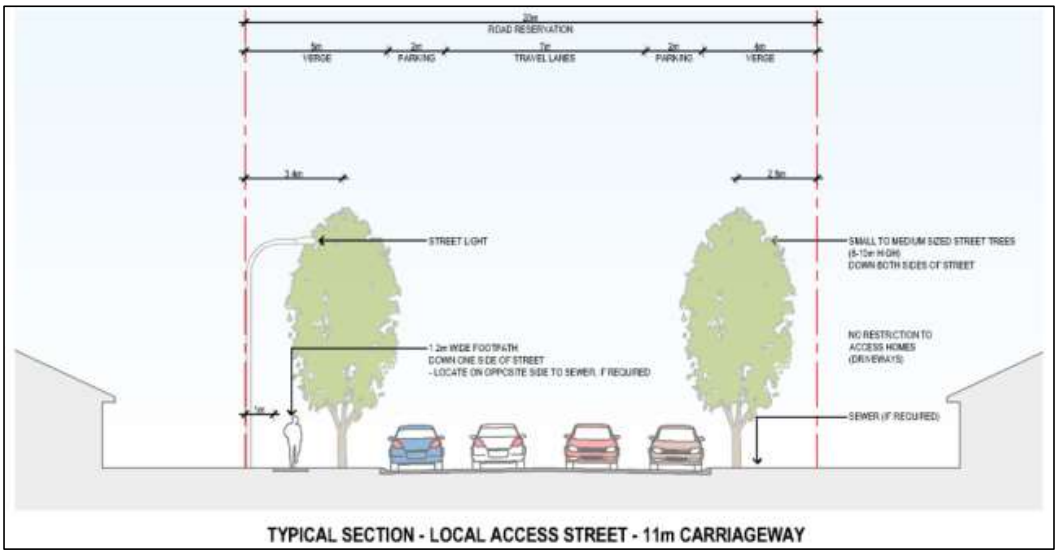


Figure 12: Typical Street Sections – Local Access Street (11m carriageway)

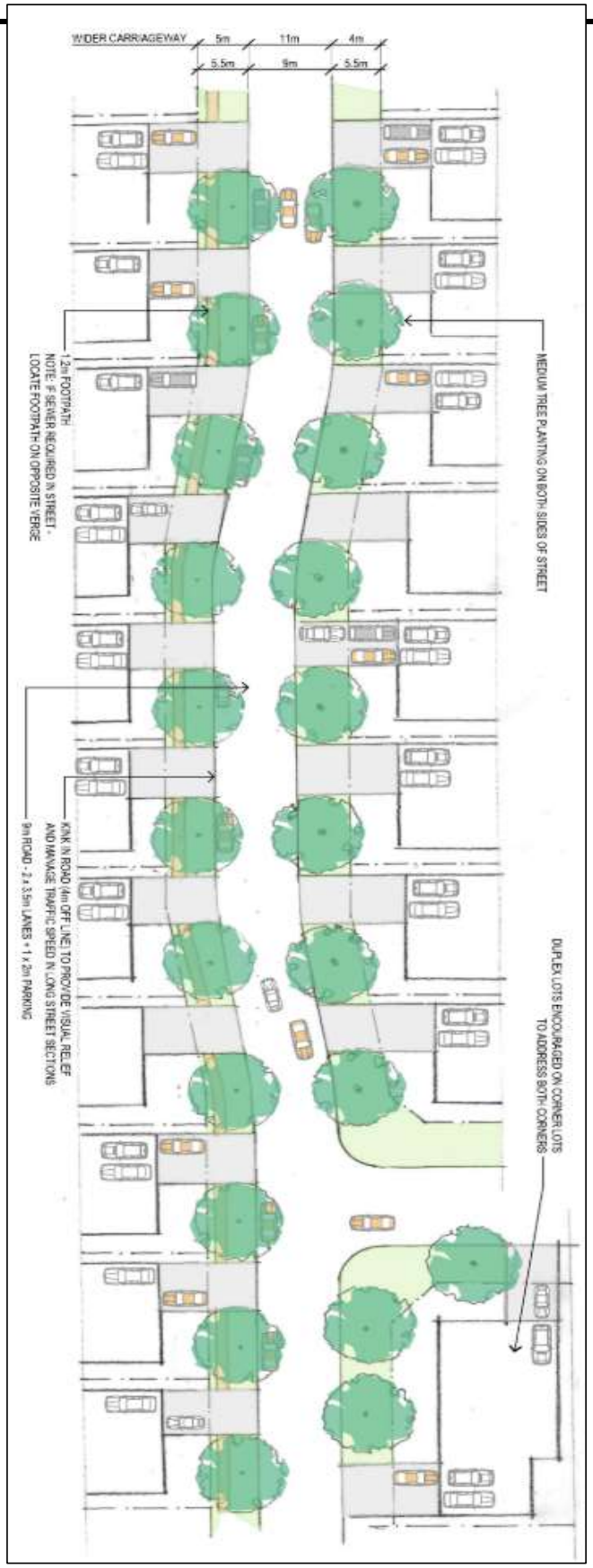


Figure 13: Local Street – Typical Plan and Section

Laneways	• All lots adjoining a laneway are to exclusively use the laneway for vehicular/garage access. • Persons creating allotments adjoining a laneway are required to create a restriction on the use of land under Section 88B of the Conveyancing Act 1919 to legally deny direct vehicular access onto any other road. • All lot boundaries adjoining the laneway are to be defined by fencing or built form. The garage setback to the laneway is minimal (0.5 m) to allow overhanging eaves to remain in the lot without creating spaces where people park illegally in front of garages and/or on the laneway.
Pedestrian & Cycleways	• Cycleways, shareways and other pedestrian facilities are to be generally consistent with Figure 14.

Public Open Space	• Any subdivision development will require Public Open Space provisions in accordance with Figure 8 and the Arcadia Section 7.11 Contributions Plan.
	• Parks are to be generally located in accordance with Figure 14 and should include:
	  o 2 parks to be located in western section each with an area of 2.5ha; and
	  o 1 park to be located in eastern section with an area of 3ha
	• Any subdivision development will require Public Open Space provisions in accordance with the Arcadia Section 7.11 Contributions Plan.
	• Areas surrounding the public open space and Burkes Gully corridor are encouraged to include provisions which would contribute to the amenity, such as a café or the like.
	• Stormwater detention and retention basins will be considered in areas designated as Public Open Space where the active and passive use of the space will not be diminished. Storage of excess water from events up to and including the critical 10% AEP shall be contained in underground structures, with excess storage from more infrequent events being allowed "above ground" via bubble-up structures or alternative approved mechanisms.

Landscaping & Street Trees	• A Landscape Plan must be submitted as part of lodgement of a development application for subdivision or medium density development. • A Landscape Plan must detail the species selected, maturity at planting, location and ultimate height. • Street trees are required for all streets and each lot as shown in Figure 7. Council's Urban Street Tree Management Plan is a guide for suitable tree species selection. • Development applications for future dwellings located around the perimeter of Arcadia Estate are to include landscaping treatments to assist in providing buffers to adjoining land uses.
Burkes Gully	• The Burkes Gully corridor must be generally consistent with Figures 15 and 16. • The Burkes Gully corridor must have a minimum width of 100m for its entirety. This is measured 50m either side of the Burkes Gully ephemeral drainage line. • The 100m minimum width does not take into consideration the placement of the offline basins wholly within the 100m wide corridor. It will be likely in some location's basins will be partially located outside of the corridor which will assist in providing greater amenity by reducing a "gun barrel "effect. • Basins along the Burkes Gully corridor shall be designed to maximise usable passive recreational area and to maintain continuity of pedestrian access. • Stormwater basins adjacent to Burkes Gully must be designed as offline structures. • All roads are to be located outside of the Burkes Gully corridor. • The use of Burkes Gully as passive recreation is encouraged and details of footpaths, cycleways, seating, and other facilities are to be shown on the submitted plans • Existing trees must be retained within Burkes Gully corridor. Council will only consider the removal of a tree under exceptional circumstances where it can be demonstrated that all other options have been exhausted.



Figure 14 – Public Open Space



Figure 15: Burkes Gully corridor and section

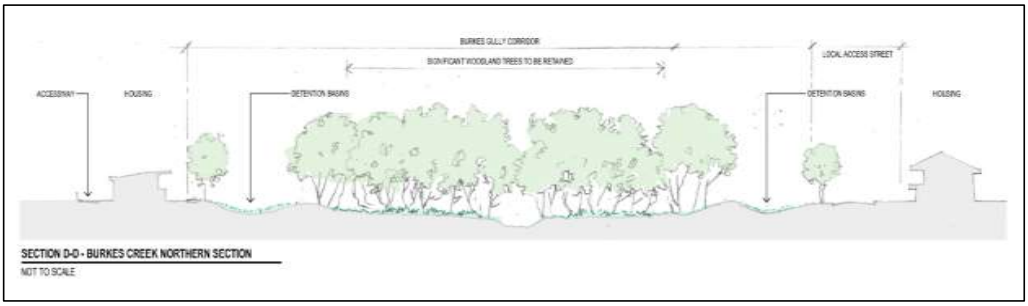


Figure 16: Burkes Gully corridor - northern section

Drainage	• Basins and spillways are to be designed to minimise risk to downstream properties in the event of overtopping or failure. • The upstream batters on the basins are to be designed acknowledging safety and passive recreation consideration, especially with respect to batter slopes. Steep sided basins should be avoided wherever possible.
Water	• All lots must be serviced by reticulated water in accordance with the Development Servicing Plan. • The south-west corner (hatched blue in Figure 1) cannot be supplied with mains water above the 425m contour. The design of these lots will need to ensure a portion of the future lots are below the 425m contour to suitably site a water meter. The remainder of the lot would be serviced via private pump system.
Sewer	• All lots must be serviced by gravity connection to reticulated sewer in accordance with the Development Servicing Plan. • A sewer pump station and low-pressure sewer systems would not be supported by Council for the provision of sewer services for the Arcadia Estate. • The south-west corner (hatched red in the Structure Plan) has sewer servicing constraints. If gravity sewer cannot be provided to this area, on-site sewer systems will be permitted only on lots greater than 4000m^2. Building Envelopes must be registered on the title of any lot greater than 4000m^2 to restrict the placement of a dwelling in order to not restrict the future subdivision of the lot if gravity sewer is available in the future.
Significant Woodland Vegetation	• Removal of vegetation within the Burkes Gully corridor identified as Significant Woodland Vegetation will only be considered if supported by a report prepared by a suitably qualified ecologist and arborist. • Any activities that may impact on the integrity of the habitat vegetation including under-storey clearing must be avoided.
Soil/Ground Water Vulnerability	• Some areas within the precinct may be affected by the presence of groundwater vulnerability and potential soil salinity which can result in the corrosion of concrete, as well as the deterioration of metal, masonry and bituminous structures/products. • Further analysis may be required from a suitably qualified person indicating that consideration has been given to the possible of groundwater vulnerability in the structural design and construction of future development within the area.
Aboriginal Cultural Heritage Significance	• Indigenous heritage items, including culturally modified trees (scarred), have been identified as being located within the Arcadia Estate. This may limit development within these locations which are to be kept clear of any works, road works or residential development. Appropriate respectful management of the sites will be required. • Consultation with the Tamworth Aboriginal Lands Council shall be undertaken prior to any works commencing within the area.
Acoustic Control	• An acoustic report from a suitably qualified acoustic engineer must be submitted with a development application for any subdivision of lots along Burgmanns Lane. The report must take into consideration Burgmanns Lane forming part of the future Western Freight Link (Figure 17). • Development of lots adjoining Burgmanns Lane should comply with *AS3671 Acoustics – Road traffic noise intrusions – Building siting and construction.*

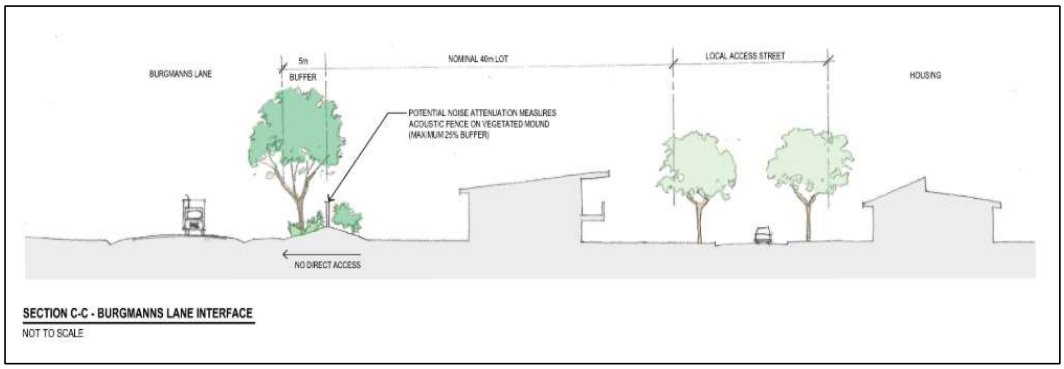


Figure 17: Burgmanns Lane Interface

Fencing	• Front fencing (all fences forward of the building line) is to be a maximum of 1.2m in height and an open style design • Secondary frontage fencing is to be a maximum of 1.5m in height and the portion above 1.2m in height is to be an open style design • Side fencing aligned with the front fencing must provide a raked transition to the front fencing. • Side and rear boundary fencing may be 1.8m in height. • Fencing which directly adjoins public open space or Burkes Gully Corridor must be a maximum of 1.2m in height and predominately open to ensure passive surveillance. • Notwithstanding the above provisions, pressed metal (colorbond) fencing is permitted along the laneways and behind the front building line.
Environment	• Existing trees are to be incorporated within the lots. Dwelling configurations and ground level should ensure existing tree health and longevity. • The principles of water sensitive urban design are to be considered as part of any development.

Neighbourhood Centre	• The neighbourhood centre corridor must be generally consistent with Figure 18.
	• Development Applications that include the first stage of development in the neighbourhood centre must be accompanied by a Streetscape Strategy which should address, but not limited to, elements such as
	  ○ Interface with public roads and open space;
	  ○ Pedestrian pavement details;
	  ○ Landscape planting;
	  ○ Public artwork;
	  ○ Seating;
	  ○ Lighting and signage;
	  ○ Bus shelter; and
	  ○ Bike racks.
	  ○ Water sensitive urban design principles
	• All commercial buildings are to address public roads and any public open space with an active frontage.
	• Buildings should be of a human scale and be comprised of varied materials and finishes such as brick, timber and stone. Articulation of the frontage is required to provide further interest and visual appeal.
	• Large expanses of blank, unarticulated façade/walls must be avoided. The maximum length of any unarticulated facades/walls fronting a public street or open space shall be no greater than 6m. Council may consider alternative outcomes to add aesthetic appeal, activate a wall, or facilitate a logical method of construction if it can be demonstrated the design achieves the desired outcome as agreed by Council.

- Under awning signage is to be generally consistent in theme and character.
- Continuous awnings are to be provided alongside retail and commercial properties.
- Loading bays are to be accessed from the rear laneways or secondary streets. All loading docks are to be screened from view via a combination of solid wall and plantings
- The interface between the neighbourhood centre and adjoining residential area must be carefully considered to ensure a suitable transition. This will include design details of rear commercial buildings, parking and landscaping treatments
- Shop top housing is encouraged in the B1 zone and may provide a suitable transition to adjoining residential areas.
- On-site parking is to be provided at a rate consistent with the parking provisions contained elsewhere within this DCP and is to be situated to the rear of the premises as depicted in the Structure Plan
- All development proposals within the neighbourhood centre will be the subject to detailed design negotiations between the proponent and Council to ensure high quality development outcomes, including site planning, building design, massing, car parking, environmental suitability and public domain treatments.
- End of trip facilities (e.g. bike racks / shower facilities) should be incorporated into the design of commercial buildings.



Figure 18: Neighbourhood Centre

Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

Tamworth Global Gateway Park (TGGP)

These are development controls relating to development in the Tamworth Global Gateway Park (TGGP) Precinct as identified on the DCP Maps. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

Desired Future Character Statement

The Desired Future Character Statements below set the Council's vision for the Tamworth Global Gateway Park Precinct. Development applications must, in addition to being consistent with the Development Control Plan (DCP), support the following:

- ***The TGGP should seek to support a wide range of compatible general and heavy industrial land uses such as import/export freight and logistics, manufacturing and food production that service the local and regional community and the intermodal/ airport facility.***

- ***Developments should be of a high environmental design presenting a positive green image for the Tamworth LGA and adjoining regions. This will be achieved by complying with these development controls. Environmentally sensitive developments are encouraged.***

- ***The siting of buildings on all lots should reflect the prescribed controls for front, rear and side setbacks to ensure setback control patterns are consistent throughout the TGGP.***

Industrial / Commercial Development Controls Chapter	• Any Industrial or Commercial Development within the Tamworth Global Gateway Park (TGGP) is required to comply with the Industrial / Commercial Development Controls Chapters in this DCP, except as otherwise nominated below.
Rail Freight Intermodal	• The northern section of the TGGP, as shown light blue (Infrastructure) on the TGGP Precinct Plan (see at the end of this chapter), is identified for the future development of a road and rail freight intermodal facility in combination with the activities associated with the Tamworth Regional Airport. Development Applications in this area must address any impacts (positive or negative) on the current and/or future operation of the intermodal facility.

Design Provisions	• Architectural interest should be incorporated into the building design to address the primary street frontage. • Buildings must be designed to address all street frontages with façade treatment and articulation features on elevations to achieve a high-quality streetscape presence. This may include low-scale building elements such as brick, painted finished concrete or light weight architectural cladding and include proportional windows. • Entries to buildings should be clearly visible to pedestrians and motorists and be integrated into the form of the building. • Building design and orientation shall consider the privacy (noise and visual) of adjoining, adjacent and/or nearby residential areas. • A full schedule of colours and materials must accompany the development application. • Blank walls and loading docks that cause significant visual impact when viewed from a residence or public road must be screened with shrubs, trees and/or decorative fencing. • Services such as air conditioners are to be concealed in the façade of the building or screened from public view with landscape or built elements. • External storage areas visible from a public road are to be screened. • Roofing and wall materials must be non-reflective.
Building Setbacks	• Building setbacks to any road frontage must be 5 metres (minimum). • Side and Rear setbacks must meet National Construction Code requirements. • Buildings must be positioned towards the front of the site to avoid large areas of open storage / work areas in front of the building line. (See Figure 1) • Front setback areas shall not be used for storage or display of goods or excessive signage, loading/unloading or large areas of car parking. • Zero side building setbacks are encouraged to reduce potential unsightly rubbish building up in unusable areas on site.

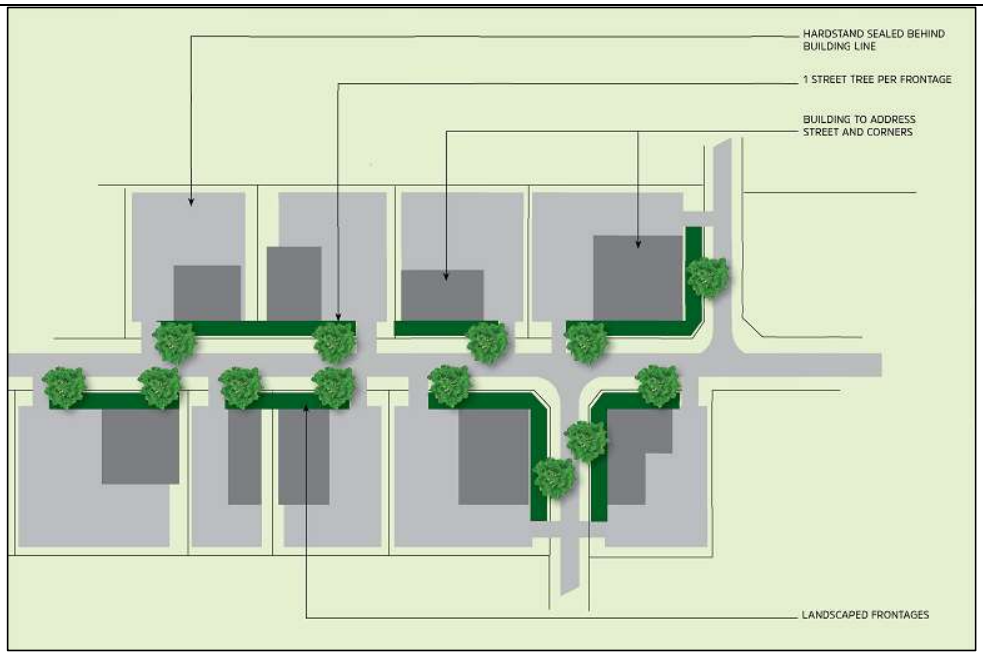


Figure 1: Typical Site Orientations

Fencing	• Fencing must be located behind or in line with the front building line. • Fencing may be integrated directly behind the front or secondary setback landscaped area on any site (excluding Ring Road (Bandaar Drive) or Goddard Lane sites). Fencing must be an open/permeable style, incorporating pickets, slats, palings or the like. • Open work or storage areas visible from a public place or street must be fenced by masonry materials or pre-coloured metal cladding fencing behind the building line and be of a minimum 1.8m height. • Any front fencing (primary or secondary frontages) must not be chain wire fencing. *NB: See Figures 2 and 3 for Typical Site Layouts.*

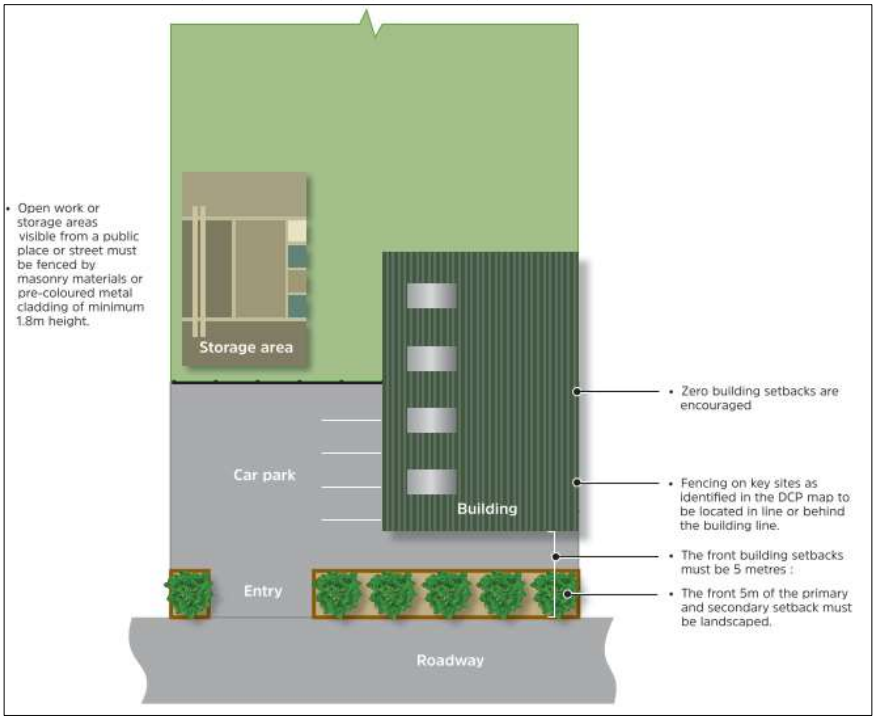


Figure 2: Typical Site Layout - Ring Road (Bandaar Drive) and Goddard Lane Sites only

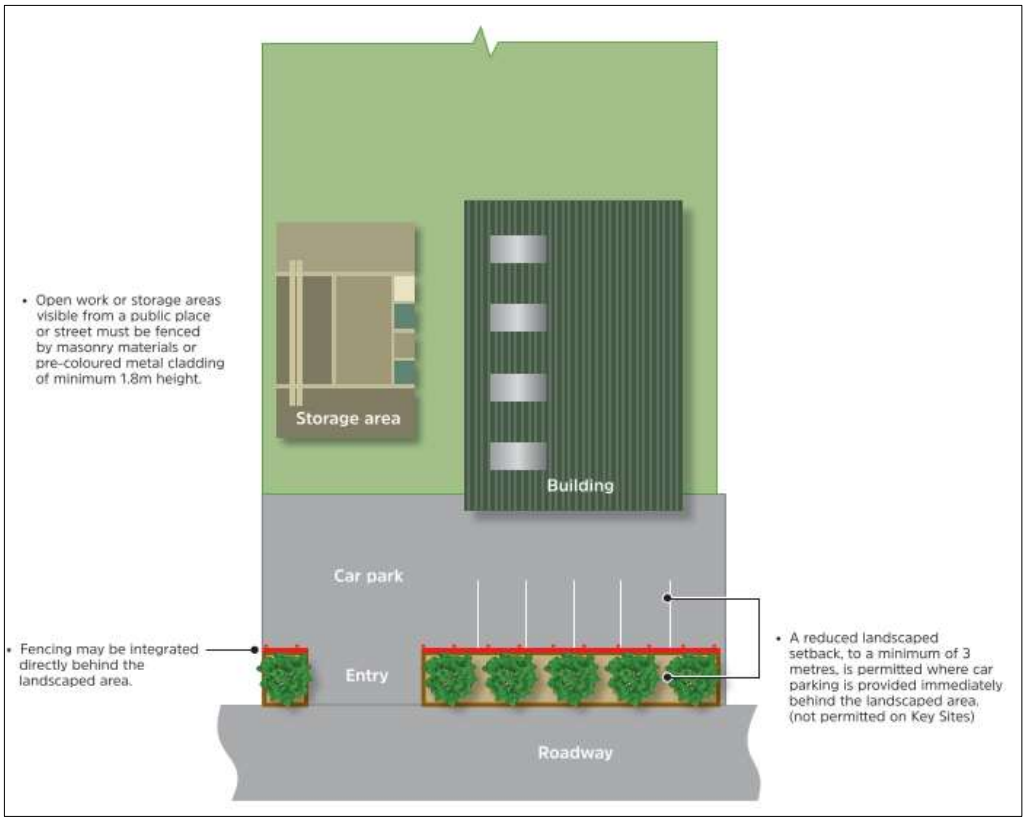


Figure 3: Typical Site Layout - All Sites other than Ring Road (Bandaar Drive) *or Goddard Lane*

Marathon Street Buffer

- A vegetated screening buffer of at least 20 metres wide is to be established for the length of Marathon Street on the eastern boundary of the site, as per the TGGP Precinct Plan and the Marathon Street Landscape Buffer cross section plan (Figure 4).
- The buffer is to include no less than four rows of suitable tree and shrub species to provide amenity for Westdale residents in the locality.
- No direct access (vehicular or pedestrian) is permitted into Lots from Marathon Street, other than the single pedestrian linkage identified on the TGGP Precinct Plan.
- Rear lot fencing fronting Marathon street must be installed prior to the release of any occupation certificate and must be a 1.8m high pre-coloured metal cladding fencing (pale eucalypt).

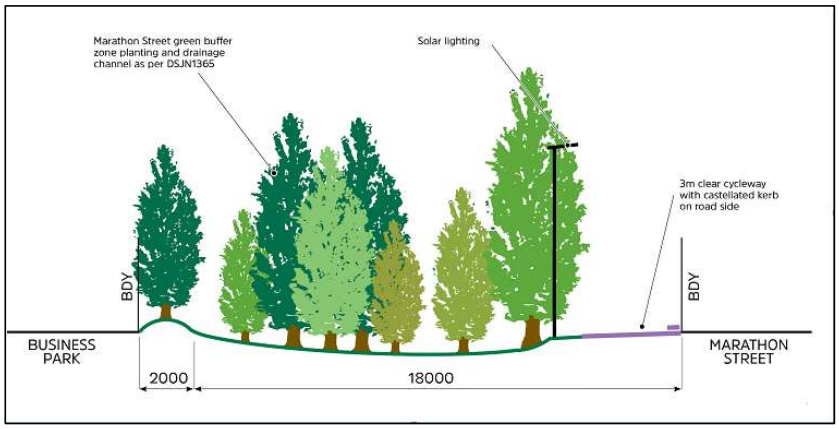


Figure 4: Marathon Street Landscape Buffer

Murroon Creek Corridor	• Works relating to infrastructure services and functions including; drainage, sewer, water and gas mains must consider the environmental values of the corridor. • Preservation of native vegetation within the entire length of the Murroon Creek corridor must be a primary design consideration. No native vegetation shall be removed without prior consent from Tamworth Regional Council. • Riparian buffers shall be preserved, and where appropriate be re-established (See Figure 5). The combined ephemeral zone and flood fringe (vegetated riparian zone) shall have an absolute minimum width of 30m on each side of the low flow channel. The low flow channel (channel) is defined as the low flow element of the watercourse, carrying flows from the 2 year ARI critical event. • Low flow channel requirement is only for the section between Oxley Highway and Ring Road (Bandaar Drive). The northern section of Murroon Creek Corridor shall be a more defined channel directing flow to Wallamore Road. • Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality. • Concrete lined channels are not permitted in the Murroon Creek Corridor.

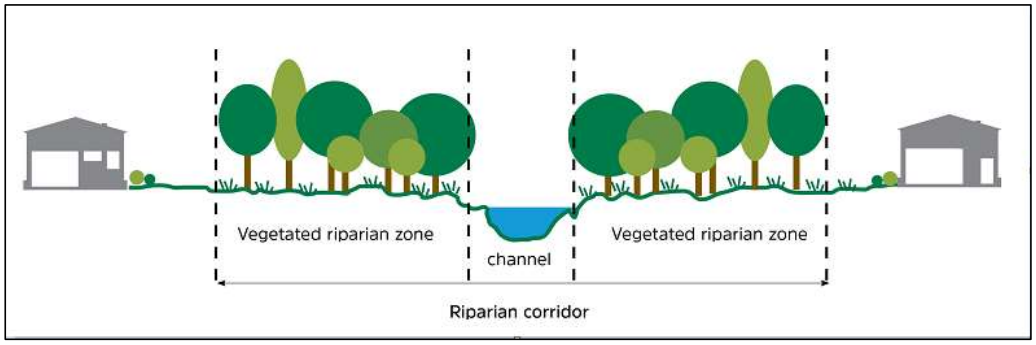


Figure 5: Murron Creek Riparian Corridor

Central Ranges Pipeline	• A statutory zone of influence of 169 metres either side of the Central Ranges Gas Pipeline that traverses the site, as shown on the TGGP Precinct Plan must be established (APA Group - *APA Safety Management Strategy dated 15 March 2018).* • The following list of sensitive uses that are not allowed within the statutory zone of influence as according to Australian Standard AS2885.6. The list may include a number of uses that are permissible under the zone provisions and notable examples include: Child care centres; theatre Correctional centres; hospital Educational establishments; hotel or motel accommodation Entertainment facilities; medical centre Function centres; places of public worship Highway service centres respite day care centre Service stations retail premises home based child care seniors housing Development within this area requires consent and must consider the provisions of the APA Safety Management Strategy dated 15 March 2018 and be referred to APA for comment. • Development applications subject to the Central Ranges Gas Pipeline development controls will not be fast tracked.

Oxley Highway Buffer	• A vegetated screening buffer of at least 10 metres wide is to be established for the length of Oxley Highway between Goddard Lane and Murroon Creek corridor, as per the General Landscaping Arrangement (Figure 6) and the Oxley Highway Landscape Buffer cross section plan (Figure 7). • A vegetated screening buffer of at least 5 metres wide is to be established for the length of Oxley Highway between the Murroon Creek Corridor and Marathon Street, as per the General Landscaping Arrangement (Figure 6).
Site Landscaping	• A landscaping plan that details the species selected, maturity at planting, location and ultimate height is required. Landscaping shall comprise only low maintenance, drought and frost tolerant species. • The front 5m of any primary and secondary setback must be landscaped. • A reduced landscaped setback, to a minimum of 3 metres, is permitted where car parking is provided immediately behind the landscaped area. (Not permitted on the Ring Road (Bandaar Drive) or Goddard Lane sites) (See Figure 3) • Landscaping of sites fronting Goddard Lane and the Ring Road (Bandaar Drive) is a key outcome, aimed at encouraging a high-level presentation along these key roadways. Development Consents for Ring Road (Bandaar Drive) or Goddard Lane fronting sites will include provision for a maintenance bond to ensure that agreed landscaping is established and maintained for a period of two years from issue of an Occupation Certificate. Bonds will be based on 30% of the agreed value of the established landscaping. • The developer responsible for subdivision resulting in lots fronting Goddard Lane and the Ring Road (Bandaar Drive) will be required to lodge with Council sufficient funds to permit the planting of one street tree per lot, or two street trees in the case of corner lots, but in any case, with a spacing of no more than 50m along the respective street frontage. • Street trees will be tube stock, or bare root stock in the case of deciduous trees. ***NB:*** *The value of the funds shall be calculated based on the cost per street tree as nominated in Council's Annual Fees and Charges document. The funds will be utilised by Council to purchase and plant street trees when the subdivision is 75% occupied or at the end of two years, whichever occurs first. The theme of trees and shrubs to be planted shall be identified in the landscape plan and approved by Council based on criteria including suitability to site conditions, compatibility with existing vegetation and planting themes for the locality.*

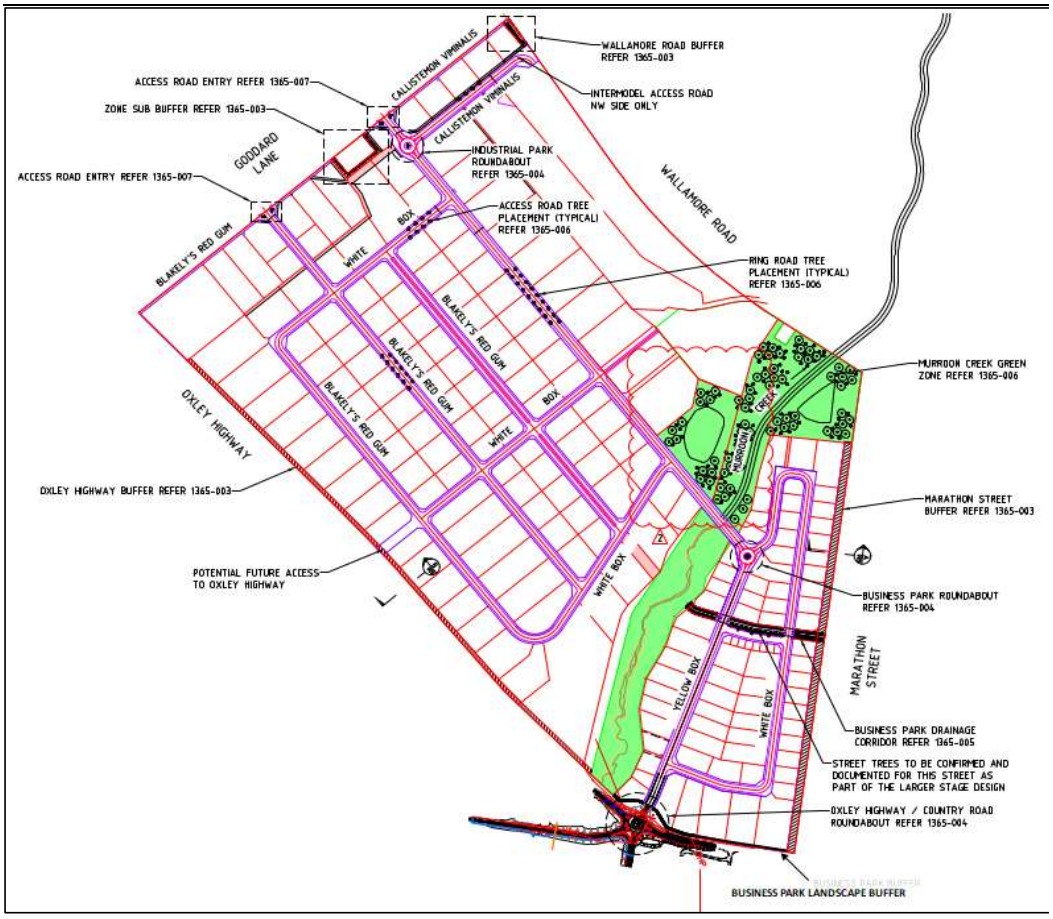


Figure 6: General Landscaping Arrangement

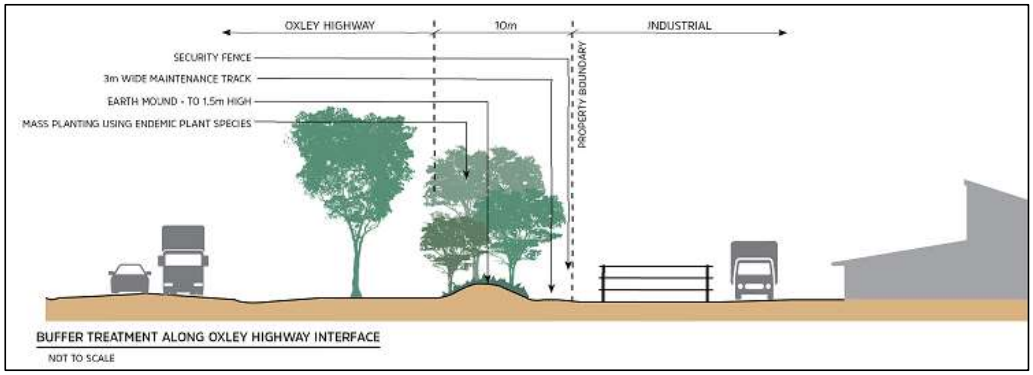


Figure 7: Oxley Highway Landscape Buffer

Road Design and Network

- The internal road layout will connect with the 'ring road' (Bandaar Drive) to accommodate the varied development on the site. An indicative internal road layout is shown on the TGGP Precinct Plan.

Roads Reserve	Width
Ring Road (Bandaar Drive)	32 metres
Spine Road	36 metres
All other roads	28 metres

NB: Cross sections of Ring Road (Bandaar Drive) and All other Road reserves in shown in Figures 8A & 8B.

- The road layout shall be designed in accordance with the Tamworth Global Gateway Precinct Design Criteria Report and The TRC Engineering Minimum Standards.
- The road reserve shall be designed at an appropriate width to allow for future recycled water connections.
- Subdivisions must incorporate an alternative movement network consisting of cycleways and shared pathways with the objective of facilitating non-motorised movement within and beyond the estate.
- Cycle ways shall be designed in accordance with the Cycleway Concept Plan. (Figure 9)

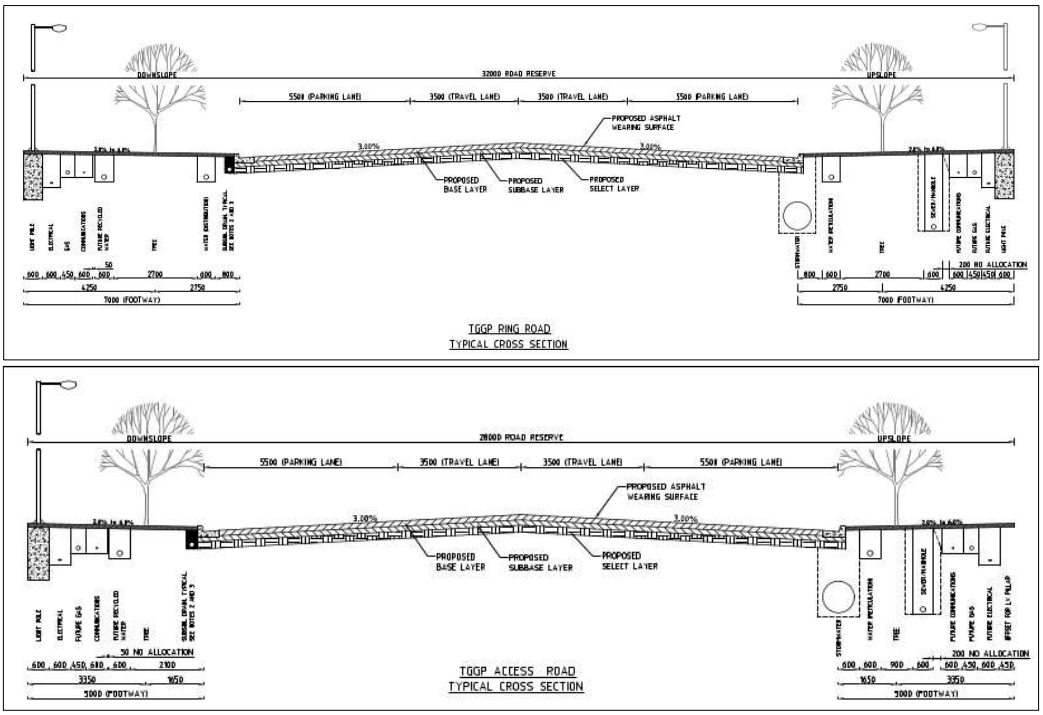


Figure 8A – Typical Road Cross Sections – TGGP Ring Road (Bandaar Drive)
Figure 8B – Typical Road Cross Sections – TGGP Access Road

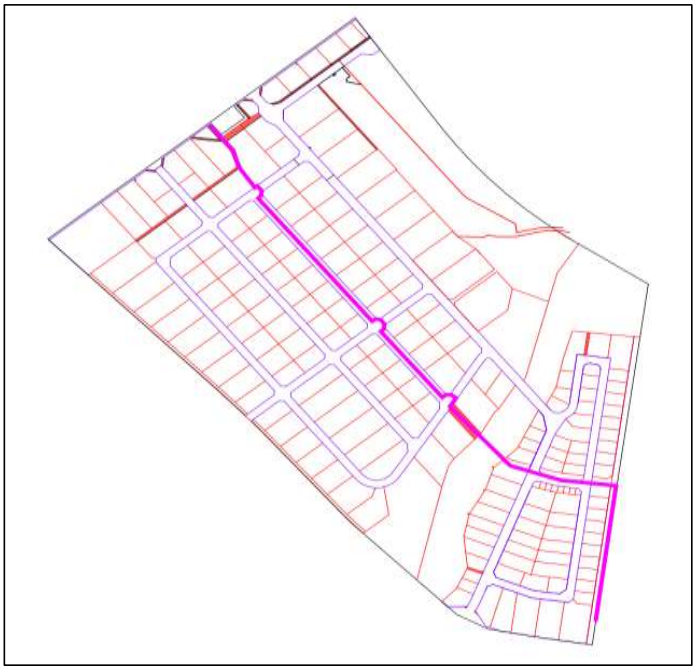
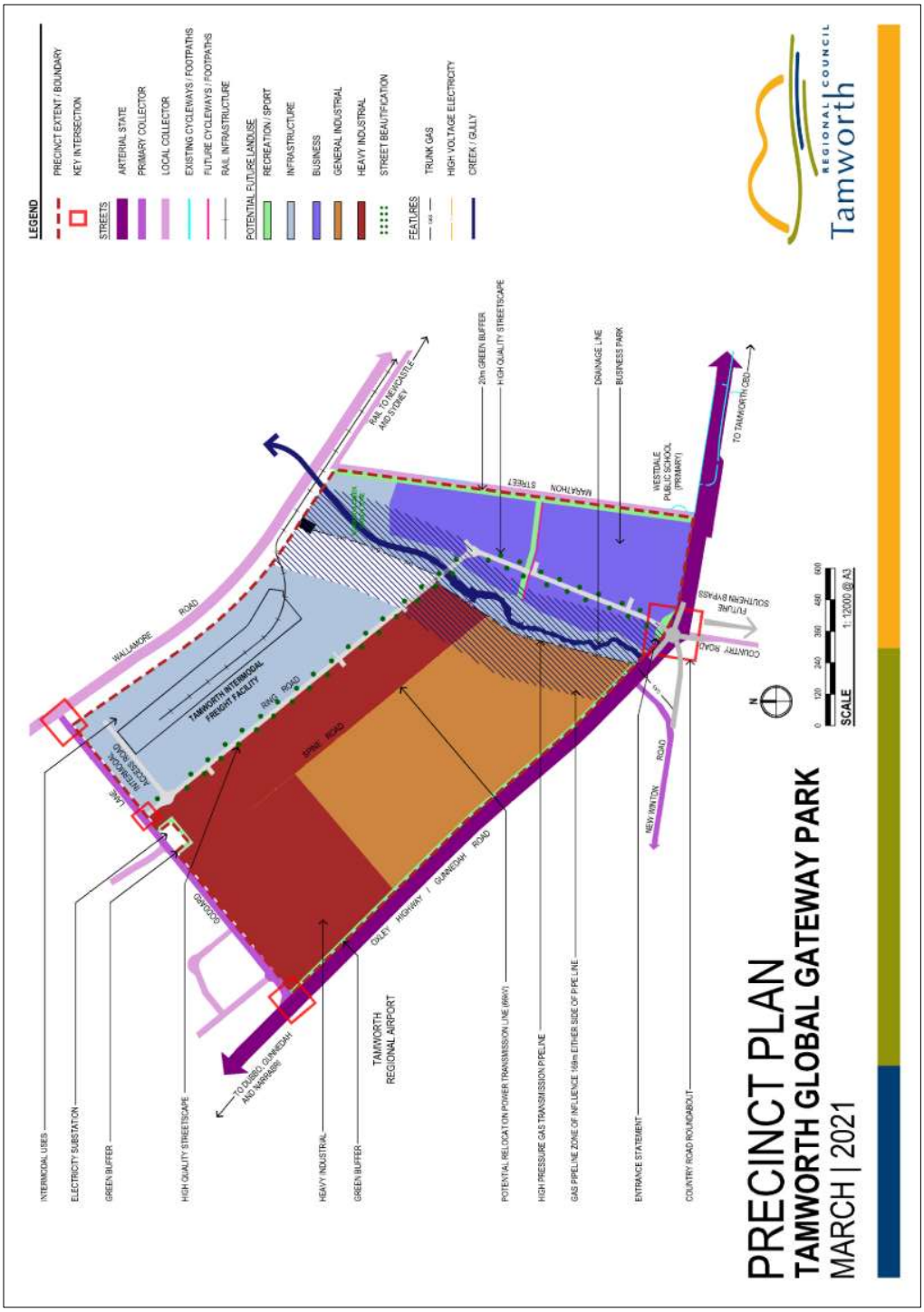


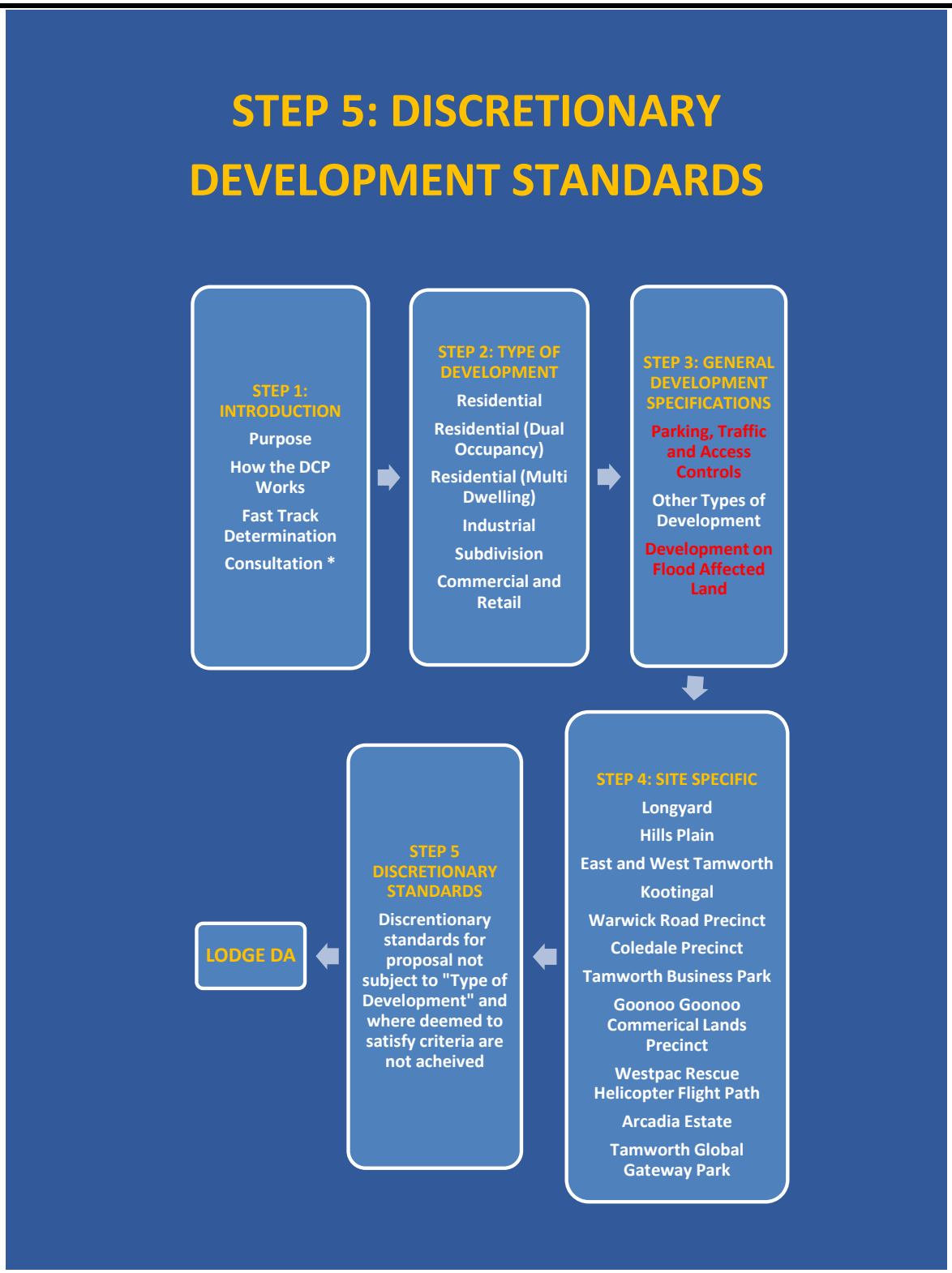
Figure 9 – Cycleway Concept Plan (Pink Line)

Traffic and Access	• Development that is traffic generating development and requires referral to Transport for New South Wales will not be fast tracked. • Development application plans for lots fronting Goddard Lane are to incorporate road widening of 5 metres on the eastern side for the length of Goddard lane. • The principal access points to the TGGP are from the Country Road five-way roundabout and from Goddard Lane. A major 'ring road' (Bandaar Drive) is to connect these points of access as per the TGGP Precinct Plan. • Direct lot access from Oxley Highway, Marathon Street and Goonan Street will not be permitted. • Proposals that include unsealed vehicle manoeuvring areas must install a mechanism (such as shaker plates or a wash down area) to ensure no transfer of dirt from the site onto the road reserve will occur.
Parking	• Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls*
Signage	• Development Applications seeking to display signage to the Oxley Highway should include an assessment of the road safety criteria under Part 3 of the Transport Corridor Outdoor Advertising and Signage Guidelines.
Noise	• Windows, doors and other wall openings shall be arranged to minimise noise impacts where the development is located adjoining or adjacent to existing residential areas. • External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where the development is located adjacent to existing residential areas. • Details, including the proposed location of external plant shall be submitted with the development application.

Tamworth Regional Airport	• Development applications that are located within the flight path or likely to adversely affect aircrafts or the airport facility must be referred to the owner/operator of the Tamworth Regional Airport. • Factors affecting the operation of the Airport must be considered including light glare, plumes, bird attractants. • Development applications that must be referred to the Airport will not be fast tracked. • A condition will be imposed on any development consent to require that notification be provided to the Airport Manager a minimum of 21 days before the operation of a crane for building work. • The Tamworth Regional Local Environmental Plan 2010 contains controls relating to the construction of buildings within the vicinity of the Tamworth Airport, which may impact on the height and construction standards.
Aboriginal Cultural Heritage	• Indigenous heritage items have been identified as being located within the TGGP Precinct. Development Applications involving subdivision of land will be required to undertake an archaeological assessment of the proposed development site. • Consultation with the Tamworth Local Aboriginal Lands Council shall be undertaken prior to any subdivision approval. • Appropriate management of any artefacts / sites located will be required.
Water, Sewer Stormwater and Gas Utilities	• All lots within the Precinct are to be serviced by reticulated water and sewer in accordance with the Water/Sewer Authority's Tamworth Water Supply Servicing Strategy and Tamworth Sewer Strategy. • Wherever practicable rainwater storage shall be integrated into downslope landscaping to encourage water sensitive design practices and sustainability of the landscaping and buffers onsite. • Voluntary on-site retention and re-use will be supported, but shall not be taken into account when designing the estate-wide collection and conveyance systems. • All stormwater flows generated as a result of development should be designed to minimise reliance on reticulated water. • The stormwater design for this estate has been based on collection and conveyance of unattenuated stormwater runoff from individual lots within the road and drainage corridors. As such, no detention or retention is assumed required in the lot provided all stormwater is directed into the road reserves and drainage reserve as appropriate. • Servicing designs shall make allowance for reticulated gas and non-potable water throughout the estate as nominated and in consultation with Council. This includes the provision of strategic pre-laid crossings and / or ducts under roadways and driveways.
Per-and Polyfluorinated Alkyl Substances (PFAS) Issues	• PFAS contamination is known to have occurred in connection with the historical operation of the Tamworth Regional Airport. Studies show very minor levels of PFAS in the development area. (Refer to Geologix Detailed Site Assessment Report, December 2017) Subdivision and building proposals are to assess PFAS implications for the proposed development sites. In particular, the site of the 1995 Tamair plane crash (as per Figure 10), will require testing and remediation if developed as open ground in accordance with the Detailed Assessment Report.

Tamworth Global Gateway Park Precinct Plan




STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS
STEP 1: INTRODUCTION
Purpose
How the DCP Works
Fast Track Determination
Consultation *
STEP 2: TYPE OF DEVELOPMENT
Residential
Residential (Dual Occupancy)
Residential (Multi Dwelling)
Industrial
Subdivision
Commercial and Retail
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls
Other Types of Development
Development on Flood Affected Land
STEP 4: SITE SPECIFIC
Longyard
Hills Plain
East and West Tamworth
Kootingal
Warwick Road Precinct
Coledale Precinct
Tamworth Business Park
Goonoo Goonoo Commerical Lands Precinct
Westpac Rescue Helicopter Flight Path
Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

RESIDENTIAL STANDARDS

1.1 Building setbacks

a) Setbacks must be compatible with the existing and/or future desired streetscape.
b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.

1.2 Building Height

a) Elevated housing developments must minimise the impact on areas of predominately single storey housing.
b) Building height must ensure that adjacent properties are not overlooked or overshadowed.

1.3 Site Coverage

a) Stormwater runoff must not exceed infrastructure capacity.
b) Development must be an appropriate bulk and scale for the existing residential surrounds.

1.4 Solar Access

a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.
b) Dwellings are to be positioned to maximise solar access to living areas.
c) Shadow diagram must include:
   - Location, size, height and windows openings of buildings on adjoining properties;
   - Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and
   - Topographical details, including sectional elevations where land has any significant slope.
d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.
e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.
f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:
   - Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
   - Use of ceiling insulation.

1.5 Privacy

a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.

1.6 Parking

a) Development must provide adequate off-street parking to maintain the existing levels of service and safety on the road network.
b) Parking areas and access driveways must be functional in design.
c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
d) The number of spaces is determined based on the occupation potential. Note: rooms capable for use as a bedroom, e.g. 'study' are counted as a bedroom.
e) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
f) Driveway access to a major road should be avoided where possible.

1.7 Landscaping

a) Landscaping must enhance the quality of the built environment.
b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds.
c) Plants with low maintenance and water requirements should be selected.

1.8 Open Space

a) Sufficient open space must be provided for the use and enjoyment of the residents.
b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture.
c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.

1.9 Corner lots

a) Development must address both street frontages.

1.10 Fencing

a) Fencing must avoid extensive lengths of colourbond as it presents a barrier to the street.
b) Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.

1.11 Infrastructure

a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback.
b) Surface infrastructure must not be visible from the street.
c) Garbage storage locations must be included in landscape plan and show how they will be screened.

1.12 Outbuildings

a) Outbuildings must not negatively affect the amenity of the streetscape.

1.13 Development near Ridgelines

a) A ridgeline is considered an elevated section of land, visible from beyond the individual property boundary.
b) Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity.
c) Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land.
d) The dwelling-house and associated buildings must not be visible above the existing skyline or any prominent ridgeline or local hill top.
e) The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment.

1.14 Slopes

a) Development on slopes >15% must utilise good hillside development practice.
b) Good hillside development practice should be implemented as per "Geotechnical Risks Associated with Hillside Development" (*Australian Geomechanics News* No.10 December 1985).
c) Drainage is to avoid erosion of gullies, slopes and drainage lines in the locality.

1.15 Access

a) All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.

1.16 Relocated Dwellings

a) Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.

1.17 Adaptability

a) Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example, hobless shower area, space for wheelchair access, height of light switches, arrangement and size of rooms,

1.18 Design Principles

a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.
b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime.
c) All multi-dwelling developments must incorporate the design principles of the Housing SEPP.
d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height
e) Well-proportioned building form that contributes to the streetscape and amenity.
f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.
g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.
h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.
i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).
j) Optimise safety and security, both internal to the development and for the public domain.
k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

INDUSTRIAL STANDARDS

1.19 Design

a) Industrial development should enhance the character and appearance of Tamworth's Industrial areas by ensuring each development has an attractive appearance to the street with provision for landscaping.
b) Careful site planning and the provision of adequate environmental safeguards is required to minimise impacts of industrial development.
c) Industrial development proposed in close proximity to non-industrial uses must be compatible on both visual and operational grounds.
d) Buildings should be designed to be energy efficient through the use of insulation, correct orientation on the site, passive solar design and other energy saving technologies.

1.20 Setbacks

a) To ensure that adequate area is available at the front of buildings to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles.
b) To reduce the visual impact of development on the streetscape.
c) The optimum setback from the street frontage must be determined having regard to the following factors:
    I. provision of landscaped area generally a minimum depth of 5m;
    II. provision of car parking facilities, particularly for customers in a visible location;
    III. building height, bulk and layout;
    IV. the nature and needs of the industrial activity; and
    V. the general streetscape.

1.21 Landscaping

a) Landscaping should improve the visual quality and amenity of Tamworth's industrial areas through low maintenance landscape treatment of development sites.
b) A natural buffer should be provided between development in industrial land and adjoining or adjacent non-industrial land uses.
c) Planting must be provided in scale with the height and bulk of the building
d) Landscaping must be provided on side and rear setbacks where visible from a public place or adjoining residential area.

1.22 Parking and Access

a) Adequate off-street parking must be provided to maintain the existing levels of service and safety on the road network.
b) Parking areas, loading bays and access driveways must be functional in design.
c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
d) Kerb, gutter and road shoulder between the lip of the gutter and the edge of the existing bitumen seal, footway formation and paving and associated road drainage must be constructed for the full frontage of the site
e) Access driveways across the footpath should be hard sealed, consisting of either concrete, asphaltic concrete, paving blocks or other approved material.
f) Loading areas must be designed to ensure that standard design vehicles can manoeuvre into and out of all loading areas without causing conflict to the movement of traffic or pedestrian safety.
g) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
h) Driveway access to a major road should be avoided where possible.

COMMERCIAL / RETAIL STANDARDS

1.23 Design Principles

a) Development must enhance the quality and character of the business precinct through the use of suitable colours, textures, material and building form.
b) Development should provide visual interest and variation while relating to adjacent buildings.

1.24 Post supported verandahs and balconies

a) A building owner is to provide public liability insurance to the value of $20 million indemnifying Council against claims for damages arising from the construction of a verandah or balcony awning over the public footpath.
b) The landowner shall enter into a Licence agreement with Council for the “air space” defined within the first floor verandah over the public footpath. An annual licence payment is required and will be reviewed annually.

1.25 Health consulting rooms

a) Development must preserve the existing amenity of residential areas.

1.26 Parking and Access

a) Adequate off-street parking must be provided to maintain the existing levels of service and safety on the road network.
b) Parking areas, loading bays and access driveways must be functional in design.
c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
d) Loading areas must be designed to ensure that standard design vehicles can manoeuvre into and out of all loading areas without causing conflict to the movement of traffic or pedestrian safety.

e) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
f) Driveway access to arterial and sub-arterial roads should be avoided where possible.

SUBDIVISION STANDARDS

1.27 Design Principles

a) Subdivision design requires careful appraisal and systematic analysis of the site with consideration of all the natural and man-made constraints to ensure that its best qualities are used in the most effective way.
b) In determining a development application for subdivision, Council will consider all the matters specified under Section 4.15C(1) of the EP&A Act having particular regard to the following:
- slope and orientation of the land;
- environmental constraints such as soil stability, flooding, contaminants and erosion;
- design of roads and individual site access;
- retention of special qualities or features such as views and trees;
- availability and adequacy of services;
- provision of adequate site drainage, including consideration of downstream capacity and the overall catchment;
- provision of public open space;
- character of adjoining subdivision;
- relationship of the subdivision layout to adjacent land suitable for subdivision;
- the application of Council's engineering policies/standards.

1.28 Lot size and Dimensions

a) Lot dimensions should encourage a variety and choice in housing forms by providing lots suitable for a broad range of dwelling sizes.
b) Residential lots should provide sufficient size and dimensions to enable the construction of dwellings and convenient on-site parking.
c) Industrial and business lots shall provide adequate area and dimensions to enable the siting and construction of building development, the parking of vehicles and the provision of appropriate loading and servicing facilities.
d) Subdivision must restrict urban sprawl and ribbon development within the rural environment.
e) Subdivision must protect productive agricultural land and the prominent ridgeline in environmental protection areas.
f) Subdivision will not be supported where it alienates and fragments "englobo" land required for future urban development.

1.29 Lot orientation

a) Lot orientation should maximise access to daylight and sunlight for both occupiers and neighbours.
b) Development should take advantage or any views or outlook.
c) Development must promote energy efficiency and sustainable development through optimising solar access and shading.

1.30 Stormwater Drainage

a) Stormwater drainage systems must be designed to prevent stormwater damage to the built and natural environment and ensure acceptable levels of health, safety and amenity.
b) The stormwater drainage system must reduce nuisance flows to a level which is acceptable to the community.
c) The stormwater drainage system should be easily accessed and economically maintained.
d) The stormwater drainage system should utilise open space in a manner compatible with other uses.
e) The stormwater drainage system must control flooding and provide escape routes for overland flows for high frequency storm occurrences.
f) Council will only consider alternative forms of drainage including methods of on-site disposal such as retention and/or detention basins where it can be demonstrated that there is no other practical solution available. In assessing the suitability of such systems, Council will take into account ease of maintenance, public safety risk, proven functionality and cost liability for Council.

1.31 Road Network

a) Development shall provide acceptable levels of access, safety and convenience for all road users in residential areas, while ensuring a high level of amenity and protection from the impact of traffic.
b) Road network should separate externally-generated through-traffic flows from local access traffic and pedestrian activity in order to reduce vehicle speed, noise and pollution.
c) Development should ensure convenient vehicular access to properties for residents, visitors and service and emergency vehicles.
d) Road layout should accommodate public transport services that are accessible to all lots and efficient to operate.

OTHER DEVELOPMENT STANDARDS

1.32 Outdoor Lighting

a) Temporary lighting for a period not exceeding 28 days in one calendar year may receive exemption from the controls.
b) Search lights, laser source lights or any similar high-intensity light will only be permitted in emergencies by police and fire personnel or at their direction, or for meteorological data gathering purposes.
c) Lighting selection and location should improve safety and reduce crime and fear.

1.33 Outdoor Advertising Signage

a) New buildings are to integrate designated signage areas within the building form.
b) Size, colour and design compatible with the building to which they relate and its streetscape.
c) Signage should be clear, simple and concise. In some instances, graphic symbols may be more effective than words.
d) Where more than one shop or business within a building, signs should be coordinated in height, shape, size and colour.
e) Signs should not dominate their surroundings.
f) Advertisements should be designed and located so that they do not obscure driver's views of other cars, trains, pedestrians, traffic signals and traffic signs.
g) Advertisements should not resemble road signs in colour, shape, layout to wording in any way that may confuse motorists.
h) Awning sign must:
   - erected horizontal to the ground and at no point less than 2.6m from the ground;
   - not project beyond the awning;
   - securely fixed by metal supports.
i) Fascia sign must not:
   - project above or below the fascia or return end of the awning to which it is attached;
   - not to extend more than 300mm from the fascia or return end of the awning.
j) External light source must be at least 2.6m above the ground if the sign projects over a public road.
k) Flush wall sign:
   - the area of the sign shall not exceed 20% of the area of the wall on which it is fixed or painted;
   - not project above or beyond the wall to which it is attached;
   - face of the sign must be parallel to the wall on which it is attached.
l) Pole or pylon sign must be a minimum of 2.6m above the ground.
m) Projecting wall sign must be:
   - minimum height of 2.6m above the ground;
   - erected at right angles to the wall of the building to which it is attached.
n) Top hamper sign must not:
   - extend more than 200mm beyond any building alignment;
   - extend below the head of the doorway or window to which it is attached.

1.34 Brothels and Restricted Premises

a) A brothel must be sited so that arrivals/departures of staff and clients late at night will not cause the disruption to the amenity of the neighbourhood.
b) Any advertising shall be discrete.
c) Adequate car parking shall be provided for staff and clients.

STANDARDS FOR FLOOD AFFECTED LAND

1.35 General Development Requirements

a) Development should be consistent with the principles and standards of the *Flood Risk Management Manual* (NSW Government).
b) Development must ensure safety to life and property.
c) Development on flood affected land must be structurally capable of withstanding the effects of flowing floodwaters including debris and buoyancy forces.
d) Development must not increase the risk or implications of flooding to existing areas.
e) Development on flood affected land must incorporate the Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards

1.36 Access

a) If flood free access is not possible, the development must be able to achieve safe wading criteria as specified in Figure L1 of the FPM.

1.37 Industrial development

a) Variation to the design flood planning level may be approved where Council considers strict adherence to the designed floor level to be unreasonable or unnecessary.
b) Council may require that all electrical installations and wiring be above the flood standard and that building materials and services are in accordance with Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards

1.38 Non-residential rural buildings

a) Where it is not practical to locate floor levels above the 1% flood level, materials used in construction must be capable of withstanding inundation by floodwaters.

HILLS PLAIN

1.39 Ecology

a) Development shall maximise retention of remaining vegetation to create strategic links through the site to regional vegetation corridors.

1.40 Drainage

a) Drainage lines shall be protected for their habitat values, visual values, soil conservation and flood protection.
b) Drainage shall minimise uncontrolled ponding.
c) Road crossing and disturbance to land within 20 metres of creek lines is to be minimised.
d) Maximise retention of vegetation within lots to improve site drainage.

1.41 Landscaping

a) Revegetation should utilise native plant species such as those found in the book Australian Plants Suitable for Tamworth Regional Council Areas. Copies of this book can be found at Council's website www.tamworth.nsw.gov.au and then follow the tabs to Council and then Environment. This book, which was prepared by members of the Tamworth Group of the Australian Plants Society, also contains an introduction to the use of native plants in waterwise gardens in the Tamworth Regional Council area.
b) The planting of exotic species will only be accepted when they are an essential part of an integrated landscape plan and are a required "feature" of the development.

EAST AND WEST TAMWORTH

1.42 Extensions or alterations

a) Extensions or additions must not dominate the existing building.
b) If visible from the street frontage, alterations or additions must blend seamlessly with the existing building in size, style, materials and colours.
c) Where original roofing is expensive such as slate, corrugated iron may be used as a suitable alternative for extensions or alterations to the rear of the building.
d) Materials and details of existing development should not be simply copied, but used as points of reference in the choice of materials, colours, details and decorations.
e) Modern materials can be used if their proportions and details match, and colour and tonal contrast can be used as unifying elements.

1.43 New development

a) Where there is no identifiable setback pattern, new buildings must be setback at the same distance from the street as the adjoining properties or achieve a transitional setback between the two properties on either side.
b) Site amalgamation may be permitted where the original subdivision pattern is no longer intact and the proposed building footprints and setbacks maintain the existing streetscape character.
c) The traditional red brick commonly used within East Tamworth or West Tamworth is appropriate for use in new development.
d) Weatherboard cladding may be appropriate in some locations. 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.
e) Tiles may be appropriate in areas with buildings dating to the 1900's – 1930's. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terra cotta tiles make them inappropriate.
f) Pre finished iron in grey or other shades may be suitable in some circumstances.

ENVIRONMENTAL STANDARDS

1.44 Vegetation

a) Existing trees may be removed from the proposed building footprint where it can be shown there is no acceptable alternative design.
b) All trees removed must be replaced by comparable native and mature trees.
c) Non-native plants may be used where they are shown to be non-invasive and pivotal to the overall amenity of the development.

Tamworth REGIONAL COUNCIL

TAMWORTH REGIONAL DEVELOPMENT CONTROL PLAN 2010

DRAFT Amendment No. 17

~~TAMWORTH REGIONAL DEVELOPMENT CONTROL PLAN 2010~~

Adopted 12 October 2010

Effective from Commencement of Tamworth Regional Local Environmental Plan 2010

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*Consultation guidelines are now located in the Tamworth Regional Community Participation Plan

INTRODUCTION

1.1 Purpose of the Plan

This Plan contains more detailed guidelines for development to complement the provisions contained in the Tamworth Regional Local Environmental Plan 2010 which applies to all land within Tamworth Regional Local Government Area (LGA).

1.2 Aim of the Plan

The aims of this Plan are to:

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

1.3 How the plan works

This development control plan (DCP) provides the key criteria for specific types of development that commonly occur in the Tamworth Regional Local Government Area. Development controls are also provided for specific locations within the region. Development controls are broken into four separate components – **STEP 2: Type of Development, STEP 3: General Development Specifications, STEP 4: Site Specific Requirements** and **STEP 5: Discretionary Development Standards**.

Under section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is required to consider a range of issues in the evaluation of a development application including the DCP. Therefore compliance with this DCP does not guarantee development approval will be issued.

However, in relation to the nominated types of development, Council has adopted 'non-discretionary' development controls that establish a 'deemed to satisfy' standard of development. Where this standard is achieved, Council **WILL NOT**:

(a) further consider those standards in determining the development application, or

(b) give weight to objections received relating to those standards, or

(c) refuse the application on the ground that the development does not comply with those standards, or

impose a condition of consent that has the

(d) same, or substantially the same, effect as those standards but is more onerous than those standards.

Where the standard is not achieved, the application cannot be 'fast tracked', and the application must provide justification in line with the **Discretionary Development Standards**.

In the absence of specific controls in the DCP for a development type, **Step 3: General Development Specifications** identifies matters that are relevant to all forms of development and will be considered as part of Council's merit-based assessment, applying best practice planning standards.

1.4 Fast Track Determinations

This plan identifies 'non-discretionary' development standards that reflect achievement of the underlying objectives of the DCP for specific types of development. Where a proponent certifies that the minimum standards are met, determination should be issued within 10 days.

The Fast Track ***'deemed to satisfy'*** process is a simpler, faster approval pathway. Still merit-based, the process streamlines the assessment of common forms of development that can be clearly quantified as achieving the outcomes sought by the community, the development industry and Council.

The following types of development may be 'fast tracked' where the proponent certifies that the development complies with the minimum DCP controls:

- ✓ **Residential (General Housing) including ancillary structures such as pools and car ports**
- ✓ **Residential (Dual Occupancy)**
- ✓ **Industrial (General and Light)**
- ✓ **Commercial and Retail**
- ~~✓~~

Fast track determination does not apply to:

× applications where consultation is required or a variation to a development control requested

× subdivisions

× unspecified forms of development

× flood affected land

× heritage items identified in the local environmental plan

× East Tamworth and West Tamworth precincts

× bushfire prone land

× proposals that are integrated or designated

× heavy industrial uses

× development that impacts on Biodiversity

× any application determination by senior staff to not be fast appropriate fast track

× traffic generating development identified in schedule 3 of *State Environmental Planning Policy ~~(~~Transport and Infrastructure) 2021~~07~~*

× referral to any State of Commonwealth external agency

Applicants who seek their development applications to be fast tracked will need include a signed certification checklist that confirms that all the 'non-discretionary' development standards have been complied with. ~~Council has prepared a certification checklist for each type of "fast-track" development.~~ Council will accept applications prepared by suitably qualified persons (such as planners, architects, engineer, draftsman and surveyors). Where plans are subsequently found to not meet a development standard, the application will be removed from the fast track stream.

1.5 Don't meet the 'deemed to satisfy' standards?

If your proposal does not meet the 'deemed to satisfy' standards, your application must provide justification in response to **STEP 5: Discretionary Development Standards.** Applications that do not meet the 'deemed to satisfy' criteria will not be processed under the 'fast track' stream.

1.6 Relationship to other plans

This DCP is only one of the matters that must be considered by Council in determining a development application.

The proposal must also be considered with regard to the other matters contained in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, including relevant environmental planning instruments, the likely environmental effects, suitability of the site, any submissions received and the public interest.

Further, other State or Commonwealth legislative requirements may apply, depending on the location and characteristics of the site.

1.7 Developer Contributions

As a consequence of development it is likely that an increase in the demand for public amenities and services (such as cycleways, community facilities, local open space etc) will occur. In this regard, a contribution under Section 7.11/7.12 of the *Environmental Planning and Assessment Act 1979*, may be required as a condition of the development consent in accordance with Tamworth's Contributions Plan.

Council requires developers to contribute towards the augmentation of water, sewerage and stormwater works to meet the additional demands of the new development. In this regard, approval must be sought from Council under the *Water Management Act 2000* (water, sewer) and *Local Government Act 1993* (stormwater) to determine the required contributions.

Rates are reviewed annually in the management plan and can be viewed on Council's website.

1.8 Currency of Guidelines

The Guidelines will be reviewed as required. To ensure you are using the most current version, you may either contact Council by phone or check the web-site. This will also alert you to any amendments on exhibition.

~~Amendment No. 1 - Adopted 14 June 2010~~	Amendment No. 10 - Adopted 25 October 2016
~~Amendment No. 2 - Adopted 13 December 2011~~	Amendment No. 11 - Adopted 22 August 2017
Amendment No. 3 - Adopted 14 August 2012	Amendment No. 12 - Adopted 10 October 2017
Amendment No. 4 - Adopted 11 June 2013	Amendment No. 13 - Adopted 26 November 2019
Amendment No. 5 - Adopted 10 December 2013	Amendment No. 14 - Adopted 13 October 2020
Amendment No. 6 - Adopted 14 October 2014	Amendment No. 15 - Adopted 26 October 2021
Amendment Nos. 7 and 8 – Adopted 14 April 2015	Amendment No. 16 - Adopted 11 October 2022
Amendment No. 9 - Adopted 13 October 2015	Amendment No. 17 – Draft ~~-~~On Exhibtion ~~Under review~~

1.9 Mail Delivery Times

The mail delivery times nominated by Australia Post for the Tamworth Area are taken into account when notification of a development application is undertaken. From the date of adoption of Amendment No. 10, Council allows a period of 7 days for delivery of written correspondence.

2.0 Desired Future Character Statements

Desired Future Character Statements will be prepared for each new or updated site specific area in Step 4 of this DCP.

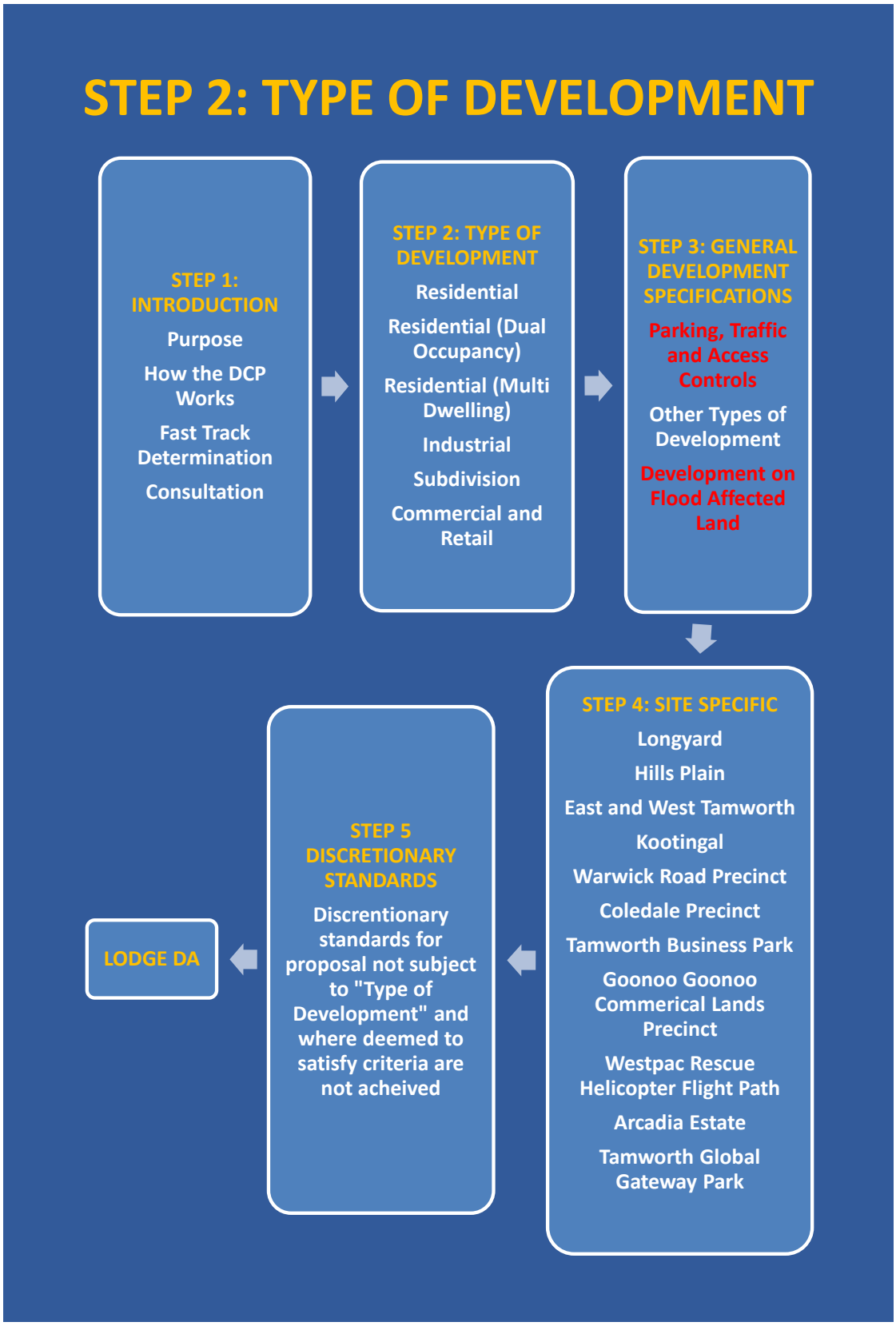
Each statement is designed to provide objectives for the future development of a site specific area and to emphasise the important existing features or qualities of an area that should be maintained or enhanced.

Each statement is short and in plain English, so as to clearly describe the intended desired character of a site specific area. Development proposals, in addition to being consistent with the various development controls, need to also support the intended desired future character.

The key objectives of the desired future character statements are:

To protect and enhance the existing character that distinguishes the identity of each site specific area; and

To ensure specific development controls outlined in this DCP are met and to assist decision-making as to whether a proposed development is compatible with the desired future character the site specific area.


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Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

STEP 2: TYPE OF DEVELOPMENT

General Housing and Ancillary Structures Development Controls

These are the 'deemed to satisfy' controls relating to Residential (General Housing and Ancillary Structures) developments.

Please note, additional site specific requirements may also apply to your development, check STEP 4.

Building Setbacks

Zone	Street	Side/Rear
R1	4.5m, 5.5m to garage	BCA
R2 (LSM – U)	5.5m	1m
R2 (LSM – U adjoining R2 LSM - V	7.5m	1.5m
R2 (LSM – V)	10m	2.5m
R2 (LSM – W)	10m	2.5m
R2 (LSM –AA1)	10m	4m
R5 (LSM-W)	10m	4m
R5 (LSM-Z)	20m	10m
R5 (LSM-) Y1	20m	10m
RU1	20m	10m
RU4	20m	10m
RU5	6m	BCA
RU6	10m	4m
C3	20m	10m
SP3	10m	4m

- In Zone R2 and R5, setbacks vary dependent upon the Minimum Lot Size Map (LSM).
- In Zone R1 where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 2 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.
- In Zone R2 where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 4.4 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.
- Where the shape of the lot or site constraints affect the placement of a dwelling, encroachment to the building lines in the above table will be permitted, to a maximum of 5% of the specified setback and for a maximum of 10% of the length of the wall.
- Within "The Peak" a setback of 2 metres is permitted to verandahs, being open-style elements of the building façade.

  Existing trees and vegetation should be preserved particularly street trees and those within the front setback.

Building Height

Measured from natural ground level to:

- Topmost ceiling: maximum 7.2m
- Top of the ridge: maximum 10m
- For development on ridgelines, the roofline must not project above the ridgeline where visible from any public road or place.
- Any development on a ridgeline must be accompanied with a Visual Impact Assessment.

Privacy	• Single storey development meeting setbacks do not require specific privacy controls. • Development of more than one storey should locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Design

- No windowless facades at the street frontage(s).
- ~~Street elevations are to include at least 5% of openings, including windows and doors.~~
- Where a three car garage is proposed, the third garage is to be setback at least 1m from the front garage line.
- The width of garage doors must not be greater than 50% of the front elevation.

Site Coverage

Zone	Cumulative site coverage
R1	75%
R2	40%
R5	25%
RU1	Not specified
RU4	Not specified
RU5	60% sewered 40% un-sewered
RU6	Not specified
C3	Not specified
SP3	Not specified

~~• Stormwater runoff must not exceed infrastructure capacity.~~

~~Zone~~	~~Cumulative site coverage~~
~~R1~~	~~60%~~
~~R2~~	~~40%~~
~~R5~~	~~25%~~
~~RU1~~	~~Not specified~~
~~RU4~~	~~Not specified~~
~~RU5~~	~~60% sewered~~ ~~40% un-sewered~~
~~RU6~~	~~Not specified~~
~~C3~~	~~Not specified~~
~~SP3~~	~~Not specified~~

- Notwithstanding, stormwater runoff must not exceed infrastructure capacity.

NB: Cumulative site coverage ~~—~~Includes all hardstand areas (e.g driveways, artificial turf and other non-pervious areas)~~. The area (m2) of hardstand needs to be included in the application~~.

Parking, Traffic and Access

- Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls.*
  ~~Provision for parking of two vehicles behind the building line.~~
- ~~—~~
- ~~Parking of one vehicle behind another in a stack arrangement is acceptable if both vehicles are behind the building line OR if one vehicle is behind the building line and the other is on the lot.~~

Utilities

- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located in accordance with ~~a minimum of one metre plus the equivalent invert depth from the centreline of the main. See~~ Council's Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains". ~~for further detail.~~
- Details of water supply are to be provided.
  - If available, connect to reticulated supply;

	○ Where trickle supply is available, connection shall be in accordance with Council Policy "Low Flow (Trickle Feed) Water Supply". Tanks required under this policy are required in addition to any BASIX and bushfire requirements. ○ Where no water supply is available, a minimum tank storage of 60,000 litres is required, of which a minimum of 10,000 litres is retained for fire fighting purposes (this can increase in bushfire prone areas). See Council Policy "Water Supply to Residential Dwellings with no Reticulated Supply". • The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.
Fencing	• Street fencing shall be open or combination of open panels and masonry columns to a maximum height of 1.8 metres. • Where a street fence is proposed, the section of side boundary fencing located in front of the building setback shall be open or combination of open panels and masonry columns to match front fence. • Street fencing details are required with development application for dwelling.
Temporary Accommodation (during dwelling construction)	• Not permitted in R1, R2, RU5 zones. • Written evidence that finance is available for erection of the proposed permanent dwelling within a period not exceeding 12 months. • Maximum period of occupation is 12 months. • Cannot be situated in front of the proposed dwelling. • ~~Footings of main dwelling must be constructed and inspected before occupation of temporary accommodation.~~ • Occupation by the owner and immediate family only. •

Outbuildings, Carports and Detached Garages

Zone	Size	Cumulative Size of Outbuildings
R1 <2000m²	7054m²	~~75m²~~100m²
R1 >2000m²	9075m²	15025m²
R2 (LSM – U)	125m²	150m²
R2 (LSM - V)	150m²	175m²
R2 LSM – U adjoining R2 LSM - V	135m²	165m²
R2 (LSM – W)	175m²	200m²
R2 (LSM –AA1)	175m²	200m²
R5 (LSM-W)	175m²	200m²
R5 (LSM-Z)	200m²	250m²
R5 (LSM – Y1)	200m²	250m²
R5 Longyard Trails – Rodeo Drive	250m²	250m²
RU1	Not specified	
RU4 <10ha	300m²	400m²
RU4 >10ha	Not specified	
RU5	10095m²	150m²
RU6	125m²	150m²
C3	125m²	150m²
SP3	125m²	150m²

- In Zones R1, R5 and RU4, setbacks vary dependent upon lot size.
- Not allowed within building setback.
- Not allowed in front of main dwelling if <4,000m² lot.
- In Zone R1, detached sheds made from a material that is not the same as the dwelling, must be setback at least 1 metre behind the front façade of the dwelling. This control applies to lots with both single and secondary frontages, with the exception of rear lanes.
- If in front of main dwelling, must:
  - Same construction,
  - Matching roof pitch, and
  - Appear like part of the habitable dwelling.
- Amenities in an ancillary structure to a dwelling are restricted to one toilet and one hand basin. In a pool house or cabana, a shower will be allowed. ~~Refer to Council's Policy – "Approvals issued pursuant to section 68 of the Local Government Act 1993 for bathrooms in sheds or outbuildings".~~

Zone	Height to eave	Height to ridge
R1	3.42m	3.8m
R2 (LSM – U)	3.8m	4.2m
R2 (LSM – V)	4.0m	4.4m
R2 (LSM – W)	4.0m	4.4m
R2 (LSM – Y1)	4.0m	4.4m
R5	4.0m	4.4m
R5 Longyard Trails – Rodeo Drive	Not specified	5.0m
RU1	Not specified	
RU4	Not specified	
RU5	3.8m	4.2m
RU6	Not specified	
C3	3.2m	3.6m
SP3	Not specified	

- ~~Alternatively outbuilding may match the house roof pitch.~~
-

Shipping Containers For Storage	• Shipping containers for storage are not allowed in Zones R1, R2, R5 or RU5 for a period exceeding ~~36~~ months unless:
	  ○ There is only one container per property; and
	  ○ It is located behind the existing dwelling; and
	  ○ The setback for side and rear boundaries relevant to the zone has been achieved; and
	  ○ It is painted to match the colour of the existing dwelling; and
	  ○ It is screened where visible from the street or adjoining properties; ~~and~~
	• It is used for domestic storage; and
	• It is not on land that contains a heritage item.
	• Shipping containers for storage on vacant land are allowed in Zones R1, R2, R5 or RU5 where they are:
	  ○ Located in the rear 50% of the lot; and
	  ○ The setback for side and rear boundaries relevant to the zone has been achieved; and
	  ○ Suitably screened; and
	  ○ Painted to match the surrounds; and
	  ○ It is used for domestic storage; and
	  ○ It is not on land that contains a heritage item or located within the East and West Tamworth character area.
	• Shipping containers cannot be stacked for storage in Zones R1, R2, R5, RU4 or RU5.
	• Shipping containers on flood affected land are not allowed.

"Cargotecture" Shipping Containers used for Housing (Cargotecture) for Houses, Pools, Garages	• Dwelling structures ~~Structures~~ constructed from shipping containers must comply with the development controls contained in this chapter and must also:
	  ○ Feature innovative architectural design and incorporate elements such as pop outs, decks, verandahs, courtyards and variations in roof pitch;
	  ○ Incorporate openings and materials that enhance the appearance of the structure;
	  ~~•~~ Be painted and/or clad in materials to complement the surrounds.

Relocated dwellings	• Dwelling not to be moved onto site before development consent issued and no work is to commence on the re-erection of the dwelling until the Construction Certificate is approved by Council or the Principal Certifying Authority.
	• The DA must include:
	  ○ A comprehensive report prepared by an accredited Building Surveyor or Structural Engineer certifying the soundness of the building; and
	  ○ Photographic evidence of the dwelling supported by a description of its condition.
	  ○ A statement from a suitably qualified person shall be provided confirming that all asbestos has been removed prior to relocation.

Crown Road Access	• Where access to an existing allotment is from a Crown Road, the Crown Road must have an all weather surface to a standard suitable for 2WD access for a B99 vehicle under AS2890.1. • Council is not the Roads Authority and is not responsible for the construction or ongoing maintenance of a Crown Road.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details~~s~~ (in AHD) and retaining wall locations and full extent must be shown on ~~site~~ plans and associated elevations and cross sections. • Retaining walls located on ~~the~~ property boundaries~~y~~ must include plans illustrating the impact on adjoining properties. • ~~Development on slopes >20% is not permitted.~~ • ~~A survey must be prepared by a registered surveyor (that includes contours) to accompany the DA.~~ • ~~Proposals for retaining walls greater than 1 metre in height located on the property boundary must include elevations and sections illustrating the impact on adjoining properties. The height and style of fencing to be installed atop the retaining wall must also be nominated.~~
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

Slope	• Development on slopes >15% requires detailed geotechnical investigation (including slope stability analysis) and design to demonstrate good hillside development practice. Engineer's certification to accompany development application. • Details of sub-surface drainage is to be provided with no discharge to slopes. • Development on slopes >20% is not permitted.

Pools	• Are to be positioned, including fencing, behind the building line. • Where visible from a public place or road, details of screening are to be supplied. • Any associated retaining walls or decks are not to exceed 1.0 metres above natural surface level. • Pool pump enclosure to be placed greater than 15 metres from a habitable room in a dwelling on adjoining property or within a sound-proof enclosure and must be indicated on the plan set. • Must have a rain water tank not less than ~~that~~3000 litres~~3kl~~ that is available on the property for topping up the pool. Applies to pools larger than ~~20kl~~20,000 litres. • Water Sensitive Design (WSE) controls do not apply to isolated pool development applications
Water tanks	• Located behind the street setback of any dwelling (unless placed below ground). • ~~Maximum height of 3.2 metres.~~ • Suitably screened where visible from a public place or street. • The location of tanks and size should be shown on the plan prepared to accompany the DA, including details of any physical screen.
Exhibition Homes	• Not acceptable to be located in a cul de sac, no through road, dual occupancy or multi dwelling housing development. • Allowed to be open for inspection between 9.00am and 5.30pm daily. • Development consent will be limited to period of ~~twelve~~ eighteen (~~12~~18) months from the date of an Occupation Certificate. • Upon expiry of development consent the dwelling shall revert to normal domestic use. • A single advertisement is permitted. • A minimum of 2 car spaces must be provided onsite.
Water Sensitive Essentials (WSE)* *~~(~~**Compliance is achieved by meeting a minimum of two out of five of the following~~)~~** **NB:** *Consult with Council to discuss water saving rebates that are available for water sensitive essential requirements.*	• Details must be provided demonstrating that a minimum of 2 out of the following 5 WSE's has been achieved: ○ **Water efficient appliances and fittings -** Water Efficiency Labelling & Standards (WELS)rating with a minimum of 4 stars. ○ **Rainwater tank(s)** with a volume of not less than 10,000L. An appropriate mechanism is to be provided for automatically switching to the town water supply (if available) when the volume of water in the rainwater tank(s) i s low ○ **Landscaped stormwater retention area (Rain garden)** ○ minimum of 5m2 of retention area ○ must be designed by a suitably qualified person. ○ **Grey water diversion device** - a gravity diversion device with a hand-activated valve, switch or tap that is fitted to the outlet of the waste pipe of the laundry tub. The device can be switched by the householder to divert greywater from the laundry tub by gravity directly to the diversion line and the dedicated land application system (eg lawn or garden beds) instead of the sewer. ○ The dedicated land application system must be not less than 10 m2. ○ Greywater must not be stored. ○ Gravity diversion devices must not be installed below the "S" bend on any plumbing fitting and must be installed by a licensed plumber. ~~○~~ A Council approved on-site wastewater disposal system will also be acceptable.~~.~~ ○ ○ **Grey water treatment device** - this treats greywater for re-use on a property, such as toilet flushing, washing machine and surface irrigation of gardens and lawn. It is a form of on-site wastewater treatment. ○ the owner of the premises must obtain approval from Council for installation and operation under section 68 of the Local Government Act 1993 and Part 2, Division 4 Local Government (General) Regulation 2005. ○ A council must not approve the installation unless they have been accredited by the NSW Department of Health.

	○ must be installed by a licensed plumber.
~~Plumbing for recycled water~~	
~~WSE Exemptions~~	
Plumbing for recycled water	• When a new dwelling is being constructed the inclusion of additional underfloor drainage pipes to enable an external greywater reuse device to be connected.
WSE Exemptions	~~•~~ Water Sensitive Design (WSE) controls (including plumping for recycled water) do not apply to General Housing, Ancillary Structure development or Dual Occupancy where reticulated connection to water and sewer is not available or is not required. ~~**NB:** *Consult with Council to discuss water saving rebates that are available for water sensitive essential requirements.*~~ ~~•~~
Bushfire Prone Land	• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ) • DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). *NB: Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.*
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: ○ Traffic ○ Flood liability ○ Slope ○ Construction impacts ○ Solid and Liquid Waste

	○ Air quality (odour and pollution) ○ Noise emissions ○ Water quality ○ Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Vegetation /Landscaping	• Development design shall accommodate the retention of any mature trees and vegetation. • Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.
Construction Waste Management	• All DA's for construction of general housing must be accompanied by a Resouce and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.
Ongoing Waste Storage	• Provide DA plans/drawings showing: a) storage space and layout for the required number of bins (outside) b) layout and dimensions required to accommodate collection vehicles when on-site collection is required • Consideration of screening or discreet storage locations where possible to minimise visual impacts on neighbouring properties and the public domain.
Solar Access and Energy Efficiency	• Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice). • In this regard, "habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages. • Development must be designed to maximise solar access, solar use and energy efficiency for future building users, as well as increased energy and thermal performance in accordance with the latest versions of Sustainable Buildings SEPP, BASIX (where relevant) and National Construction Code
Urban Heat Island Effect	• Please refer Urban Heat Island Effect controls in *Step 3: General Development Specifications - other Types of Development Controls*

STEP 2: TYPE OF DEVELOPMENT

Residential (Dual Occupancy) Development Controls

These are the 'deemed to satisfy' controls relating to dual occupancy developments. Please note, additional site specific requirements may also apply to your development, check STEP4.

Building Setbacks

Zone	Single Storey		≥ 2 storey	
	Front	Side / rear	Front	Side / rear
R1	4.5m, 5,5m to garage	1m (675mm#)	4.5m, 5.5m to garage	2m (1125mm#)
RU5	6m		6m	
RU1	20m	10m	20m	10m
RU4	20m	10m	20m	10m

 # roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

- In Zone R1, where a lot has frontage to more than one street, the setback to the secondary frontage is permitted at 2 metres for part of the dwelling, comprising a maximum of 20% of the overall length of the building, and must contain a living room area window or entry door, and must protrude from the main wall by at least 1.5 metres.

Design

- For corner lots, dwellings shall be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where both shall be accessed from the lesser street classification.
- Garage/s shall not exceed 60% of the street elevation.

Utilities

- Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail.
- Dual occupancy not permitted on unsewered land in Zone R1 and RU5.
- Stormwater arrangements shall be designed to a gravity system.
- Details of any stormwater detention systems shall be provided.
- Individual detention systems for each unit are acceptable for a dual occupancy development.
- Detention tanks but must be a separate tank to that required by BASIX or bushfire requirements.
- Refer to Council's Engineering Design Minimum Standards.
- The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Building Height

Measured from natural ground level to:

- Topmost ceiling: maximum 7.2m
- Top of the ridge: maximum 10m

Site Coverage

- Residential zones: Maximum site coverage of 75% (includes all hardstand areas).
- Commercial zones: Refer to Floor Space Ratio Clause contained within the Tamworth Regional Local Environmental Plan 2010. ~~LEP.~~

Solar Access and Energy Efficiency

- Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).
- In this regard, "habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages.
- Development must be designed to maximise solar access, solar use and energy efficiency for future building users, as well as increased energy and thermal performance in accordance with the latest versions of Sustainable Buildings SEPP, BASIX and Section J of National Construction Code

Privacy

- Development of more than one storey must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.
-

Parking, Traffic and Access

- Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls*
- Rooms capable of occupation as a bedroom (eg study) are treated as a bedroom for the purpose of calculating parking requirements.
- The options for parking are as follows:
  - Option 1:

Number of b/r in each dwelling	Parking spaces per dwelling
1	1 (1 enclosed)
2	1 (1 enclosed)
3	2 (both enclosed)
≥4	2 (both enclosed)

OR

- Option 2:

A single garage PLUS garage setback a minimum of 5.5 metres per dwelling

PLUS

- 1 visitor space provided either on street kerb side or on the site.
- Where on street kerb side parking for visitors :
  - a minimum of 6 metres in length is available to the property's street frontage; and
  - the road pavement is 11 metres or greater.
  - On site visitor parking shall be in addition to the garage setback and is not allowed in front of the dwelling.
  - The minimum dimensions of a garage required to park a car must exclude intrusions such as laundries and storage.

Vegetation / Landscaping

- A Landscape plan must be provided.
- Minimum of 125m^2 of landscaping for each dwelling.
- Development design shall accommodate the retention of any mature trees and vegetation.
- Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.

Private Open Space

- Private open space (POS) must be provided in accordance with the following table in relation to its position relative to the dwelling for solar access.

POS Location	Minimum Amount	Minimum Dimension
North	35m^2	5m
East	50m^2	6m
South	60m^2	6m
West	45m^2	6m

- Must be directly accessible from a living area and may partially or wholly include a deck, alfresco area, balcony or similar area located at ground level.
- The private open space must be fenced. Details of the height and style of fencing must accompany the development application.
- Area calculation does not contain intrusions such as drying areas, electricity substations, water tanks, onsite stormwater detention systems, hot water systems and retaining walls.

Storage

Must provide a minimum of 5m^3 of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press

Density

Zone	Min. Site Area per Dwelling
R1	300m^2
RU5	300m^2 sewered

Facilities

- Letterboxes to be provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Owners Corporation.
- Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.

Future Subdivision

- Dual occupancy development must consider potential future subdivision and locate buildings with adequate access to and clearance from utilities.

Water Tanks

- Located behind the street setback of any dwelling (unless placed below ground).
- Suitably screened where visible from a public place or street.
- The location of tanks should be shown on the plan prepared to accompany the DA, including details of any physical screen.

~~Water storage tanks are to be located below ground or behind the buildings in the development.~~

~~Copy from General Residential.~~

Dual Occupancy (attached)

- Where the land use of "Dual Occupancy (attached)" is relied upon for permissibility in Rural zones, the general criteria (such as landscaping, visitor parking, etc) will not apply.
- Details of the method of effluent disposal and the capacity and suitability of any existing onsite sewerage management system (OSSM) being relied upon shall be provided.
- Location of area suitable for parking of vehicles associated with the dual occupancy shall be indicated.
- The two dwellings are to be physically attached. A maximum separation of 6 metres containing a structure such as a carport of ancillary building is permitted.

Water Sensitive Essentials (WSE)* ~~**(Compliance is achieved by meeting a minimum of two out of five of the following)**~~

***Compliance is achieved by meeting a minimum of two out of five of the following**

***NB:** Consult with Council to discuss water saving rebates that are available for water sensitive essential requirements.*

- Details must be provided demonstrating that a minimum of 2 out of the following 5 WSE's has been achieved:
  - **Water efficient appliances and fittings -** Water Efficiency Labelling & Standards (WELS)rating with a minimum of 4 stars.
  - **Rainwater tank(s)** with a volume of not less than 10,000L (5,000L per unit). An appropriate mechanism is to be provided for automatically switching to the town water supply (if available) when the volume of water in the rainwater tank(s) is low
  - **Landscaped stormwater retention area (Rain garden)**
    - minimum of 5m2 of retention area
    - must be designed by a suitably qualified person.
  - **Grey water diversion device** - a gravity diversion device with a hand-activated valve, switch or tap that is fitted to the outlet of the waste pipe of the laundry tub. The device can be switched by the householder to divert greywater from the laundry tub by gravity directly to the diversion line and the dedicated land application system (eg lawn or garden beds) instead of the sewer.
    - The dedicated land application system must be not less than 10 m2.
    - Greywater must not be stored.
    - Gravity diversion devices must not be installed below the "S" bend on any plumbing fitting and must be installed by a licensed plumber.
    - A Council approved on-site wastewater disposal system will also be acceptable
  - **Grey water treatment device** - this treats greywater for re-use on a property, such as toilet flushing, washing machine and surface irrigation of gardens and lawn. It is a form of on-site wastewater treatment.
    - the owner of the premises must obtain approval from Council for installation and operation under section 68 of the Local Government Act 1993 and Part 2, Division 4 Local Government (General) Regulation 2005.
    - A council must not approve the installation unless they have been accredited by the NSW Department of Health.
    - ~~must be installed by a licensed plumber.~~
    -

	~~• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ).~~ ~~• DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self Assessment (BAL) or a Bushfire Planning and Design Report (BPAD).~~ ~~Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable~~
~~**Plumbing for recycled WSE Exemptions**~~ ~~**Bushfire Prone Land**~~	
Plumbing for recycled water	• When a new dwelling is being constructed the inclusion of additional underfloor drainage pipes to enable an external greywater reuse device to be connected.
WSE Exemptions	~~•~~ Water Sensitive Design (WSE) controls (including plumping for recycled water) do not apply to General Housing, Ancillary Structure development or Dual Occupancy where reticulated connection to water and sewer is not available or is not required. ~~•~~ ~~**NB:** *Consult with Council to discuss water saving rebates that are available for water sensitive essential requirements.*~~
Bushfire Prone Land	• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ). • DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). • Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.

Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed
Slope	• Development on slopes >15% requires detailed geotechnical investigation (including slope stability analysis) and design to demonstrate good hillside development practice. Engineer's certification to accompany development application. • Details of sub-surface drainage is to be provided with no discharge to slopes. • Development on slopes >20% is not permitted. •

Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: ○ Traffic ○ Flood liability ○ Slope ○ Construction impacts ○ Solid and Liquid Waste ○ Air quality (odour and pollution) ○ Noise emissions ○ Water quality ○ Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
~~• ., odour and acoustic~~ **Construction Waste Management**	• All DA's for construction of dual occupancy must be accompanied by a Resouce and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.
Ongoing Waste Storage	• Provide DA plans/drawings showing: a) storage space and layout for the required number of bins (outside) b) waste collection point(s) for the site; c) path of access for users and collection vehicles; and d) layout and dimensions required to accommodate collection vehicles when on-site collection is required. • Consideration of screening or discreet storage locations to minimise visual, odour and acoustic impacts on neighbouring properties and the public domain. • Locate and design the waste storage facilities to visually and physically complement the design of the development. • Avoid locating waste storage facilities between the front alignment of a building and the street.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	• Please refer Urban Heat Island Effect controls in *Step 3: General Development Specifications - other Types of Development Controls*

STEP 2: TYPE OF DEVELOPMENT

Residential (Multi-Dwelling) Development Controls

These are the 'deemed to satisfy' controls relating to residential (multi-dwelling) developments.
Please note, additional site specific requirements may also apply to your development, check STEP 4.

Building Setbacks

Zone	Single Storey		≥ 2 storey	
	Front	Side / rear	Front	Side / rear
R1	4.5m, 5.5m to garage	1m (675mm#)	4.5m, 5.5m to garage	2m (1125mm#)
RU5	6m		6m	
E1, E2, E3 and MU1	BCA	BCA	BCA	BCA

roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity and gas metres, and aerials.

- No concession to secondary frontage.

Density

Zone	Min. Site Area per Dwelling
R1	300m^2
RU5	300m^2 sewered

Design

- For corner lots, dwellings be designed to present to and have vehicle access from alternate frontages, unless one street is a collector road or greater, where access shall be obtained from the lesser street classification.
- Garage/s shall not exceed 60% of the street elevation.

Utilities

- Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of development.
- Buildings and structures are to be located clear of utility infrastructure.
- For sewer mains, structures are to be located a minimum of one metre or the equivalent invert depth from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail.
- Multiple dwellings not permitted on unsewered land.
- Stormwater arrangements shall be designed to a gravity system.
- Details of any stormwater detention systems shall be provided.
- Individual detention systems are acceptable for each unit up to 5 units (maximum).
- Detention tanks must be a separate tank to that required by BASIX or bushfire requirements.
- Detention basins or underground detention must be provided in a development with more than 5 units.
- Refer to Council's current version of the Engineering Design Minimum Standards. ~~Refer to Council's Engineering Design Minimum Standards for Subdivisions and Developments~~
-
- The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Building Height

Measured from natural ground level to:

- Topmost ceiling: maximum 7.2m
- Top of the ridge: maximum 10m

Site Coverage

- Residential zones: Maximum site coverage of 75% (includes all hardstand areas).
- Commercial zones: Refer to LEP.

Privacy

- Multi-storey development must locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.

Parking, Traffic and Access

- Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls*
- ~~Rooms capable of occupation as a bedroom (eg study) are treated as a bedroom for the purpose of calculating parking requirements.~~
- ~~The options for parking are as follows:-~~
  - ~~Option 1:~~

Number of b/r in each dwelling	Parking spaces per dwelling
1	1 (1 enclosed)
2	1 (1 enclosed)
3	2 (both enclosed)
≥4	2 (both enclosed)

OR

- Option 2:

A single garage PLUS garage setback a minimum of 5.5 metres per dwelling

PLUS

- 1 visitor space provided either on street kerb side or on the site.
- Where on street kerb side parking for visitors :
  - a minimum of 6 metres in length is available to the property's street frontage; and
  - the road pavement is 11 metres or greater.
  - On site visitor parking shall be in addition to the garage setback and is not allowed in front of the dwelling.

The minimum dimensions of a garage required to park a car must exclude intrusions such as laundries and storage.

Solar Access and Energy Efficiency

- Shadow diagram are required for developments of ≥ 2 storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4hrs sunlight between 9am-3pm on 21st June (winter solstice).
- In this regard, "habitable" refers to rooms capable of occupation and does not include laundry, bathroom or garages.
- Development must be designed to maximise solar access, solar use and energy efficiency for future building users, as well as increased energy and thermal performance in accordance with the latest versions of Sustainable Buildings SEPP, BASIX and Section J of National Construction Code.

Parking

Parking requirements for each dwelling are as follows:

- ,
- C

For development with 6 or more dwellings,	Parking spaces per dwelling	Visitor spaces

~~a private waste collection service may be required where kerbside collection is not deemed safe by Council or may impact on the existing streetscape.Number of b/r in each dwelling~~		
~~1~~	~~1 (1 enclosed)~~	~~1 per 5 dwellings~~
~~2~~	~~2 (1 enclosed)~~	
~~3~~	~~2 (both enclosed)~~	~~1 per 3 dwellings~~
~~≥4~~	~~2 (both enclosed)~~	~~1 per 2 dwellings~~

- ~~Parking of one vehicle behind another in a stack arrangement is not acceptable.~~
- ~~External parking spaces are not allowed in the front setback.~~
- ~~The minimum dimensions of a garage required to park a car must exclude intrusions such as laundries and storage.~~

Construction Waste Management	• All DA's for construction of multi-dwelling must be accompanied by a Resouce and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.
Ongoing Waste Storage	• Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing: a) storage space and layout sufficient for number of bins per occupancy b) storage room for bulky waste: c) waste collection point(s) for the site; d) path of access for users and collection vehicles; and e) layout and dimensions required to accommodate collection vehicles when on-site collection is required. • Consideration of screening or discreet storage locations to minimise visual, odour and acoustic impacts on neighbouring properties and the public domain. • Locate and design the waste storage facilities to visually and physically complement the design of the development. • Avoid locating waste storage facilities between the front alignment of a building and the street. • Ensure the waste storage facilities are easily accessible for all users and have stepfree and unobstructed access to the collection point(s). • Where the development has less than 6 dwellings fronting the kerb and proposes kerbside collection, the nominated collection point must be of sufficient size to accommodate all allocated waste and recycle bins and must be within the development sites frontage. • Kerbside collection on arterial roads and roads with high vehicle and pedestrian traffic must be deemed safe by Council. • For development with 6 or more dwellings, a private waste collection service may be required where kerbside collection is not deemed safe by Council or may impact on the existing streetscape.
Private Open Space	• Private open space (POS) must be provided for units on ground level at the following rate in relation to its orientation for solar access. • The private open space on ground level must be fenced. Details of the height and style of fencing must accompany the development application.

POS Location	Minimum Amount	Minimum Dimension
North	35m^2	4m
East	50m^2	4m
South	60m^2	4m
West	45m^2	4m

- Must be directly accessible from a living area and may partially or wholly include a deck, alfresco area, balcony or similar area located at ground level.
- Area calculation does not contain intrusions such as drying areas, electricity substation, water tanks, onsite stormwater detention systems, hot water systems, retaining walls.
- If located on street side of dwelling, details of fencing must be supplied.

Balconies for Private Open Space

- For units located on the upper storey of a building in a development not captured by the requirements of State Environmental Planning Policy ~~(No. 65 – Design Quality of Residential Apartment Develo~~Housing~~pmen~~) 2021~~t~~, the following balcony size is required:

Number of b/r in each dwelling	Minimum Amount	Minimum Dimension
1	$4m^2$	2m
2	$10m^2$	2m
3 or more	$16m^2$	4m

- Must be located adjacent to a living room, dining room or kitchen to extend the living space.
- Are calculation does not contain intrusions such as drying areas, hot water systems or air conditioners.
- The minimum balcony depth to be counted as contributing to the balcony area is 1m.

Vegetation / Landscaping

- A Landscape plan must be provided.
- Landscaping shall be provided on the basis of 100m2 per dwelling for the development site.
- Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.
- Landscaping shall comprise only drought and frost tolerant species~~.~~
- Development design shall accommodate the retention of any mature trees and vegetation.
- Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.
- Minimum width of 2m required for all landscaped areas.

Outdoor Lighting

- Must provide certification of compliance with *AS4282 Control of Obtrusive Effects of Outdoor Lighting* if >10 dwellings proposed.

Adaptability

- Development of ≥5 units must provide 1 in 5 units capable of conversion to adaptable housing in accordance with *AS4299*, Class C level.

Facilities

- Letterboxes provided at the front property boundary in accordance with Australia Post requirements. Strata developments require an additional letter box for the Body Corporate.
- Clothes drying facilities required free of access ways. Clothes lines and hoists shall be located at the rear of development and adequately screened from adjoining roads.

Storage

- Must provide a minimum of $5m^3$ of dedicated storage area per dwelling in addition to the standard internal storage provision (e.g. wardrobes, kitchen cupboards, pantry, linen press).

Water Tanks

- Water storage tanks are to be located below ground or behind the buildings in the development.

Site Levels and Retaining Walls

- Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD).
- Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections.
- Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.

Geology

- The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

Slope

- Development on slopes >15% requires detailed geotechnical investigation (including slope stability analysis) and design to demonstrate good hillside development practice. Engineer's certification to accompany development application.
- Details of sub-surface drainage is to be provided with no discharge to slopes.
- Development on slopes >20% is not permitted.

Bushfire Prone Land	• The plans prepared to accompany a DA located in a bushfire prone area, being land that is identified on a map certified by the Rural Fire Service, must illustrate the required Asset Protection Zone (APZ). • DAs for development located in a bushfire prone area must be accompanied by either a Bushfire Attack Level Self Assessment (BAL) or a Bushfire Planning and Design Report (BPAD). • Where the DA is accompanied by a BPAD report, Council's bushfire assessment fee will not be applicable.
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: o Traffic o Flood liability o Slope o Construction impacts o Solid and Liquid Waste o Air quality (odour and pollution) o Noise emissions o Water quality o Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Urban Heat Island Effect	• Please refer Urban Heat Island Effect controls in *Step 3: General Development Specifications - other Types of Development Controls*

STEP 2: TYPE OF DEVELOPMENT

Industrial Development Controls

These are the 'deemed to satisfy' controls relating to industrial developments. Please note, additional site specific requirements may also apply to your development, check STEP 4.

Building Setbacks	• Street setback must be a minimum of 5m. • No concession for secondary frontage. • ~~Street setback must be landscaped.~~ • ~~A reduced landscaped setback, to a minimum of 3 metres, is permitted where car parking is provided immediately behind the landscaped area.~~ • Side and rear setbacks to meet BCA requirements.
Design	• Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area are to incorporate variations in façade treatments, roof lines and building materials. • Low scale building elements such as display areas, offices, staff amenities are to be located at the front of premises and constructed in brick or finished concrete or light weight cladding. • Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or visible from a public road.
Utilities and Services	• Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. • Applications must demonstrate adequate provision for storage and handling of solid wastes. • Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system. • Detention of stormwater may be required. • Onsite stormwater capture and reuse shall be provided for maintenance of landscaping. Storage tanks shall be appropriately located and screened. **NB** – reuse facilities shall not form part of stormwater calculations. • Buildings and structures are to be located clear of utility infrastructure. • For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail. • The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

Landscaping	• A Landscape plan must be provided.
	• Landscaping is required:
	  ○ in the front 5m of street setback;
	  ○ side and rear setbacks where visible from public place or adjoining residential area; and
	  ○ areas adjacent to building entrances and customer access points.
	• A reduced landscaped setback, to a minimum of 3 metres, is permitted where car parking is provided immediately behind the landscaped area.
	• Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.
	• Landscaping shall comprise only low maintenance, drought and frost tolerant species.
	• Development design shall accommodate the retention of any mature trees and vegetation.
	• Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list.
	• Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.

Fencing	• Open work or storage areas visible from a public place or street must be fenced by masonry materials or pre-coloured metal cladding of minimum 2m height. Fencing to be located behind the building setback. • Security fencing must be also located behind the building setback area except when of a decorative nature to be integrated in the landscaped area.
Parking, Traffic and Access	• Refer to *Step 3: General Development Specifications for Parking, Traffic and Access Controls*

- Rooms capable of occupation as a bedroom (eg study) are treated as a bedroom for the purpose of calculating parking requirements.
- The options for parking are as follows:
  - Option 1:

Number of b/r in each dwelling	Parking spaces per dwelling
1	1 (1 enclosed)
2	1 (1 enclosed)
3	2 (both enclosed)
≥4	2 (both enclosed)

OR

- Option 2:

A single garage PLUS garage setback a minimum of 5.5 metres per dwelling

PLUS

- 1 visitor space provided either on street kerb side or on the site.
- Where on street kerb side parking for visitors :
  - a minimum of 6 metres in length is available to the property's street frontage; and
  - the road pavement is 11 metres or greater.
  - On site visitor parking shall be in addition to the garage setback and is not allowed in front of the dwelling.

The minimum dimensions of a garage required to park a car must exclude intrusions such as laundries and storage.

Outdoor Signage	• Single occupant industrial site: o one free standing advertisement within the 5m landscaped setback; and o one advertisement integrated within the façade of the building, but no higher than the building roof line. • Multiple unit industrial site: o one index board near site entrance or within the 5m landscaped setback; and o one advertisement integrated within the façade of each unit, but no higher than the building roof line. • Signage must comply with *State Environmental Planning Policy (Industry and Employment) 2021* Chapter 3 and Schedule 5 Assessment Criteria ~~*SEPP 64 – Advertising and Signage* Schedule 1 Assessment Criteria.~~ • Refer to *Step 3: General Development Specifications – Other Types of Development Controls for further Outdoor Advertising/Signage controls.*
Outdoor lighting	• Must comply with *AS4282 Control of Obtrusive Effects of Outdoor Lighting.*
Noise	• Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone. • External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.
Fire Safety	• For ~~A~~ development applications involving ~~for~~ a change of use for an existing building where no works are proposed. Consideration must be given to whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: o Traffic o Flood liability o Slope o Construction impacts o Solid and Liquid Waste o Air quality (odour and pollution) o Noise emissions o Water quality o Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

Construction and Operational Waste Management	• All DA's for construction of industrial development must be accompanied by a Resouce and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials. • The RWMP must consider operational waste management with consideration of the ongoing waste storage controls
Ongoing Waste Storage	• Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing: a) storage space and layout for bins and skips b) waste collection point(s) for the site; c) path of access for users and collection vehicles; and d) layout and dimensions required to accommodate collection vehicles when on-site collection is required • For multi-use and industrial units, areas for waste storage and recycling must be provided in each industrial unit – with adequate space provided for each on-site separation and storage of recyclables and garbage. • Ensure the waste storage facilities are easily accessible for all users and have stepfree and unobstructed access to the collection point(s). • Bin enclosures/rooms must be ventilated, fire protected, drained to the sewerage system and have lighting and water supply.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

STEP 2: TYPE OF DEVELOPMENT

Subdivision Controls

These are the guidelines relating to subdivision.
Please note, additional site specific requirements may also apply to your development, check STEP 4.

Plans of Subdivision ~~**Environmental Valu**~~**~~Servicing Strategy & Preliminary Engineering Designs~~**	• A registered surveyor must prepare a suitable plan showing the proposed subdivision for submission with a Development Application for Strata and Community Title subdivisions. ~~The development application shall describe and map the existing environmental values of the site (e.g. vegetation, flora, fauna, water) then outline how the subdivision addresses the hierachy of environmental impact mitigation:~~ ~~avoidance;~~ ~~minimisation/mitigation;~~ ~~restore; then~~ ~~offset.~~ ~~All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity) and preliminary engineering designs where an extension to infrastructure is required to demonstrate that it is feasible for the subdivision to be serviced in accordance with the requirements of Council's Engineering Guidelines for Subdivision and Developments.~~ ~~The strategy shall include evidence that the developer has consulted with the Water Supply Authority in relation to the availability and capacity of the existing water and sewer networks consistent with the likely future use of the land.~~ ~~The strategy shall include evidence that the developer has consulted with TRC Regional Services to obtain available information in relation to stormwater catchments, capacities and preferred solutions.~~ ~~For new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure.~~ ~~Where the verge is proposed to be less than than the minimum width specified by Council's Engineering Design Guidelines for Subdivisions and Developments, a drawing of the road reserve demonstrating that all services and utilities will fit within the alternative width must be provided.~~
Servicing Strategy & Preliminary Engineering Designs	• All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity) and preliminary engineering designs where an extension to infrastructure is required to demonstrate that it is feasible for the subdivision to be serviced in accordance with the requirements of Council's current version of the Engineering Design Minimum Standards~~Engineering Design Minimum Standards for Subdivisions and Developments~~ • The strategy shall include evidence that the developer has consulted with the Water Supply Authority in relation to the availability and capacity of the existing water and sewer networks consistent with the likely future use of the land. • The strategy shall include evidence that the developer has consulted with TRC Regional Services to obtain available information in relation to stormwater catchments, capacities and preferred solutions. • For new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure. • Where the verge is proposed to be less than than the minimum width specified by Council's current version of the Engineering Design Minimum Standards~~Engineering Design Minimum Standards for Subdivisions and Developments~~, a drawing of the road reserve demonstrating that all services and utilities will fit within the alternative width must be provided.
Water	• The Servicing Strategy including preliminary engineering designs shall identify the method of providing water to the proposed lots in accordance with the Council's current version of the Engineering Design Minimum Standards~~Engineering Design Minimum Standards for Subdivisions and Developments~~. • Reticulated water (public utility supply) will not be available to development in areas outside of those areas modelled in the latest water servicing strategy (e.g. Development Services Plan – DSP) ~~• Reticulated water (public utility supply) will not be available to development in areas outside of those areas modelled in the latest water servicing strategy.~~ • Reticulated water (public utility supply) is to be supplied to subdivisions where the Lot Size Map specifies a minimum lot size of up to an including 2 hectares ~~Lot Size Map specifies a minimum lot size of up to and including 2 hectares~~ unless the Table below provides exclusion to this requirement. • The following table relates to land shown on the Lot Size Map with a minimum lot size of 2 hectares:

Location	Public Utility Water Supply Required?	Location	Public Utility Water Supply Required?

Manilla	No	Impala Estate	No
Nundle	Yes	Bylong Road	Yes
Hanging Rock	No	Piallamore	Yes*
Moonbi/ North Kootingal	Yes, to serviceable areas.	Dungowan Village	No
Tintinhull~~/ Kootingal~~	~~Yes~~Yes**	Somerton Village	No
Kootingal	Yes	Attunga Village	Yes
Moore Creek/Hills Plains	Yes	Woolbrook Village	No
Westdale	Yes	Daruka	Yes**
Calala	Yes		

* Where the land is within the locality that extends from Nemingha to Piallamore, one (1) lot may be excised from the land as it existed at 11 October 2011 without the requirement for public utility water supply. A Restriction as to User under the Conveyancing Act shall be applied to the title of both lots created which specifies that no further subdivision will be permitted without the provision of public utility water supply to the land.

** Where land is within the Tintinhull and Daruka locality, proposed lots equal to or greater than 5ha in size do not require reticulated water. On-site water storage requirements will be applied when future development occurs on lots. A Restriction as to User under theConveyancing Act shall be applied to the title of any new lot created which specifies that no further subdivision will be permitted without the provision of public utility water supply to the land.

- On-site water storage requirements will be applied when future development occurs on lots where the Lot Size Map specifies a minimum area of 9.9 hectares or greater.
-
- ~~The servicing strategy should give consideration to recommended minimum static head required at the meter location for each allotment, when service reservoir is 1/3 depleted, in accordance with the following.~~

~~Location~~	~~Recommended Minimum Static Head (metres)~~
~~Attunga~~	~~20~~
~~Barraba~~	~~20~~
~~Bendemeer~~	~~25~~
~~Manilla~~	~~20~~
~~Moonbi/ Kootingal~~	~~25~~
~~Nundle~~	~~28~~
~~Tamworth~~	~~28~~

Water Supply - Minimum static head

- The servicing strategy should give consideration to recommended minimum static head required at the meter location for each allotment, when service reservoir is 1/3 depleted, in accordance with the following:

Location	Recommended Minimum Static Head (metres)
Attunga	20
Barraba	20
Bendemeer	25
Manilla	20
Moonbi/ Kootingal	25
Nundle	28
Tamworth	28

Sewer	• The servicing strategy including preliminary engineering designs shall identify the method of providing sewer to the proposed lots in accordance with the Council's current version of the Engineering Design Minimum Standards. • Residential lots are to be serviced by gravity sewer. Detail of any lot filling required to achieve minimum grade shall be provided. • The area within proposed lots shall be capable of being serviced by gravity sewer (unless located within an estate where an alternate sewer system is established). • Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to 4000m2 (excluding Kingswood Estate, which is serviced by on-site sewage management facilities). • On-site sewer management facilities will be required when developing lots where the Lot Size Map specifies a minimum area of 4000m2 hectare or greater.
Stormwater Drainage	• The servicing strategy, including preliminary engineering designs shall include consideration of flows up to the 1 in 100 year ARI for existing natural flow, existing developed flow and post developed flow. • Minor flows are to be designed to a 1 in 5 year ARI for residential and 1 in 10 year ARI for commercial/industrial subdivisions. • Location of major flows are to be defined to a designated overland flow path up to a 1 in 100 year ARI. Where the path traverses private property, it shall be dedicated as a drainage reserve UNLESS a natural drainage line (as indicated by blue line on the topographic map). • Detention basins are not a preferred solution. • Where drainage is required to the rear of the lot, inter-allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement. •
Telecommunications	• Telecommunications are to be for each lot in a subdivision in accordance with the requirements of the provider. • In the circumstances of a boundary adjustment, telecommunications are to be provided for any allotments without an existing dwelling.
Electricity	• The subdivision is to be serviced by underground electricity where the Lot Size Map specifies a minimum lot size of up to and including 2 hectares. • For subdivision of land where the Lot Size map specifies a minimum lot size of greater than 2 hectares and less than 400 hectares, electricity supply is required and may be overhead. • For subdivision of land where the Lot Size Map specifies a minimum lot size of 400 hectares or greater, no connection to electricity is specified.
Lot size	• "Lot Size Map" and Clause 4.1 of Tamworth Regional LEP 2010 prescribe the minimum lot sizes for all new allotments. • Minimum lot sizes do not apply to Strata and Community Title Subdivisions. • Residential lots must be able to accommodate a rectangle suitable for building purposes measuring 10m x 15m behind the street setback (note there is no concession to a second street frontage for setbacks). • Easements are not to encumber more than 10% of the total area of the lot where the Lot Size Map specifies a minimum lot size of up to and including 2000m^2.

Battle-axe shaped lots	• Minimum area for battle-axe shaped lot is 800m² excluding the access corridor. This control does not apply to dual occupancy or multi dwelling housing developments. • In Zones R1, R2, R5 and RU5 access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers at the time of subdivision. • Where subdivision comprises part of a proposal for a dual occupancy or multi dwelling housing, the access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers. The works shall be completed prior to issue of an Occupation Certificate or a Subdivision Certificate, which-ever occurs first. • In all other zones the standard for construction of access handles shall be a minimum width of 4.5 metres, constructed with a dust suppressing base course of adequate depth to suit design traffic at the time of subdivision. • The topography of the site may require installation of kerbing to manage overland stormwater. • ~~Battle-axe lots in zone R1 must share a common boundary with a public reserve of at least 15 metres in length. This control does not apply to dual occupancy or multi dwelling housing developments.~~ • The suitability of battle-axe allotments ~~in other zones~~ will be determined having regard to the: - area of the allotment; - potential for conflict with adjoining land uses, - dust and noise impacts from the location of the driveway; and - availability of utilities. • No more than two Torrens title lots shall share a battle-axe handle access. This control does not apply to multi dwelling housing developments. • • Industrial lots shall have a minimum street frontage and square width of 24m and an area of 1,000m2. (NB – this size is specified to facilitate subdivision for lease purposes and does not generally reflect a suitable configuration for industrial lots, which should be sized to accommodate development, storage areas and vehicle delivery and manoeuvring requirements). • • Industrial subdivision cannot be serviced by cul-de-sac road formation. •

Road Network Design	• A Traffic Impact Assessment is to include an assessment of the proposed subdivision and its impacts on the adjacent existing road network. • The road hierarchy shall be defined. • Road network design should include consideration of vehicular, pedestrian and cyclist safety. This should include the restricted/controlled use of four-way intersections, the standards for staggered-T intersections, the speed environment created by the road network and the risk to safety created by the design. • Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement. • Provision must be made for footpaths to connect to existing footpaths. • The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with Council's current version of the Engineering Design Minimum Standards~~Engineering Design Minimum Standards for Subdivisions and Developments~~. A summary table of requirements is provided at the end of this section. • Kerb and gutter is required for subdivision where the Lot Size Map specifies a minimum lot size of up to and including 2000m2. • The road pavement requirement will be determined based on vehicle movements (both current and future) and with consideration to the existing development and character of the locality. Generally, sealed pavement will be required where the Lot Size Map specifies a minimum lot size of up to and including 5 hectares. Note: environmental circumstances such as dust nuisance and drainage may require sealed pavement where the Lot Size Map specifies a minimum lot size of greater than 5 hectares. • Where a proposed allotment adjoins both an existing road and a new road within a subdivision, the existing road must be upgraded to the standard nominated by Refer to Council's current version of the Engineering Design Minimum Standards~~Engineering Design Minimum Standards for Subdivisions and Developments~~. • A road within a residential subdivision servicing 15 lots or more must include a constructed pedestrian footpath. • • Subdivision layouts shall make provision for road connection to adjoining undeveloped land. • Subdivision design shall ensure that individual allotments are within 400 metres walking distance of a collector road. • Roads to be designed having regard to both the topography of the site and the requirements of stormwater overland flow paths. •
Staged Subdivision	• Where subdivision is proposed to be carried out in a number of stages, these shall be identified, and information supplied as to the manner in which staging of all infrastructure will occur (roads, water, sewer and stormwater drainage).
Future Development	• The submitted plans must nominate lots within a proposed subdivision that are intended for future dual occupancy, multi dwelling housing developments and/or further subdivision.
Cul-de-sac	• Radius of a cul-de-sac bowl in a residential subdivision shall not be less than 10 metres. • Design must accommodate stormwater drainage overland flow paths. • Alternate cul-de-sac configuration is not permitted, eg"hammer-head" or "Y" shapes. • Temporary cul de sac heads should be within the road reserve. They are not permitted to be located within private property • Temporary cul de sac heads on Collector Roads (or major roads through a development) must cater for 12.5m heavy rigid vehicles such as school buses and garbage trucks.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.

Landscaping Plan	• Subdivision involving new road construction must provide a landscape plan and ~~shall~~ include street tree planting of suitable species and the design shall accommodate the retention of any mature trees and vegetation.~~.~~ • ~~Landscape plans shall be provided for all dual~~ Dual use drainage reserves must be designed to enhance recreational opportunities and visual amenity without compromising drainage function. • Landscaping should aim to contribute to and maintain biodiversity corridors, to increase species diversity, and to reduce the impacts of pollution and climate change • . • Landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list. • Street tree species shall be in accordance with Council's 'Urban Street Tree Management Plan'.
Environmental Values Locality Map	• Where the subject land is greater than 2 hectares. The development application shall describe and map the existing environmental values of the site (e.g. vegetation, fauna, water) then outline how the subdivision addresses the hierachy of environmental impact mitigation: o avoidance; o minimisation/mitigation; o restore; then o offset.
Biodiversity Protection	• A development application must be supported by an appropriate level of analysis consistent with Council policy and other legislative requirements. By avoiding either directly or indirectly impacting threatened species, populations and threatened ecological communities. Considerations must be given to the following: o Native vegetation and threatened species habitats are to be retained in perpetuity on sites identified with high ecological value that ensures their ongoing viability and sustainability; Development should contribute to the maintenance of local habitats and connectivity between bushland remnants. To achieve this, corridors should be of a scale commensurate with the habitats they connect; o Bushfire asset protection zones must not be in identified areas of key habitat and corridors and designed in accordance with the ~~. – subject to~~ Planning for Bushfire Protection 2019; o Development should ensure that off site impacts into adjoining bushland are minimised, such as weed invasion, increased runoff and stormwater pollutants; o o continuous canopy and understorey planting along one boundary; or o retention and revegetation of remnant bushland elements. *NB: The required treatment will depend upon the scale of the bushland remnants linked by the land or the quality of the remnants to be retained on site.* • Where clearing is approved, the Environment Protection and Biodiversity Conservation Act 1999 (EPBC's) offsets mitigation hierarchy must be followed: 1. Avoid 2. Mitigate 3. Offset *NB: Where 1, 2 aren't possible, it is recommended to offset locally in areas which reduce fragmentation of the landscape by establishing or re-establishing biodiversity corridors.* •

Site Access	• Public road access is required to all lots. • A right of carriageway, Crown Road, Forestry Road or Travelling Stock Route (TSR) are not acceptable as the primary access to an allotment and will only be allowed in extenuating circumstances. • An entry gate must be installed at the time of subdivision to facilitate access to an allotment in Zones RU1, RU4, RU6 and E3. • No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.
Lot Orientation	• ~~Where residential subdivision involves a road running north-south, allotments are to be designed to provide solar access for future development.~~ • ~~Orientation shall minimise potential overshadowing impacts of existing and future buildings.~~
Open Space	• Open space provision within residential subdivision will be determined compliance with the provisions of the Section 94 Plan or Site Specific Design Criteria. • Where required, subdivision design must provide open space achieving the following criteria: o Minimum area of 0.5ha; o Buffered from main roads and identified hazards for improved safety; o Safely accessible by pedestrian and cycleway links; o Connectivity maximised between open space; o Walkable access to highest number of the population; o High passive surveillance opportunities; o Minimum slope; and o Provide complimentary uses of open space (drainage, conservation, cycleways etc) that ensures ongoing usability.
Construction Waste Management	• All DA's for construction of a subdivision development must be accompanied by a Resouce and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials.
Garbage collection	• ~~Road design must accommodate the legal movement of garbage collection vehicles.~~ • ~~Allotments are to allow for placement of garbage receptacles for collection within the alignment of that lot.~~ • ~~Temporary turning facilities shall be provided to facilitate garbage collection services.~~ • Road design must accommodate the legal movement of garbage collection vehicles. • Allotments are to allow for placement and servicing of garbage receptacles for collection within the alignment of that lot. • Adequate permanent turning facilities shall be provided to facilitate garbage collection services without having to complete complex, multiple or excessive manoeuvres. Temporary facilities shall also be provided for incomplete roads (as a result of staging of a subdivision).
Community Title Subdivision	• Road design must accommodate the legal access and onsite movement of garbage collection vehicles. • Community title subdivision of 5 or more lots must include community facilities that are shared between the residents of the development. It is not appropriate that this form of development be used as an alternative to strata title for subdivisions with 5 or more lots where the only shared component is a driveway. • Community facilities may include a swimming pool, tennis court, vegetable gardens, barbeque area or similar. • ~~Community title subdivision of 5 or more lots must include community facilities that are shared between the residents of the development. It is not appropriate that this form of development be used as an alternative to strata title for subdivisions with 5 or more lots where the only shared component is a driveway.~~ • ~~Community facilities may include a swimming pool, tennis court, vegetable gardens, barbeque area or similar.~~
Contamination	• All subdivision development applications are to include consideration of potential land contamination.
Road Widths	• Road widths are specified in the The Tamworth Regional ~~Council~~ Council's current version of the Engineering Design Minimum Standards.~~Engineering Minimum Standards.~~ •

~~Development near Poultry Farms~~	~~• Subdivisions near an operational poultry farm will require a Positive Covenant, pursuant to Section 88B of the Conveyancing Act 1988, which provides that the registered proprietors from time to time may be impacted by noise, dust and odour discharged from the farm.~~ ~~• This control may also be applied to other forms of intensive agriculture as relevant.~~
Bylong Road (Refer to Figure 1)	• Subdivision plans are to provide adequate space for future road upgrade works including: o Approximately 5-8 metre widening of sections of Warwick Road and Bylong Road. o Intersection upgrades along Warwick Road. o Intersection upgrades along Bylong Road. o • All lots within the Arcadia and Bylong Road Precinct are to be serviced by reticulated water in accordance with the Development Servicing Plan. • All lots within the Arcadia and Bylong Road Precinct are to be serviced by connection to reticulated sewer in accordance with the Development Servicing Plan. • Subdivision plans need to provide infrastructure that makes provision for future down stream development in accordance with the adopted Stormwater Management Strategy. •
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: o Traffic o Flood liability o Slope o Construction impacts o Solid and Liquid Waste o Air quality (odour and pollution) o Noise emissions o Water quality o Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction.
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.
Aboriginal Cultural Heritage	• Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).

~~*Figure 1: Bylong Road*~~

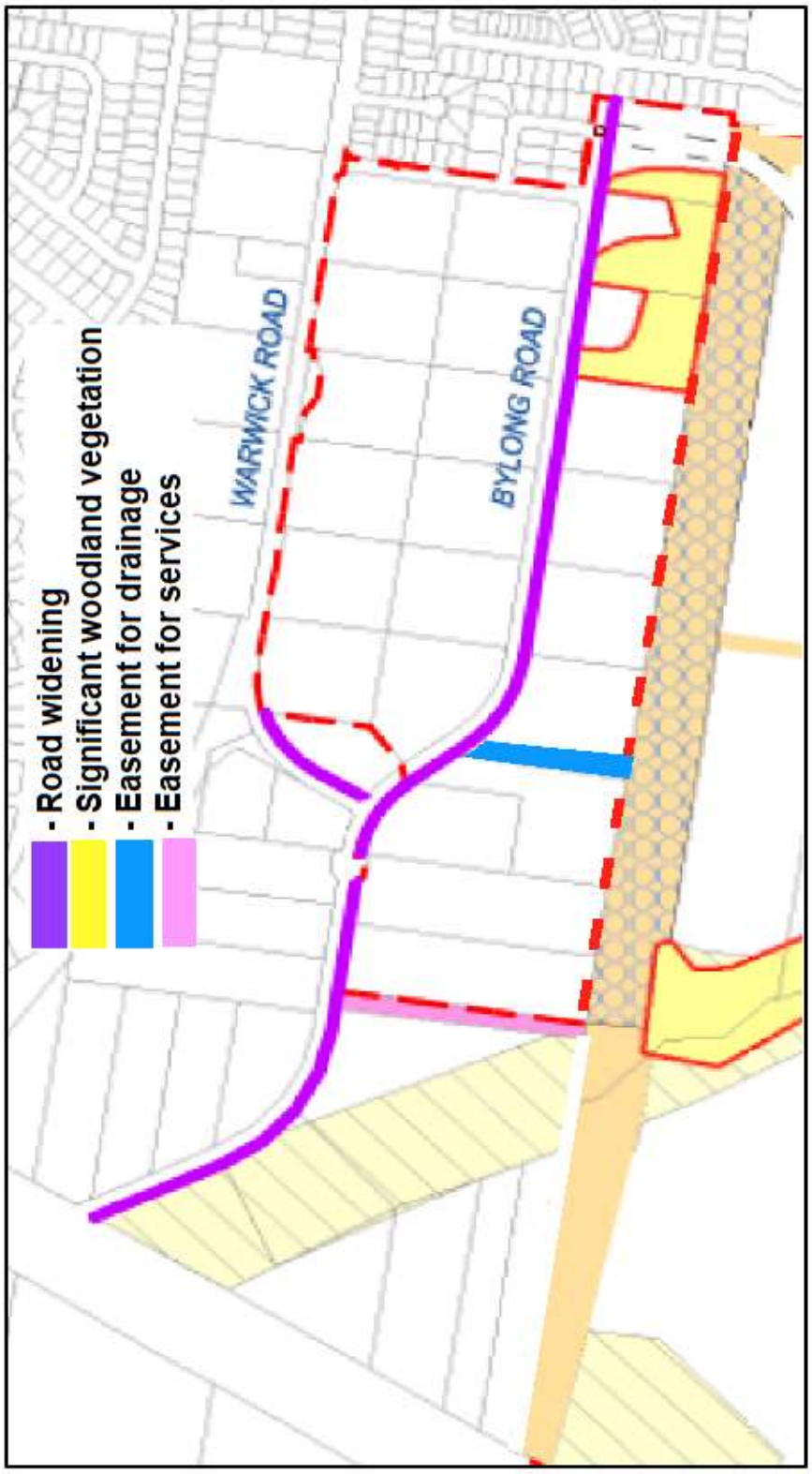


Figure 1 – Bylong Road

STEP 2: TYPE OF DEVELOPMENT

Commercial/Retail Development Controls

These are the controls relating to commercial and retail developments. Please note, additional site specific requirements may also apply to your development, see STEP 4 : SITE SPECIFIC.

Building Setbacks	• No minimum setbacks to street frontage~~?~~ are specified. • Where permissible in residential zones, average setbacks of adjacent properties apply. • Side and rear setbacks must meet BCA requirements.
Height	• No height restrictions. Refer Local Environmental Plan 2010 ~~EP~~ for Floor Space Ratio requirements.
Outdoor Lighting	• Demonstrate compliance with *AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive Effects of Outdoor Lighting*.
Outdoor Signage	• A single business premises is permitted to have: ○ one under awning sign, ○ one top hamper sign, and ○ one fascia sign, that do not project above or beyond that to which it is attached. One of which may be illuminated, but not flashing, moving or floodlit. • Design and location of signage must be shown on plans with DA. • Where there is potential for light spill from signage to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off the light by 11pm each night. • Signage must comply with *State Environmental Planning Policy (Industry and Employment) 2021* Chapter 3 and Schedule 5 Assessment Criteria ~~SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria.~~
Design	• Building facades shall be articulated by use of colour, arrangement of elements or by varying materials. • Large expansive blank walls not permitted unless abutting a building on an adjoining allotment. • Plans must show the location of all external infrastructure (including air conditioning units, plant rooms, ducting) and demonstrate how it will be screened from view from a public place or road. • Development on corner sites shall incorporate splays, curves, building entries and other architectural elements to reinforce the corner as land mark feature of the street. • Roofing materials should be non-reflective where roof pitch is greater than 17 degrees or not visible from a public road.
Post Supported Verandahs and Balconies and Under Awning Support Posts	• Posts must be set back 1200 mm from the back of the kerb. • New verandahs, balconies and awnings must complement the style, materials and character of the building being altered. • Under awning support posts shall be of a single or uniform width from top to bottom and be painted black in colour. • Under awning support posts will only be considered where it has been demonstrated that there is no alternative method available. • All posts must be designed to prevent collapse in the event of a collision. • Public liability insurance must be maintained to Council requirements Not to interfere with operation of or access to utility infrastructure.
Utilities and Services	• Servicing strategy required to demonstrate the availability and feasibility of providing water, sewer and stormwater services appropriate for the scale and nature of development. Evidence of consultation with the Water Supply Authority and Roads Authority is to be provided. • Applications must demonstrate adequate provision for storage and handling of solid wastes. • Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to Council's sewerage system. • Buildings and structures are to be located clear of utility infrastructure. • For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth, whichever is greater, from the centreline of the main. See Council Policy "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains" for further detail. • The developer is responsible to consult with Essential Energy, natural gas and a telecommunications carrier regarding the provision of services.

~~Traffic and Access~~

- ~~The verge for the frontage of the development is to be constructed of hardstand materials to facilitate safe, low-maintenance pedestrian access. Details to accompany the development application.~~
- ~~All vehicles must be able to enter and exit the site in a forward direction.~~
- ~~Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles.~~
- ~~Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle.~~
- ~~Unsealed vehicle movement areas are not acceptable due to environmental management impacts.~~
- ~~Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted.~~
- ~~Site access not permitted:~~
  - ~~Close to traffic signals, intersection or roundabouts with inadequate sight distances;~~
  - ~~Opposite other large developments without a median island;~~
  - ~~Where there is heavy and constant pedestrian movement on the footpath;~~
  - ~~Where right turning traffic entering the site may obstruct through traffic.~~
- ~~Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic.~~
- ~~The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.~~
- ~~Driveways must be provided in accordance with AS 2890.1 Parking Facilities.~~
- ~~Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under AS2890.1 Parking Facilities for Off Street Parking.~~
- ~~Nominate that a pedestrian footpath be constructed for the full frontage of a development to a width consistent with any connecting pedestrian footpath or where there is no connecting footpath in accordance with Council's Engineering Design Minimum Standards for Subdivisions and Developments~~
- ~~Swept paths for a B99 vehicle must be shown on plans prepared to accompany the DA.~~

Parking, Traffic and Access ~~Parking~~

- Refer to *Step 3: General Development Specifications for Parking, Traffic and Access Controls*

~~Land Use~~	~~Parking~~
~~Bulky Goods~~	~~1 space per 45m² GFA*~~
~~Business~~	~~1 space per 35m² GLFA*~~
~~Brothels~~	~~1 space per staff working at any one time PLUS 1 space per room where sexual services are provided.~~
~~Child care centre~~	~~1 space for every 5 children (based on maximum allowed)~~
~~Drive in takeaway food shop~~	~~1 space per 8.5m² GFA PLUS 1 space per 3 seats~~
~~Health consulting rooms~~	~~3 spaces per practitioner PLUS 1 space per employee~~
~~Hotel~~	~~1 space per hotel unit PLUS 1 space per 6.5m² licensed public floor area*~~
~~Major Retail Premises~~	~~Refer RTA Guidelines for formulas~~
~~Medical Centres in Residential Zones~~	~~3 spaces per practitioner PLUS 1 space per employee~~ ~~OR~~

	~~Medical Centres in Commercial Zones~~	~~3 spaces per surgery, treatment room, or consultation room WHICHEVER IS GREATER~~ ~~1 space per 25m² GFA~~
	~~Motel~~	~~1 space per accommodation unit *PLUS* 1 space per 2 employees~~
	~~Restricted premises~~	~~1 space per 23m² GLFA~~
	~~Retail Premises (a) Shops < 1000m2 GFA~~ ~~(b) Shops > 1000m2 GFA~~ ~~(c) Video Stores~~	~~1 space per 25 m² GLFA~~ ~~1 space per 16 m² GLFA~~ ~~1 space per 16 m² GLFA~~
	~~Restaurant~~	~~1 space per 6.5m² GFA OR 1 space per 3 seats WHICHEVER IS GREATER~~
	~~Roadside Stall~~	~~Minimum of 4 off street parking spaces~~
	~~Vehicle sales or hire~~	~~0.75 spaces per 100m² of site area.~~

~~NB. Other land use requirements are provided in Parking Schedule of the Discretionary Development Standards~~

~~*GLFA means the sum of the areas at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage.~~

~~*GFA – refer to dictionary in Tamworth Regional Local Environmental Plan 2010 for definition.~~

~~*Licensed Public Floor Area means the sum of the areas at each floor which are available and accessible to the public. The area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities and lifts.~~

Health Consulting Rooms and Medical Centres on land zoned R1 in Tamworth **(Refer to Figure 1)**	• The proposed site for "health consulting rooms" or a "medical centre" shall not be within 400 metres of the areas bounded by Macquarie Street, Kable Avenue, East Street and the Great Northern Railway Line. (see figure below) • The proposed site for a "medical centre" should be within 400m of a Hospital or adjoining a B1 Neighbourhood Centre.

Brothels and Restricted Premises	• Must be located at least 150m from any of the following: ○ Existing dwelling; ○ Residential zone; ○ Place of worship; ○ Any place designated for and utilised by children (e.g. child care centre, community facility, educational establishment, entertainment facility, recreation area/facility); ○ Any other sex services premises.
Site Levels and Retaining Walls	• Site and/or elevation plans must include existing and finished ground levels at Australian Height Datum (AHD). • Proposals for retaining walls must include top and bottom of wall height details (in AHD) and retaining wall locations and full extent must be shown on plans and associated elevations and cross sections. • Retaining walls located on property boundaries must include plans illustrating the impact on adjoining properties.
Geology	• The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.
Landscaping	• Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Edging to be provided to retain mulch and protect the landscaping from damage from vehicles. • Landscaping shall comprise only low maintenance, drought and frost tolerant species. • • Development design shall accommodate the retention of any mature trees and vegetation. • Where mature trees and vegetation are removed, replacement landscaping should aim to incorporate local indigenous species from 'Australian Plants Suitable for Tamworth Regional Council Areas" list. • Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.
Fire Safety	• A development application for a change of building use for an existing building where no building works are proposed. Consideration must be given whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use.
Flood Affected Land	• Refer to Step 3: General Development Specifications for Development on Flood Affected Land
Environmental effects	• The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: ○ Traffic ○ Flood liability ○ Slope ○ Construction impacts ○ Solid and Liquid Waste ○ Air quality (odour and pollution) ○ Noise emissions ○ Water quality ○ Sustainability
Soil and Erosion Control	• Runoff shall be managed to prevent any land degradation including offsite sedimentation. • Reference shall be made to the NSW Governments *Managing urban stormwater: soils and construction, Volume 1* (available from Landcom), commonly referred to as "The Blue Book". • Cut and fill will be minimised and the site stabilised during and after construction. • Arrangements in place to prompt revegetation of earthworks to minimise erosion.
Construction and Operational Waste	• All DA's for construction of commercial development must be accompanied by a Resouce and Waste Management Plan (RWMP). • The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials. • The RWMP must consider operational waste management with consideration of the ongoing waste storage controls

Management	
Ongoing Waste Storage	• Provide suitable and sufficient waste storage facilities, this includes DA plans/drawings showing: e) storage space and layout for bins and skips f) waste collection point(s) for the site; g) path of access for users and collection vehicles; and h) layout and dimensions required to accommodate collection vehicles when on-site collection is required • Ensure the waste storage facilities are easily accessible for all users and have stepfree and unobstructed access to the collection point(s). • Locate the waste storage facilities to minimise odour and acoustic impacts on the habitable rooms of the proposed development, adjoining and neighbouring properties. • Provide sufficient storage space within each commercial/retail space to hold a single day's waste and to enable source separation of recyclables. • Consult with Council and the NSW EPA with regards to any proposed storage and collection of special wastes (e.g. medical or hazardous chemical wastes).
Noise	• Where relevant, applications are to contain information about likely noise generation and the method of mitigation.

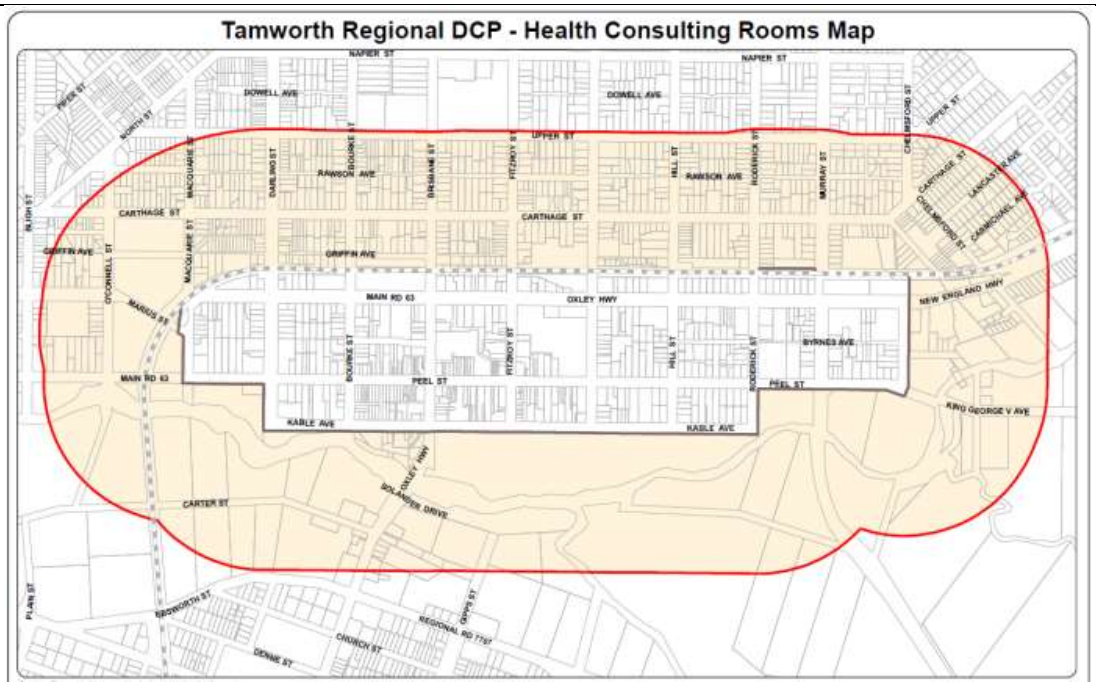
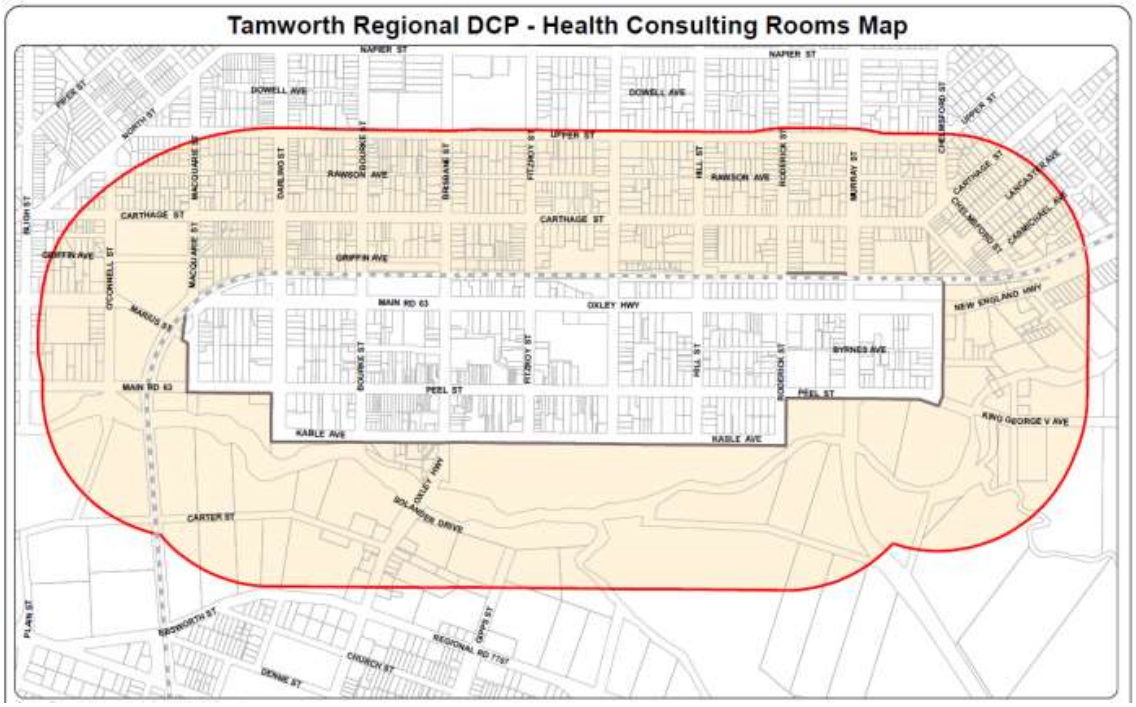
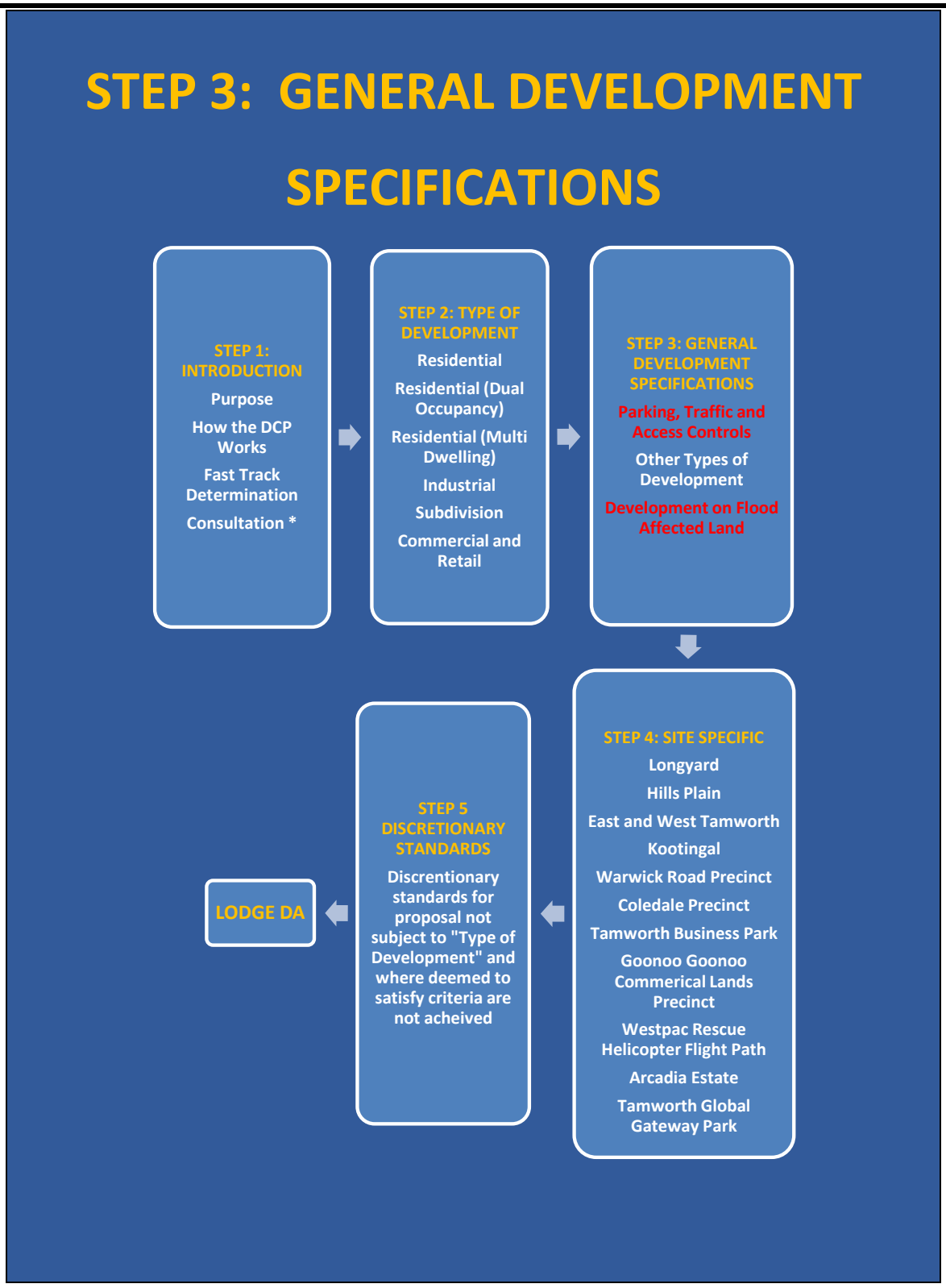


Figure 1 – Health Consulting Rooms Map


Tamworth Regional DCP - Health Consulting Rooms Map
NAPIER ST
DOWELL AVE
UPPER ST
CARTHAGE ST
RAWSON AVE
GRIFFIN AVE
MAIN RD 63
OXLEY HWY
NEW ENGLAND HWY
BYRNES AVE
PEEL ST
KABLE AVE
KING GEORGE V AVE
CARTER ST
BOLAIDER DRIVE
REGIONAL RD 7797
CHURCH ST
DENNE ST
BOURKE ST
FITZROY ST
HILL ST
RODERICK ST
MURRAY ST
MACQUARIE ST
DARLING ST
BRISBANE ST
GIPPS ST
O'CONNELL ST
MARIUS ST
PLAIN ST
NORTH ST
PEEL ST
LANCASTER AVE
CAMMOCHAEL AVE


STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
STEP 1: INTRODUCTION
Purpose
How the DCP Works
Fast Track Determination
Consultation *
STEP 2: TYPE OF DEVELOPMENT
Residential
Residential (Dual Occupancy)
Residential (Multi Dwelling)
Industrial
Subdivision
Commercial and Retail
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls
Other Types of Development
Development on Flood Affected Land
STEP 4: SITE SPECIFIC
Longyard
Hills Plain
East and West Tamworth
Kootingal
Warwick Road Precinct
Coledale Precinct
Tamworth Business Park
Goonoo Goonoo Commerical Lands Precinct
Westpac Rescue Helicopter Flight Path
Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

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Tamworth Regional Development Control Plan 2010
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls

These are the environmental controls relating to all developments. Please note, additional site specific requirements may also apply to your development, see STEP 4 : SITE SPECIFIC.

"Mapped Areas" – Parking Requirements

General

- The Parking Requirements Schedule contained at the end of this chapter includes new parking controls for land in the "Mapped Areas" which are the Tamworth Central Buisness District (CBD), Bridge Street and North Tamworth localities.
- The Aim of having reduced parking requirements in the "Mapped Areas" for specific land uses is to promote housing density close to CBD amenities, commercial investment and increase opportunities to provide and promote different modes of transport.
- Refer to the Maps at the end of this chapter for Tamworth CBD, Bridge Street and North Tamworth to determine whether the subject site is located within a "Mapped Area" and subject to reduced parking requirements for certain land uses.

Residential

General

- Dimensions to meet *AS2890.1 Parking Facilities Off Street Carparking*.
- Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under *AS2890.1 Parking Facilities Off Street Parking.*
- Swept paths for a B99 vehicle must be shown on plans prepared to accompany the DA
- All parking and manoeuvring areas to be hardstand (pavers or concrete).
- Driveways to be located a minimum of 6 metres from an intersection measured from the tangent point of the kerb return.
- Developments requiring ≥4 car spaces are to provide adequate turning dimensions to allow all vehicles to enter and leave the site in a forward direction.
- All weather 2WD access is required to the dwelling for a B99 vehicle under AS2890.1.
- A long section of the driveway must be prepared to accompany the DA if the natural ground level is sloping to confirm that the cross fall of the footpath will not be altered.
- ~~Dimensions to meet *AS2890.1 Parking Facilities*.~~
- Onsite turning areas must be provided where fronting a road classification of collector or greater.

Electric Vehicle Charging

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

End of Trip Facilities (bicycle parking and shower facilties)

Proposed Use	Resident	Visitor
Shop top housing, multi-dwelling housing, residential flat buildings & shared accomodation (e.g boarding housing / group homes or the like)	1 bicycle space per 4 units (or 4 rooms for shared accommodation)	1 bicycle space per 20 units/rooms
Serviced Apartments	1 bicycle space per 4 staff	1 bicycle space per 20 units / rooms

- The location, design and construction of bicycle facilities is to comply with *AS2890.3 – Parking facilities – Bicycle parking*
- Bicyle parking for residents and/or staff must be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and used.

Commercial

Parking	• Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number. • Parking and traffic requirements will be based on consideration of: o likely peak usage times; o the availability of public transport; o likely demand for off street parking generated by the development; o existing traffic volumes on the surrounding street network; and o efficiency of existing parking provision in the location. • Comply with *AS2890.1 Parking Facilities Off Street Car Parking* and *AS2890.6 Parking Facilities Off Street Parking for People with a Disability* • Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under *AS2890.1 Parking Facilities Off Street Parking.* • Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:- (a) Determine the parking requirements of the previous or existing premises in accordance with any existing development consent. Otherwise the rate contained in *Parking Requirements Schedule* should be applied. (b) Determine the parking requirement of the proposed development in accordance with *Parking Requirements Schedule*; (c) Subtract the number of spaces determined in (a) from the number of spaces calculated in (b); (d) The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site carparking or as a cash-in-lieu contribution to Council where applicable. • The verge for the frontage of the development is to be constructed of hardstand materials to facilitate safe, low-maintenance pedestrian access. Details to accompany the development application. • All vehicles must be able to enter and exit the site in a forward direction. • Design must demonstrate no conflict between pedestrian, customer vehicles and delivery vehicles. • Wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle. • Unsealed vehicle movement areas are not acceptable due to environmental management impacts. • Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted. • Site access not permitted: o Close to traffic signals, intersection or roundabouts with inadequate sight distances; o Opposite other large developments without a median island; o Where there is heavy and constant pedestrian movement on the footpath; o Where right turning traffic entering the site may obstruct through traffic. • Separate, signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic. • The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress. • Driveways must be provided in accordance with AS 2890.1 Parking Facilities. • Nominate that a pedestrian footpath be constructed for the full frontage of a development to a width consistent with any connecting pedestrian footpath or where there is no connecting footpath in accordance with Council's current version of the Engineering Design Minimum Standards.
Development in Residential Zones	• Minimum road pavement width for any commercial development in a residential zone is 11 metres.~~a minum of~~ • Footpath connectivity shall be provided to existing footpath network.
Electric Vehicle Charging	• Provision for electric vehicle chargers in accordance with the National Construction Code (Australian Building Codes Board) must be demonstrated and shown on submitted plans (where required).
End of Trip Facilities (bicycle parking and shower facilties)	<table><tr><th>Proposed Use</th><th>Resident</th><th>Visitor</th></tr><tr><td>New commercial, retail development / use</td><td colspan="2">1 space per 15 car parking spaces</td></tr></table> • The location,design and construction of bicycle facilities is to comply with *AS2890.3 – Parking facilities – Bicycle parking*

	• Bicyle parking for staff must be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and used. • Povisions must be made for suitable facilities including bike rack, storage, shower and changing facilities for staff.

Industrial

~~General~~ Parking	• Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number. • Parking and traffic requirements will be based on consideration of: o likely peak usage times; o the availability of public transport; o likely demand for off street parking generated by the development; o existing traffic volumes on the surrounding street network; and o efficiency of existing parking provision in the location. • Comply with *AS2890.1 Parking Facilities Off Street Car Parking* and *AS2890.6 Parking Facilities Off Street Parking for People with a Disability* • Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under *AS2890.1 Parking Facilities Off Street Parking.* • Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:- (a) Determine the parking requirements of the previous or existing premises in accordance with any existing development consent. Otherwise the rate contained in the *Parking Requirements Schedule* should be applied. (b) Determine the parking requirement of the proposed development in accordance with *Parking Requirements Schedule*; (c) Subtract the number of spaces determined in (a) from the number of spaces calculated in (b); (d) The difference calculated in (c) represents the total number of parking spaces to be provided either in addition to the existing on-site carparking or as a cash-in-lieu contribution to Council where applicable. • Portion of customer parking to be provided convenient to the public entrance.
Traffic and Access	• A Traffic Assessment is required to demonstrate the adequacy of: o road network, o geometric design for intersections, including pavement impacts, o site access, o loading/unloading facilities, and o safe on-site manoeuvring for largest design vehicle o wearing surfaces for access driveways, parking areas, loading/unloading facilities and associated vehicle manoeuvring areas relative to the design vehicle. • Areas that experience regular movement of vehicles, including (but not limited to) customer and staff carparking must be sealed • Laydown / outdoor storage areas do not need to be sealed. Permament Sediment and Erosion Control measures must be installed. • All vehicles must be able to enter and exit the site in forward direction. ~~• Manoeuvring areas within the development must be designed to accommodate a B99 vehicle under *AS2890.1 Parking Facilities Off Street Parking.*~~ ~~• Swept paths for a B99 vehicle must be shown on plans prepared to accompany the DA.~~ • Site access not permitted: o Close to traffic signals, intersection or roundabouts with inadequate sight distances; o Opposite other large developments without a median island; o Where there is heavy and constant pedestrian movement on the footpath; o Where right turning traffic entering the site may obstruct through traffic. • Separate signposted entrance and exit driveways are required for developments requiring more than 50 parking spaces or where development generates a high turnover of traffic. • The number of access points from a site to any one street frontage is limited to 1 ingress and 1 egress.

- Driveways and circulation roadways must be provided in accordance with *AS2890.1 Parking Facilities*.
-

Loading / unloading Facilities	• Adequate space and facilities are required to be provided wholly within the site. • Loading and delivery bays must be designed to allow vehicles to enter and exit the site in a forward direction. • Loading bay(s) must be sited to avoid use for other purposes such as customer parking or materials storage and be linemarked and signposted.
Electric Vehicle Charging	• Provision for electric vehicle chargers in accordance with the National Construction Code (Australian Building Codes Board) must be demonstrated and shown on submitted plans (where required).
End of Trip Facilities (bicycle parking and shower facilties)	<table><tr><th>Proposed Use</th><th>Resident</th><th>Visitor</th></tr><tr><td>New industrial development / use</td><td colspan="2">1 space per 15 car parking spaces</td></tr></table> • The location,design and construction of bicycle facilities is to comply with *AS2890.3 – Parking facilities – Bicycle parking* • Bicyle parking for staff must be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and used. • Povisions must be made for suitable facilities including bike rack, storage, shower and changing facilities for staff.

PARKING REQUIREMENTS SCHEDULE

Schedule of Parking Requirements

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Backpackers / bed and breakfast accommodation	**Backpackers accommodation** Minimum 1 space for each 5 occupants/lodgers PLUS Minimum 1 space for any resident manager, PLUS Minimum 1 space for each 2 employees. **Bed and breakfast / farm stays / short term holiday lets / eco-tourist facilities** Minimum 1 space per visitor bedroom PLUS Minimum 2 spaces for permanent residents (if applicable)		
Boarding house	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		The provisions of the State Environmental Planning Policy (Housing) 2021 apply to this type of development.
Brothel	Minimum 1 space per staff working at any one time PLUS 1 space per room		
Co-living	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		The provisions of the State Environmental Planning Policy (Housing) 2021 apply to this type of development.
Community facility (Including hall, neighbourhood centre, youth centre, or similar)	Minimum 1 space per 20m^2, whichever is greater Additional parking is dependent on location and size of centre and nature of activities provided 1 space is required for service vehicles		
Speciality Retail Premises and Industrial Retail Premises	1 space per 45m^2 GFA		Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. A comparison survey of similar development should be provided with the development application. Calculations

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
			will be refined according to the specific characteristics of the proposed development.
Vehicle sales or hire premises	Minimum 0.75 space per 100m^2 site area plus 4 spaces per work bay (for vehicle servicing) Note: Stacked parking is permissible but not for customer parking.		Customer parking spaces should be ready accessible and should not be used for the display of vehicles or other merchandise or for loading/unloading of trucks. Where vehicle servicing facilities are provided, additional on-site car parking must be provided in accordance with the rate required in this Plan for a "Vehicle Repair Station".
Camp / Caravan Site	As per the relevant requirements set out in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021		The visitor parking area should be appropriately located and signposted.
Change of Use	No additional parking is required for a change of use involving commercial uses on existing sites that are less than 100m^2 GFA. Where a development involves a change of use or alterations/additions greater than 100m^2 GFA, that would generate a greater car parking requirement than the existing use as calculated with the *DCP car parking requirements*, additional parking is required to be provided equivalent to the difference between the two parking requirements.	No additional parking is required for a change of use involving commercial uses on existing sites that are less than 150m^2 GFA Where a development involves a change of use or alterations/additions greater than 150m^2 GFA, that would generate a greater car parking requirement than the existing use as calculated with the *DCP car parking requirements*, additional parking is required to be provided equivalent to the difference between the two parking requirements.	**Note:** Any historical deficiency in parking for the existing use can be applied as a credit to the parking calculations. In the case of substantial alterations and additions that effectively involve the virtual reconstruction of a building, the historical deficiency will not be permitted to be credited to the parking calculation.
Child Care Centre	Minimum 1 space per 4 children Minimum Road Width = 11m		This calculation includes staff parking. Staff parking spaces shall be designed in accordance with the requirements of user class 1 at a minimum, as per AS/NZS 2890.1 (as amended). The carpark design must include dedicated drop-off/pick-up bays. Short-stay, high turnover

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
			visitor parking spaces shall be designed in accordance with the requirements of user class 3A as per AS/NZS 2890.1 (as amended).
Commercial / Business Premises *(Office premises, financial institutions, hairdressers, real estate agents, etc)*	Minimum 1 space per 40m^2 GFA		Provision should be made for the movement and on-site loading/unloading of service vehicles as appropriate.
Drive-In Take-Away Food and drink Shop	**Takeaway drink (Drive-through only)** Queuing for 8 car lengths. **Takeaway food and drink** With no seating and no drive through Minimum 8 spaces per 100m^2 GFA With seating and no drive through Minimum 12 spaces per 100m^2 GFA or Minimum 1 space per 5 seats (internal and external) or Minimum 1 space per 2 seats (internal), whichever is the greatest With seating and drive through Minimum 1 space per 2 seats (internal) or Minimum 1 space per 3 seats (internal and external), whichever is greater **Drive-through queueing area requirements (if applicable):** Medium traffic generation and queuing demand: Queuing for 8 car lengths Plus minimum of 1 waiting bay High traffic generation and queuing demand: Queuing for 12 car lengths Plus minimum of 2 waiting bays		Peak hour vehicle trips / 15min window determines parking demand (i.e., peak hour vehicle trips ÷ 4 = required number of on-site parking spaces).

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Dual Occupancy	**Up to 2 bedrooms** Minimum 1 off-street covered car parking space on the property for each dwelling located entirely on the subject land. **Dwellings of 3 or more bedrooms** minimum of 2 car spaces for each dwelling (minimum one enclosed space). May include use of the driveway area in front of any garage/carport for the second space but must be entirely on the subject land (stacked parking) and behind the front building line.		For the purposes of this calculation "bedrooms" will include rooms capable as being occupied as a bedroom, included a study, craft room and the like. Carports must share the same roofline, design and materials as the primary dwelling.
Dwelling House	**Up to 2 bedrooms** Minimum 1 space per dwelling **Dwellings of 3 or more bedrooms** Minimum 2 spaces per dwelling	**Up to 3 bedrooms** Minimum 1 space per dwelling **Dwellings of 4 or more bedrooms** Minimum 2 spaces per dwelling	Parking of 1 vehicle behind one another in a stacked arrangement is acceptable but must be entirely on the subject land (stacked parking) and behind the front building line as set by Council. Carports must share the same roofline, design and materials as the primary dwelling.
Educational Establishments	**Primary Schools** 1 space per staff member (peak staff level) PLUS 1 space per 50 students PLUS adequate student set down/pick up areas for students. **Secondary Schools** 1 space per 2 staff members PLUS 1 space per 50 students PLUS 1 space per 10 students (17 years of age or older) PLUS adequate student set down/pick up areas for students. **Tertiary Schools & Colleges** Subject to individual parking assessment inclusive of considerations regarding parking and turning areas for any auditoriums or sportsgrounds.		Adequate bus collection and turning areas will need to accommodate for all educational establishments
Entertainment facility	Minimum 1 space per $10m^2$ GFA OR Minimum 1 space per 7 seats, whichever is greater		

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Function Centres	1 space per 6.5m^2 GFA OR 1 space per 5 seats, whichever is greater	1 space per 8m^2 GFA OR 1 space per 6 seats, whichever is greater	
Group Home	Minimum 2 off-street car parking spaces must be provided on the site per group home is erected OR As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		The provisions of the State Environmental Planning Policy (Housing) 2021 apply to this type of development.
Hardware and Building Supplies	Minimum 1 space per 80m^2 GFA		
Health Consulting Rooms	1 space per FTE staff PLUS 3 visitor spaces per FTE practitioner		If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for patients. Parking areas for patients are to be located at the front of the development or in a location which will encourage patients to use the parking area rather than the adjoining street.
Home Activity	Minimum 1 space in addition to the dwelling requirements		This requirement may be either waived or increased by Council depending on the characteristics of the home activity and the number of persons involved.
Hotel	Minimum 1 space per accommodation unit, PLUS minimum 1 space for every 2 persons employed in connection with the development and on duty at any one time If an ancillary restaurant or pub is integrated within the hotel, the ancillary uses are to refer to their specific parking rates and a reduction of 20% may be applied to their calculated parking requirements	Minimum 0.5 space per accommodation unit, PLUS minimum 1 space for every 2 persons employed in connection with the development and on duty at any one time If an ancillary restaurant or pub is integrated within the hotel, the ancillary uses are to refer to their specific parking rates and a reduction of 30% may be applied to their calculated parking requirements	Proposed hotel development will be compared to similar existing developments, noting the existing supply of, and demand for parking in the area and of the peak parking periods of individual facilities within the hotel. If a function room/nightclub is included, parking will be required to meet peak demands. Accommodation must have at least 10 rooms to enable any ancillary discount.

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Housing for Seniors *(a) Self-contained units (subsidised)*	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		
(b) Self-contained units (resident funded developments)	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		
(c) Hostel, Nursing and Convalescent Home	As per the relevant requirements set out in State Environmental Planning Policy (Housing) 2021		
Industry (includes light industry and heavy industry)	**Industrial floor space** 1 space per 100m^2 (including mezzanine storage) **Warehouse** 1 space per 300m^2 (including mezzanine storage) **Local distribution/warehouse units (eg Industrial unit complex or business park complex in E3, E4 and E5 zone)** 1 space per 75m^2 (including mezzanine storage) **Ancillary office space** Minimum 1 space per 40m^2 **Ancillary retail space** Minimum 1 space per 30m^2		On-site truck parking spaces should be provided for each vehicle present at any one time excluding those vehicles in loading docks. Under no circumstances is the parking of trucks on public streets acceptable.
Manufactured Home Estate	As per the relevant requirements set out in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021		The visitor parking area should be appropriately located and signposted.
Medical Centre	3 spaces per practitioner PLUS 1 space per FTE employee OR 3 spaces per surgery, treatment room, consultation room, whichever is greater		The 3 spaces per practitioner include 2 patient car spaces.

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
			Additional land uses will be considered under elements are assessed under the separate retail parking rate.
Shop top housing	**Shop top housing** **Residential Component** **Up to 3 bedrooms** minimum 1 space per dwelling **Dwellings of 4 or more bedrooms** minimum 2 spaces per dwelling **Commercial Component** Calculated based on relevant land use parking rate contained in this table.	**Shop top housing** **Residential Component** **1-2 Bedrooms** 0 spaces required **Dwellings of 3 or more bedrooms** minimum 1 space per dwelling **Commercial Component** Calculatebased on relevant land use parking rate contained in this table.	Peak retail parking and visitor parking times is not likely to clash, residential visitors will be able to utilise the retail parking spaces. Change of uses will have parking implications, and since any minimum parking requirements would likely be rounded up, it may result in a single shop top dwelling requiring a parking space) NB: Does not apply to shop top housing that is defined as a residential flat building (buildings which contain 3 or more dwellings)
Motel (including serviced apartments)	Minimum 1 space per accommodation unit, PLUS minimum 1 space for every 2 persons employed in connection with the development and on duty at any one time		If a restaurant and/or function room is to be included, additional parking will be required at the adopted rate for such facilities. Council is willing to review this requirement if it can be demonstrated that the time of peak demand for parking at each facility does not coincide **or** if the facilities will primarily serve motel customers.

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
Multi Dwelling Housing	**Residents** **1 - 2 br - Minimum 1 space per dwelling** Minimum 1 off-street covered car parking space per dwelling. **3+ br - Minimum 2 spaces per dwelling** minimum of 2 car spaces for each dwelling (minimum one enclosed space) **Visitor** Minimum 1 space per 5 units or part thereof	**Residents** **1 - 3 br - Minimum 1 space per dwelling** Minimum 1 off-street covered car parking space per dwelling **4+ br - Minimum 2 spaces per dwelling** minimum of 2 car spaces for each dwelling (minimum one enclosed space) **Visitor** Maximum 1 space per 5 units or part thereof	Turning facilities should be provided on site so that vehicles always leave the site in a forward direction. Of the resident parking spaces, one space per unit should be dedicated to specific units. Visitor parking spaces must be clearly designated and readily accessible. Appropriate signposting should be provided at the entrance to the site.
Place of Public Worship	Minimum 1 space per 20m² gross floor area OR Minimum 1 space per 10 seats, whichever is the greater		
Pub	Minimum 1 space per 10m² GFA (including outside seating/ beer garden areas).	***Tamworth CBD and Bridge Street areas only** Minimum 1 space per 15m² GFA (including outside seating/ beer garden areas).	*Elsewhere, the parking rates for unmapped areas apply
Recreation Facility *Squash Courts* *Tennis Courts* *Bowling Alleys*	 Minimum 3 spaces per court Minimum 3 spaces per court Minimum 3 spaces per court		Where various facilities are provided within one development, Council may consider relaxing the parking requirements where peak usage times do not coincide or where dual and complementary usage of the common off-street parking area is anticipated.
Bowling Greens	Minimum 30 spaces for the first green PLUS 15 spaces for each additional green	Minimum 20 spaces for the first green PLUS 5 spaces for each additional green	
Gymnasiums	Minimum 1 space per 15m² GFA	Minimum 1 space per 30m² GFA	
Registered Club	Minimum 1 space per 10m² GFA (including outside seating/ beer garden areas)		Parking must be provided to satisfy the peak cumulative parking requirements of the development as a whole. Council may consider relaxing this requirement depending on the characteristics of the proposed development. For this purpose, a comparison survey of clubs

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
			in similar localities should be provided with the development application.
Residential flat buildings	**Residents** **1 - 2 br -** Minimum 1 space per dwelling **3+ br -** Minimum 2 spaces per dwelling **Visitor** Minimum 1 space per 5 dwellings	**Residents** **1 br** - Minimum 0.6 space per dwelling **2 br +** - Minimum 1 space per dwelling **Visitor** Minimum 1 space per 5 dwellings	
Restaurants or Café	1 space per 10m^2 GFA	Minimum 1 space per 20m^2 GFA	The parking requirement may be reduced where the development is located in a business zone in close proximity to a public off-street parking area and it can be demonstrated that peak demand for the restaurant will not coincide with peak demand for the public parking area. Consideration will also be given to reducing the rate for certain development (eg: coffee shops, cafes, milk bars, etc) which primarily operate during 9:00am to 5:00pm on weekdays and Saturday mornings, where peak demand for the restaurant will be ancillary to the parking demand generated by surrounding business premises or shops. A food outlet which provides no seating will be assessed as a "shop".
Retail Plant Nursery including landscape and garden supplies.	Minimum 15 spaces OR Minimum 0.5 spaces per 100m^2 of site area, whichever is greater		Adequate on-site loading/unloading facilities for service vehicles must be provided for all retail development. Separate driveways and circulation systems should be provided for service and customer vehicles wherever possible.
Roadside Stall	Minimum of 4 off-street parking spaces		
Transport Depot / Truck Depot	Based on individual assessment		Provision should be made for fleet vehicles, visitor and employee vehicles and contract/operator vehicles. Under no

<table>
<tr><th>LAND USE</th><th colspan="6">PARKING (REFER TO COUNCIL'S MAPS)</th><th>COMMENTS</th></tr>
<tr><td></td><td colspan="3">UNMAPPED AREAS</td><td colspan="3">MAPPED AREAS
(INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)</td><td></td></tr>
<tr><td></td><td colspan="6"></td><td>circumstances is the parking of trucks on a public street acceptable. Driveways should be designed in accordance with the type of road frontage, the number of parking spaces and service bays served and the type of vehicles that will enter the terminal. Consideration should also be given to providing adequate access, parking and manoeuvring space for B-Doubles.</td></tr>
<tr><td>Self storage</td><td>MLA</td><td>Office Parking</td><td>Storage Area Parking*</td><td>Staff Parking</td><td>Trailer/Ute Parking</td><td>Total Parking</td><td rowspan="4">*Ranch style sties will not require designated storage area parking as vehicles in these sites will park in aisles adjacent to their storage unites; similarly, 'mixed' sites may require less designated storage area parking if they have a significant number of drive up storage units in a ranch style arrangement.

Staff vehicle parking can be located in either the office or storage area car parking area.</td></tr>
<tr><td></td><td>0-3,000m^2</td><td>1</td><td>2</td><td>2</td><td>1</td><td>6</td></tr>
<tr><td></td><td>3,000m^2-6,000m^2</td><td>2</td><td>5</td><td>2</td><td>1</td><td>10</td></tr>
<tr><td></td><td>6,000m^2-9,000m^2</td><td>3</td><td>5</td><td>2</td><td>1</td><td>11</td></tr>
<tr><td>Service Station</td><td colspan="6">4 spaces per work bay
PLUS 1 space per 20m^2 GFA of a convenience store
PLUS 1 space per 10m^2 GFA of a restaurant / café</td><td>These additional requirements should be cumulative but may be reduced where it can be demonstrated that the times of peak demand for the various facilities do not coincide. All parking should be clearly designated and located so as not to obstruct the normal sale of petrol and should minimise the potential for vehicular/pedestrian conflict. Consideration should be given to providing adequate manoeuvring space for caravans and B-Doubles.
Driveways to petrol pumps must provide sufficient space for a minimum of 2 cars to queue for each pump</td></tr>
</table>

LAND USE	PARKING (REFER TO COUNCIL'S MAPS)		COMMENTS
	UNMAPPED AREAS	MAPPED AREAS (INSIDE TAMWORTH CBD, ALONG BRIDGE STREET AND NORTH TAMWORTH*)	
			Space for refuelling tankers without impeding other traffic Note: stack parking acceptable for vehicle repair workshop.
Retail Premises (not including *Industrial Retail Premises*)			Where it can be demonstrated that the time of peak demand for parking associated with the proposed shopping centre and the existing adjacent landuses do not coincide, or where common usage reduces total demand, a lower level of parking provision might apply. If the proposed development is an extension of an existing retail development, additional parking demand could be less than proportional to the increase in floor area. A lower level of parking provision may apply where it can be demonstrated that the times of peak demand for parking coincide or where common usage reduces total demand.
(a) Shops < 1000m^2 GFA	1 space per 25m^2 GFA		
(b) Shops > 1000m^2 GFA (includes supermarkets, department stores, regional shopping complexes, etc)	1 space per 16m^2 GFA		
Vehicle Repair Station / Vehicle body repair workshop	Minimum 1 per 40m^2 GFA OR Minimum 3 spaces per workshop bay, whichever is greater		
Veterinary Hospital	Minimum 3 spaces per practitioner PLUS Minimum 1 space per employee		If it can be shown that not all surgeries will be in concurrent operation, consideration may be given to reducing the parking provision for patients. Parking areas for patients are to be located at the front of the development or in a location which will encourage patients to use the parking area rather than the adjoining street. If treatment is provided to large animals, loading and parking provision for heavy vehicles and vehicles towing trailers is required.

Notes:

- Accessible parking for people with a disability must be provided in accordance with the BCA, AS/NZS 2890.6 and AS 1428.
- Where there are no specific rates listed above, refer to RTA Guidelines or demonstrate requirement for parking will be met based on a Traffic Assessment Report, prepared by a suitably-qualified consultant.

GFA – refer to dictionary of Tamworth Regional Local Environmental Plan 2010.

GLFA - means the sum of the areas at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors and other public areas but including stock storage.

***Licensed Public Floor Area** - means the sum of the areas at each floor which are available and accessible to the public. The area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities and lifts.

~~Appendix B – Flood Proofing Guidelines~~

North Tamworth Mapped Area



Tamworth CBD Mapped Area



Bridge Street Mapped Area



STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

Other Types of Development Controls

These are the environmental controls relating to all developments. Please note, additional site specific requirements may also apply to your development, see STEP 4 : SITE SPECIFIC.

~~**Landscaping**~~	• ~~Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions.~~ • ~~Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces.~~ • ~~Landscaping shall comprise low maintenance, drought and frost tolerant species.~~
Outdoor Lighting	• All developments shall demonstrate compliance with *AS4282 Control of Obtrusive Effects of Outdoor Lighting*. • Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited. • Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier.
Outdoor Advertising/ Signage	• Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night. • Signage must comply with *State Environmental Planning Policy (Industry and Employment) 2021* Chapter 3 and Schedule 5 Assessment Criteria.~~*SEPP 64 – Advertising and Signage* Schedule 1 Assessment Criteria.~~ • "Special promotional advertisements" may be installed in accordance with clause 25 of *SEPP 64 – Advertising and Signage* provided that the sign does not compromise any Public Art or the integrity of the space in which it is located in the main streets, public parks and gardens and major venues across the region's city, towns and villages. • Advertising in rural zones may only: o advertise a facility, activity or service located on the land; or • direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area. Cannot include names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other. • External illumination to signs must be top mounted and directed downwards. • The following types of signs are not acceptable: o Portable signs within public footways and road reserves including variable message signs, A Frame and Sandwich Boards; o Outdoor furniture (including chairs, bollards and umbrellas) advertising products such as coffee, alcohol or soft drink; o A roof sign or wall sign projecting above the roof or wall to which it is affixed; o Flashing or intermittently illuminated signs; o Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising; o Signs fixed to trees, lights, telephone or power poles; o Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorized road signs; o Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place; o Numerous small signs and advertisements carrying duplicate information; and o Overhead banners and bunting, except in the form of temporary advertisement. ~~o~~
Farm Stay Accomodation	• Details of the activities offered should accompany the Development Application which must include some farm related activities. • Guests are restricted a maximum of 14 days per visit.
Small Scale Renewables (Local or Regionally Significant)	• An Environmental Values Locality Map must be prepared - Refer also to *Step 2: Type of Development - Subdivision Controls.* • Biodiversity Protection controls contained in *Step 2: Type of Development - Subdivision Controls must be addressed.* • All development applications for construction of a small scale renewable development must be accompanied by a Resource and Waste Management Plan (RWMP).

	• The RWMP must consider reuse or disposal of existing site waste materials (including demolition materials, earthworks) and construction waste materials. • The RWMP must consider operational waste management with consideration of the ongoing waste storage controls and include a decommissioning plan for managing waste materials at the end of the project life.
Urban Heat Island Effect	• For any development located within the CBD and Bridge Street Precinct Maps (See Figure 1 below) it must consider the implementation of the following "Greening" and "Non-Greening" Mechanisms as contained in the Tamworth Urban Heat Island Report – July 2022 which can be found at: www.tamworth.nsw.gov.au **Greening cooling mechanisms:** 1. Increase tree canopy cover - Preserve and increase tree canopy cover (with appropriate native species) and landscaping to increase shading. Include plantings to shade impervious areas. 2. Non-tree ground plantings - Include appropriate native shrubs, grasses and ground cover plants in landscape design to reduce heat absorption of impervious surfaces 3. Increased irrigation of open spaces - Consider installing adequate irrigation to keep plants and ground cover alive to reduces heat absorption of impervious surfaces. Consider connecting irrigation to non-potable supply such as recycled water or rainwater tank 4. Green walls and roofs - Consider green walls and roofs in appropriate locations to reduce heat absorption 5. Revitalising disused infrastructure and vacant lots **Non-greening mechanisms:** 6. Lighter roof and pavement colour - White roofs with low reflectivity can be up to 23°C cooler than black roofs reducing building operating energy costs. Cool coating can be added to existing dark roofs to cool between 6 - 13°C. 7. Materials selection - Consider alternatives to high heat absorbing, reradiating materials (such as asphalt). Low reflectivity roofing and materials should be used where possible, including permeable paving. Building materials should contribute to external and internal thermal comfort & minimise the need for mechanical heating and air-conditioning. 8. Water - Integrate waterways, water features, water capture, water reuse and water recycling into site design, maximise permeable surfaces, and retain water in landscape where possible for cooling effect 9. Urban design - Consider orientation, airflow, shading through shade structures, and the selection of building and landscaping materials in the design. 10. Water Sensitive Urban Design (WSUD) - Maximise permeable surfaces in landscape design and increase water retention and reuse in the landscape for cooling effect.



Figure 1 – Urban Heat Island Map - CBD precinct east of the river and Bridge Street precinct west of the river

~~Tamworth Regional Development Control Plan 2010~~

STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS

Development on Flood Affected Land

These are the development controls relating to development on flood control lots. Please note, **Step 2 – Type of Development** requirements may also apply to your development.~~Tamworth Regional Development Control Plan 2010~~

~~STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS~~

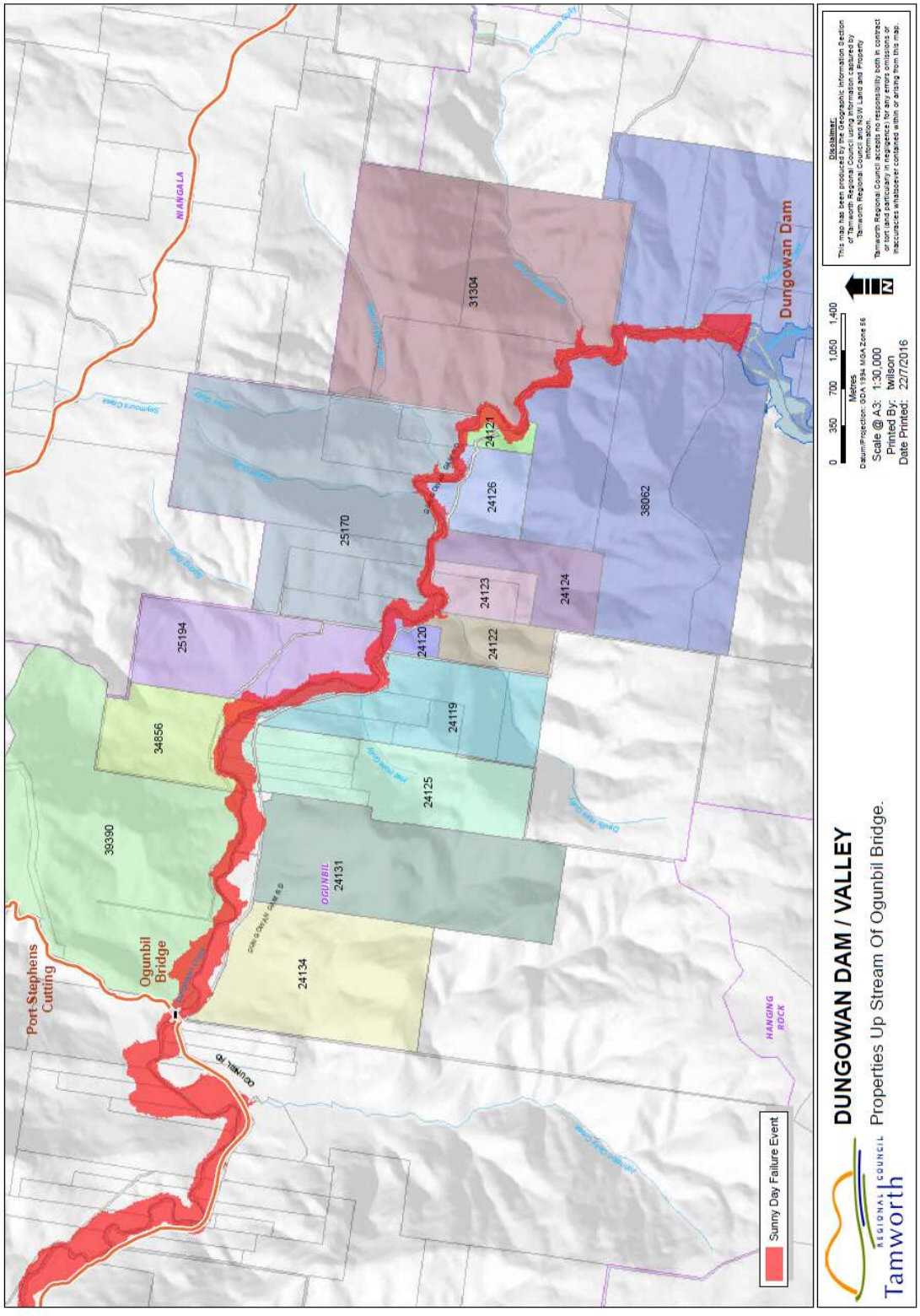
~~Environmental Controls~~

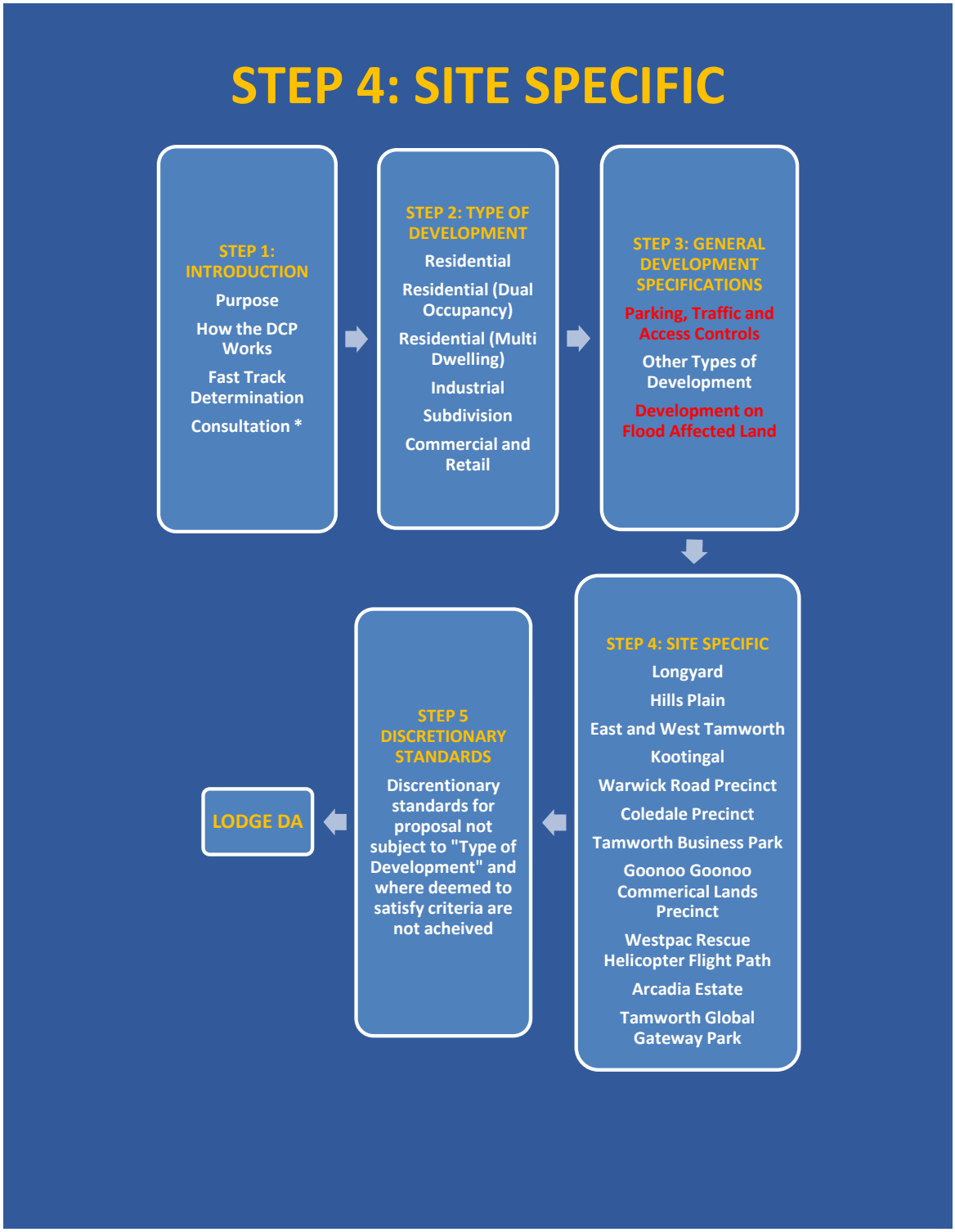
~~These are the environmental controls relating to all developments. Please note, additional site specific requirements may also apply to your development, see STEP 4 : SITE SPECIFIC.~~

Is land flood affected?	Council has adopted the 1% annual exceedance probability (AEP) Flood plus 0.5m as its Flood Planning Level (FPL). Additionally, the flood planning level includes the Sunny Day Failure of Dungowan Dam plus 0.5m for the properties between the Ogunbil Bridge and Dungowan Dam. Land below the Flood Planning Level is referred to as the "flood planning area" (FPA). Flood planning area as shown on the Flood Planning Area Maps and associated flood studies available on Council's website is defined as the most current information available to Council and may be derived and interpreted from a combination of the following: 1. Flood Studies identifying the 1% AEP flood undertaken in accordance with the Floodplain Development Manual, prepared by the NSW Government (as applicable at the time the Study was conducted) 2. Modelling undertaken for specific sites which identifies the 1% AEP flood 3. Historic flood inundation records held by Council as the highest know flood 4. Information contained within an environmental planning instrument or policy 5. Specific flood mapping for the site 6. Mapping endorsed by the elected Council at an Ordinary Council Meeting.
Glossary of Terms	• **AEP** means - Annual Exceedance Probability • **FPA** means – Flood Planning Area • **FPL** means – Flood Planning Level • **AIDR** means - *Australian Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia (AIDR 2017)*
Land Behind Levees	• Development on land protected by the urban levee system is to include consideration of inundation resulting from a levee breach (failure of overtopping) or stormwater ponding when the river system is in flood.
Access	• All lots created by subdivision must have safe vehicle access (H2 in Figure 6 AIDR 2017b) for events up to 1% AEP. • For development of existing lots, where flood free vehicle access is not possible, the development must be able to achieve access through maximum H3 hazard category as defined in Figure 6 AIDR 2017b for 1% AEP flood events.
On-site Sewer Management	• Onsite sewer management facilities must be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation, and flushing/leaking into flowing flood waters). Tank and trench style of systems are not permitted on land affected by the Flood Planning Level. • All sewer fixtures must be located above the 1% AEP Flood.

General Development Requirements	• No building or work (including land filling, fencing, excavation) shall be permitted on flood affected land where in the opinion of Council, such building or work will obstruct the movement of floodwater or cause concentration or diversion of floodwaters. • A survey plan prepared by a registered surveyor showing existing ground levels, finished ground levels, finished floor levels, flood levels and location of existing/proposed buildings and safe evacuation path on the site relative to AHD. • This information must be supplied for development within the FPA.
General Development below the 1% AEP flood level	• For any part of a building (new works) below the 1% AEP flood level, structual design must be in accordance with the NCC flood requirements. The "Flood Hazard Area" is the FPA. The "defined flood event" is the 1% AEP event. The "flood hazard level" is the FPL. • Development must be designed in accordance with the Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards. • All materials used in construction shall be flood compatible.
Residential Development	• Floor levels of all habitable rooms, or rooms with connection to sewer infrastructure shall not be less than than the flood planning level. • Upon completion and prior to the occupation (where relevant), a certificate by a registered surveyor showing the finished ground and floor levels conform to approved design levels shall be submitted to Council. • Additions to existing buildings below the FPA will be only be permitted, with limitations, as follows: o where the floor level of the proposed addition is located **below** the FPL the maximum increase in floor area is not to exceed 10% of the floor area of the existing dwelling; or o where the floor level of the proposed addition is located **above** FPL but safe access is not available the increase in habitable floor space shall not exceed 100m^2. • Where additions are more than 0.5m below the FPL Council must be satisfied that the addition will not increase risk to inhabitants in the event of a flood. • Rebuilding part of a dwelling may be permitted provided the building maintains the same dimensions which result in the same impact on flood behaviour.
Commercial/ Retail/ Industrial Development	• Development shall incorporate measures to seal or flood proof buildings, to avoid activities or fittings susceptible to flood damage, or to store the contents of buildings above the 1% AEP level.
Subdivision	• Residential subdivision will not be permitted where any lot to be created will be fully inundated by a 1% AEP event and the creation of such lot will create the potential for increased intensity of development within the flood planning area.
Landfilling	• Landfilling is not permitted within the floodway. • The volume of flood storage must be maintained when filling in the flood storage. • Land filling proposals are to demonstrate consideration of AS3798 . • Survey plan prepared by a registered surveyor is required, showing the contour levels of natural surface, any existing fill and the designed contour levels for the finished work. • A report certified by a consulting engineer is required to detail the impact of the proposed fill on adjoining properties and, where levee banks are proposed, and the methods of internal drainage. • Applications shall be accompanied by a construction management plan to show o source of fill, including contamination assessment o an assessment of the impact of haulage vehicles on roads o precondition report of all haulage routes o details of method of compaction of fill and associated impacts: control of dust, sedimentation, water quality impacts, noise and vibration o contingency for containment of fill in the event of a flood during placement
Non-residential rural buildings	• Not permitted in "floodways". • Floor areas shall be located no lower than 0.5m below the FPL unless there are no alternative practical sites, in which case the building or structure must be designed to withstand the force of flowing floodwaters, including debris and buoyancy forces as appropriate and has been designed in accordance with the Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards

~~Figure XX –~~ Dungowan Dam / Valley – Properties Up Stream of Gunbil Bridge




STEP 4: SITE SPECIFIC
STEP 1: INTRODUCTION
Purpose
How the DCP Works
Fast Track Determination
Consultation *
STEP 2: TYPE OF DEVELOPMENT
Residential
Residential (Dual Occupancy)
Residential (Multi Dwelling)
Industrial
Subdivision
Commercial and Retail
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls
Other Types of Development
Development on Flood Affected Land
STEP 4: SITE SPECIFIC
Longyard
Hills Plain
East and West Tamworth
Kootingal
Warwick Road Precinct
Coledale Precinct
Tamworth Business Park
Goonoo Goonoo Commerical Lands Precinct
Westpac Rescue Helicopter Flight Path
Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

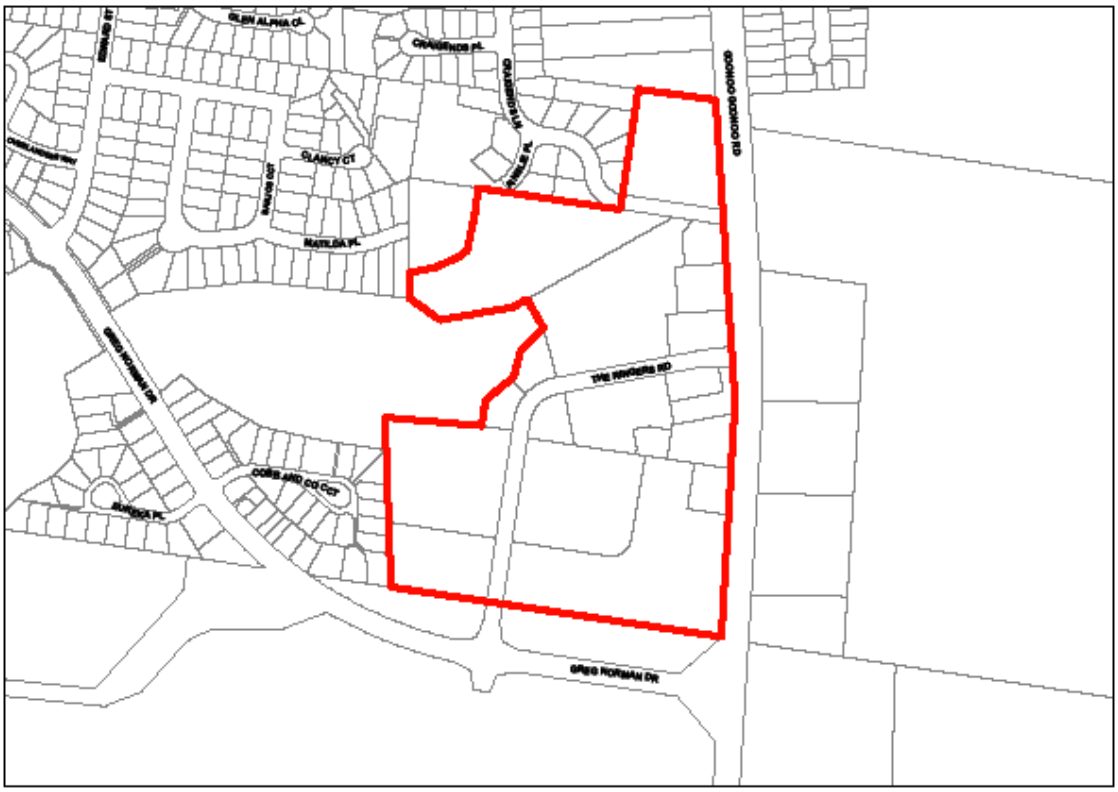
STEP 4: SITE SPECIFIC

Longyard Business Precinct

These are the development controls relating to development in the Longyard Business Precinct.

Land Use	• The Longyard Business Precinct is an important Gateway location for residents and visitors arriving to Tamworth and should present a vibrant and aesthetically pleasing entrance to the urban area. As such, the lots with Highway frontage are not intended for industrial forms of occupation or development (eg, warehouses, vehicle repair and depots).
Road Network	• The road network within the Longyard Business Precinct is constrained by: the Highway frontage; the width and configuration of the Ringers Road and Craigends Lane; and, the dual purpose of Craigends Lane which accesses a residential neighbourhood. • Development proposals will be required to give consideration to the traffic impacts on this road network including the intersections with the New England Highway at Craigends Lane, the Ringers Road and Greg Norman Drive. This shall include cumulative impacts on the level of service at each intersection and the suitability of the geometric layout. • The characteristics of the Longyard Business Precinct and its proximity to the Regional Sporting Precinct require the installation of footpaths with developments and subdivisions.
The Ringers Road	• The Ringers Road represents an important movement corridor for vehicles and pedestrians and residents and visitors alike. • Any development of land fronting The Ringers Road shall incorporate sufficient building setback to allow for parking, landscaping and building presentation. • Design of development fronting The Ringers Road shall position loading facilities and storage and service areas so as not to detract from the streetscape.
Craigends Lane	• Development of the land fronting Craigends Lane will be required to recognise the potential impacts on the adjoining residential neighbourhood, including traffic, noise, lighting.
Relationship to Adjoining land	• In recognition of the mixed land uses in and around this precinct, development shall incorporate sufficient buffers to prevent land use conflict. These may take the form of landscaping, fencing, acoustic barriers, building setbacks or a combination of these. • The buffer shall include recognition of both the visual (eg differing bulk and scale) and operational impacts (eg, loading/unloading, waste management, hours of operation) of developments.
Salinity	• Some areas within the Longyard locality are recognised to be affected by the presence of groundwater vulnerability and potential soil salinity which can result in the corrosion of concrete, as well as the deterioration of metal, masonry and bituminous structures/products. The following measures are designed to assist in avoiding this impact; • A report from a suitably qualified person is to be submitted indicating that consideration has been given to the possibility of ground water vulnerability in the structural design and construction of the building; and • Landscaping design shall incorporate suitable species of drought resistant and deep-rooted vegetation that is recognised for effectiveness in maintaining or lowering the level of the water table. Details of such planting are to be submitted to Council with the development.
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality. • Information to assist in the preparation of this assessment is available from Council.

Longyard Business Precinct



Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

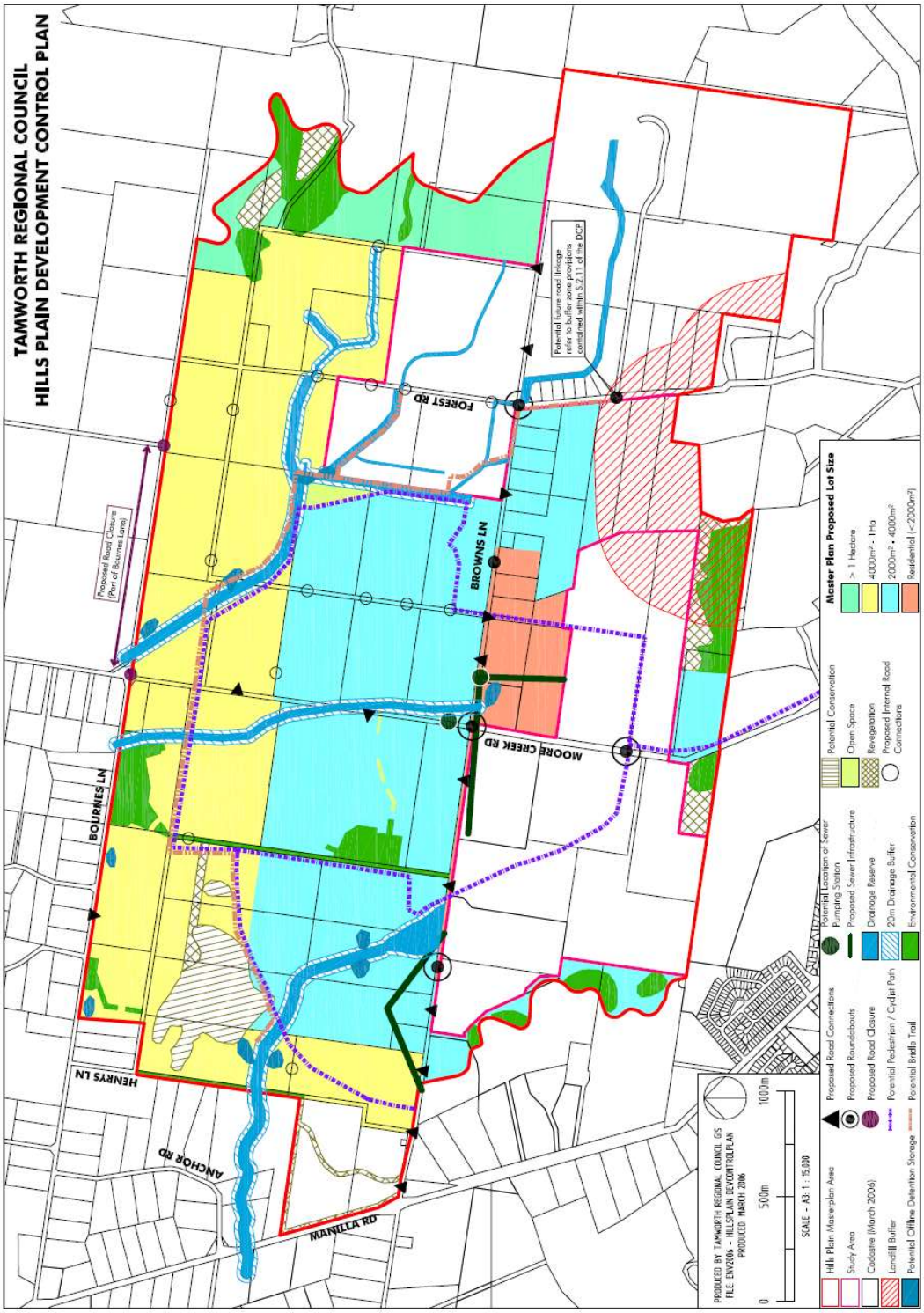
Hills Plain Development Controls

These are the 'deemed to satisfy' controls relating to development in Hills Plain. Please note **Step 2 – Type of Development** requirements may also apply to your development.

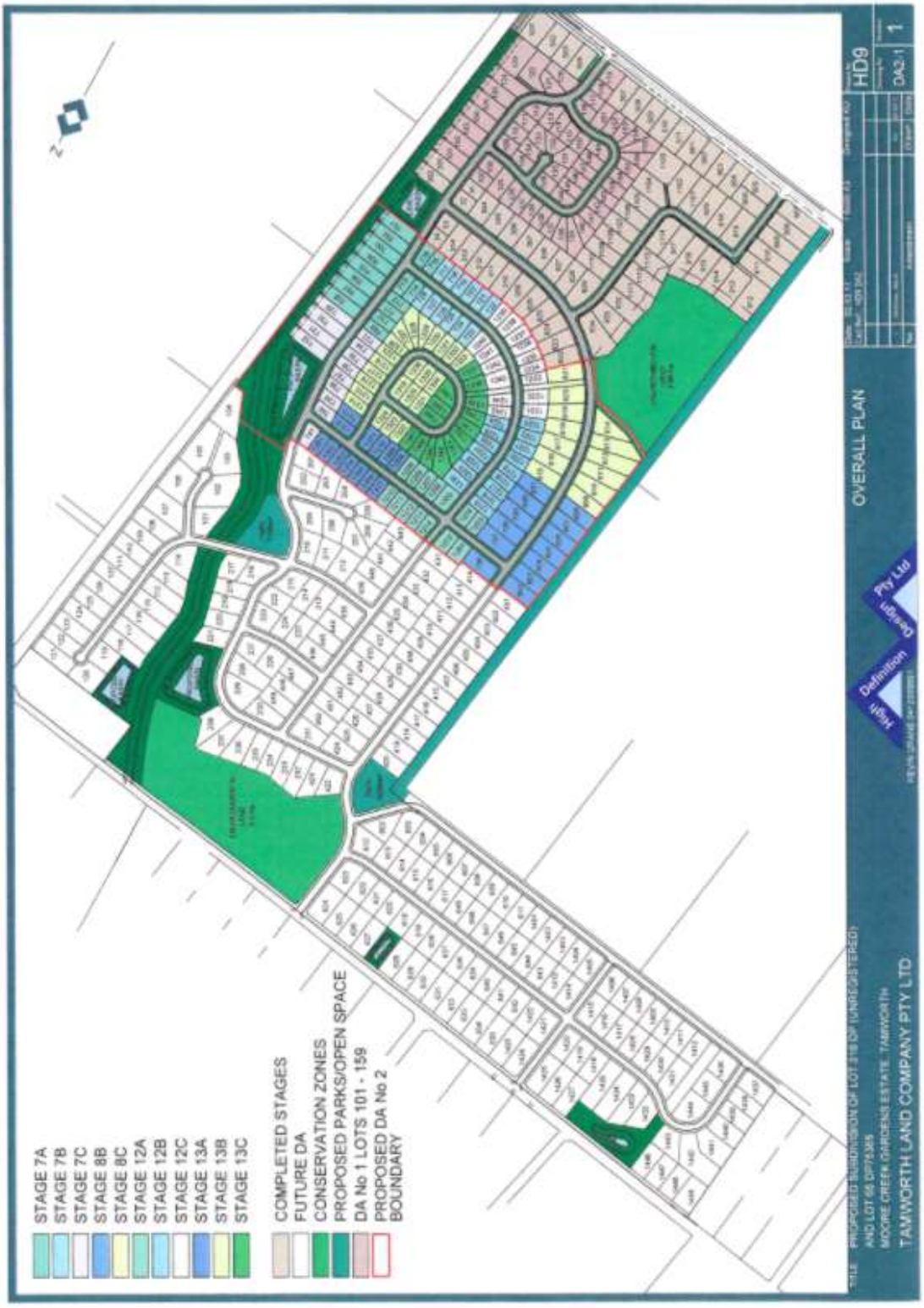
Road Design	• Road connections, pedestrian footpaths and bicycle paths are to be provided in accordance with the Hills Plain Concept Plan (below). • Moore Creek Road is the north-south collector road while Manilla Road is a sub-arterial road. Forest Road is a local road that also provides relief for Moore Creek Road. Browns Lane is a collector road for the three north-south roads (Moore Creek, Manilla and Forest Roads) whilst also providing local neighbourhood access. • Subdivision plans are to provide adequate space for future road upgrade works including: o 5 metre widening both sides of Moore Creek Road o 5 metre widening both sides of Browns Lane o 7 metre widening to the southern side of Bournes Lane (being that section of Bournes Lane located west of the Moore Creek Road intersection). o roundabout at Browns Lane/Moore Creek Road o intersection upgrade at Bournes Lane/Moore Creek Road o intersection upgrade at Browns Lane/Manilla Road • Direct vehicular access to individual allotments is not permitted from Moore Creek Road or Browns Lane. • Subdivisions which face Moore Creek Road and Browns Lane (where no direct vehicular access is available) should be designed so that future housing development will be orientated to face those major roads (rather than presenting back yards).
Open Space	• Open space must be provided in accordance with the Hills Plain Concept Plan and the applicable Section 94 Contributions Plan. • Open space must be provided in the Moore Creek Gardens subdivision (comprising Lot 317 & 318 DP 1230183, Lot 65 & 121 DP 753851, Lot 722 DP 562156 and Lot 7 DP 562157 on 10 October 2017 in accordance with the Moore Creek Gardens Concept Plan contained in this chapter.
Drainage	• Each lot is required to be designed to ensure dwelling site access outside the designated stormwater drainage areas. • There shall be no disturbance within 20 metres of the top of the bank of natural creek and drainage lines as identified in the Concept Plan. The 20 metre buffer from the drainage lines may be incorporated into new lots adjoining the drainage reserve however a building envelope will need to be identified outside the buffer. • Suitable scour protection to be provided at all discharge points to existing creek lines.
Building Design	• The colours of building materials are to maintain the rural theme of the locality with emphasis given to non-reflective cool greys, light browns, ochres and earthy hues that complement the materials and tones found in the area. Zincalume roofing is not permitted. • No solid fences are permitted for lots zoned R2 Low Density Residential shown on the Lot size Map as V – 2000m^2 or W – 4000m^2.

Ecology	• Subdivision proposals shall ensure that remnant vegetation is protected by the creation of covenants. • All native vegetation should be retained within the road reserves and supplemented with additional plantings of indigenous species. • Invasive plant species, either indigenous or exotic, should not be planted. • Removal of vegetation from land identified in the Hills Plain Concept Plan as *Environmental Conservation* is not permitted. • Landscaping plan must include revegetation of roadsides, creeklines and areas between remnant vegetation as shown in the Hills Plain Concept Plan. • Mature trees within the R2 Low Density Residential zone shall be retained, including dead trees with hollows. • A buffer from development should be incorporated into any proposed new lots adjoining areas identified for conservation in the Concept Plan (i.e. areas of White Box Woodland). The extent of this buffer should be no less than the Bushfire Asset Protection Zone (APZ). • All activities within the R2 Low Density Residential zone that may impact on the integrity of the habitat vegetation or corridor link, including under-storey clearing, will not be permitted outside identified building envelopes.
Water	• All lots within Hills Plain are to be serviced by reticulated water in accordance with the Development Servicing Plan. • In addition to water storage capacity required by BASIX commitments, rainwater storage is encouraged to allow the sustainability of lawns and gardens.
Sewer	• All lots within Hills Plain are to be serviced by connection to reticulated sewer in accordance with the Development Servicing Plan.
Geology	• Development shall demonstrate building envelopes and footprints are not affected by subsurface caverns and dolines.
Landfill Buffer	• Subdivision and development within the landfill buffer shown in the Concept Plan is determined by the provisions of the RU6 Transition zone and the Lot Size Map under the Tamworth Regional Local Environmental Plan 2010.

Hills Plain Concept Plan



Moore Creek Gardens Concept Plan


OVERALL PLAN
HD9
DA2.1
1
TAMWORTH LAND COMPANY PTY LTD
STAGE 7A
STAGE 7B
STAGE 7C
STAGE 8B
STAGE 8C
STAGE 12A
STAGE 12B
STAGE 12C
STAGE 13A
STAGE 13B
STAGE 13C
COMPLETED STAGES
FUTURE DA
CONSERVATION ZONES
PROPOSED PARKS/OPEN SPACE
DA No 1 LOTS 101 - 159
PROPOSED DA No 2
BOUNDARY

Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

Development on Flood Affected Land

These are the development controls relating to development on flood control lots. Please note, **Step 2 – Type of Development** requirements may also apply to your development.

The flood planning level adopted in the Tamworth Regional Local Environmental Plan 2010 is defined as the level of a 1 : 100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.

This is inconsistent with the provisions of this Plan.

It will be necessary to amend the provisions of the DCP to be consistent and complementary to the LEP. This will be undertaken as a subsequent amendment to the DCP. In the interim, it should be noted that the provisions of the LEP override those of this Plan.

Dungowan Dam and Dungowan Valley

At the Ordinary Meeting on 9 August 2016, Council resolved to require that the controls contained in this chapter be applied to the Sunny Day Failure of Dungowan Dam for the properties between the Ogunbil Bridge and Dungowan Dam.

The properties affected by these provisions are shown on the map at the end of this chapter. Refer to the Tamworth Regional Council – Dungowan Dam Dambreak Assessment – Final - November 2013 prepared by Hunter Water Australia Pty Ltd for concise mapping of the Sunny Day Failure.

Is land flood affected?

Council has adopted the 1% Flood as its Flood Planning Level. Land below the Flood Planning Level is referred to as "flood affected land".

Flood affected land as shown on the Flood Affected Land Maps (Appendix C) is defined as the most current information available to Council and may be derived and interpreted from a combination of the following:

1. Flood Studies identifying the 1% flood undertaken in accordance with the Floodplain Development Manual, prepared by the NSW Government (as applicable at the time the Study was conducted)

2. Modelling undertaken for specific sites which identifies the 1% flood

3. Historic flood inundation records held by Council as the highest know flood

	4. Information contained within an environmental planning instrument or policy 5. Specific flood mapping for the site
Land Behind Levees	• Development on land protected by the urban levee system is to include consideration of inundation resulting from a levee breach (failure of overtopping) or stormwater ponding when the river system is in flood.
Access	• Flood free vehicle access is required for all lots created by subdivision. • For development of existing lots, where flood free vehicle access is not possible, the development must be able to achieve safe wading criteria as specified in Figure L1 of the Flood Planning Manual.
On-site Sewer Management	• Onsite sewer management facilities must be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation, and flushing/leaking into flowing flood waters). Tank and trench style of systems are not permitted on land affected by the Flood Planning Level. • All sewer fixtures must be located above the 1% Flood.
General Development Requirements	• No building or work (including land filling, fencing, excavation) shall be permitted on flood affected land where in the opinion of Council, such building or work will obstruct the movement of floodwater or cause concentration or diversion of floodwaters. • DA must demonstrate the building or structure can withstand the force of flowing floodwaters, including debris and buoyancy forces as appropriate. • A survey plan prepared by a registered surveyor showing existing ground levels, finished ground levels, finished floor levels, flood levels and location of existing/proposed buildings and safe evacuation path on the site relative to AHD. • All materials used in construction shall be flood compatible. • Development must be designed in accordance with the Flood Proofing Guidelines (refer Discretionary Development Standards). • This information must be supplied for development within the 1% ARI flood level and the Sunny Day Failure of Dungowan Dam for properties between the Ogunbil Bridge and Dungowan Dam.
Residential Development	• Floor levels of all habitable rooms, or rooms with connection to sewer infrastructure shall not be less than 500mm

	(freeboard) above the 1% ARI flood level, except for those properties between the Ogunbil Bridge and Dungowan Dam where the applicable flood height is 500mm above the Sunny Day Failure of Dungowan Dam. • Upon completion and prior to the occupation (where relevant), a certificate by a registered surveyor showing the finished ground and floor levels conform to approved design levels shall be submitted to Council.
Residential Development (cont.)	• Additions to existing buildings will be only be permitted, with limitations, as follows: ○ where the floor level of the proposed addition is located below the standard 1% ARI or the Sunny Day Failure of Dungowan Dam for properties between the Ogunbil Bridge and Dungowan Dam, the maximum increase in floor area is not to exceed 10% of the floor area of the existing dwelling; or ○ where the floor level of the proposed addition is located above the standard 1% ARI or the Sunny Day Failure of Dungowan Dam for properties between the Ogunbil Bridge and Dungowan Dam, the maximum increase in habitable floor space shall not exceed 100m^2. • Where additions are below the 500mm "freeboard" or the Sunny Day Failure of Dungowan Dam for properties between the Ogunbil Bridge and Dungowan Dam, Council must be satisfied that the addition will not increase risk to inhabitant in the event of a flood. • Rebuilding part of a dwelling may be permitted provided the building maintains the same dimensions which result in the same impact on flood behaviour.
Commercial/ Retail/ Industrial Development	• Development shall incorporate measures to seal or flood proof buildings, to avoid activities or fittings susceptible to flood damage, or to store the contents of buildings above the 1% ARI level.
Subdivision	• Residential subdivision will not be permitted where any lot to be created will be fully inundated by a 1% ARI event and the creation of such lot will create the potential for increased intensity of development on flood liable land.
Landfilling	• Land filling proposals are to demonstrate consideration of AS3798. • Survey plan prepared by a registered surveyor is required, showing the contour levels of natural surface, any existing fill and the designed contour levels for the finished work.

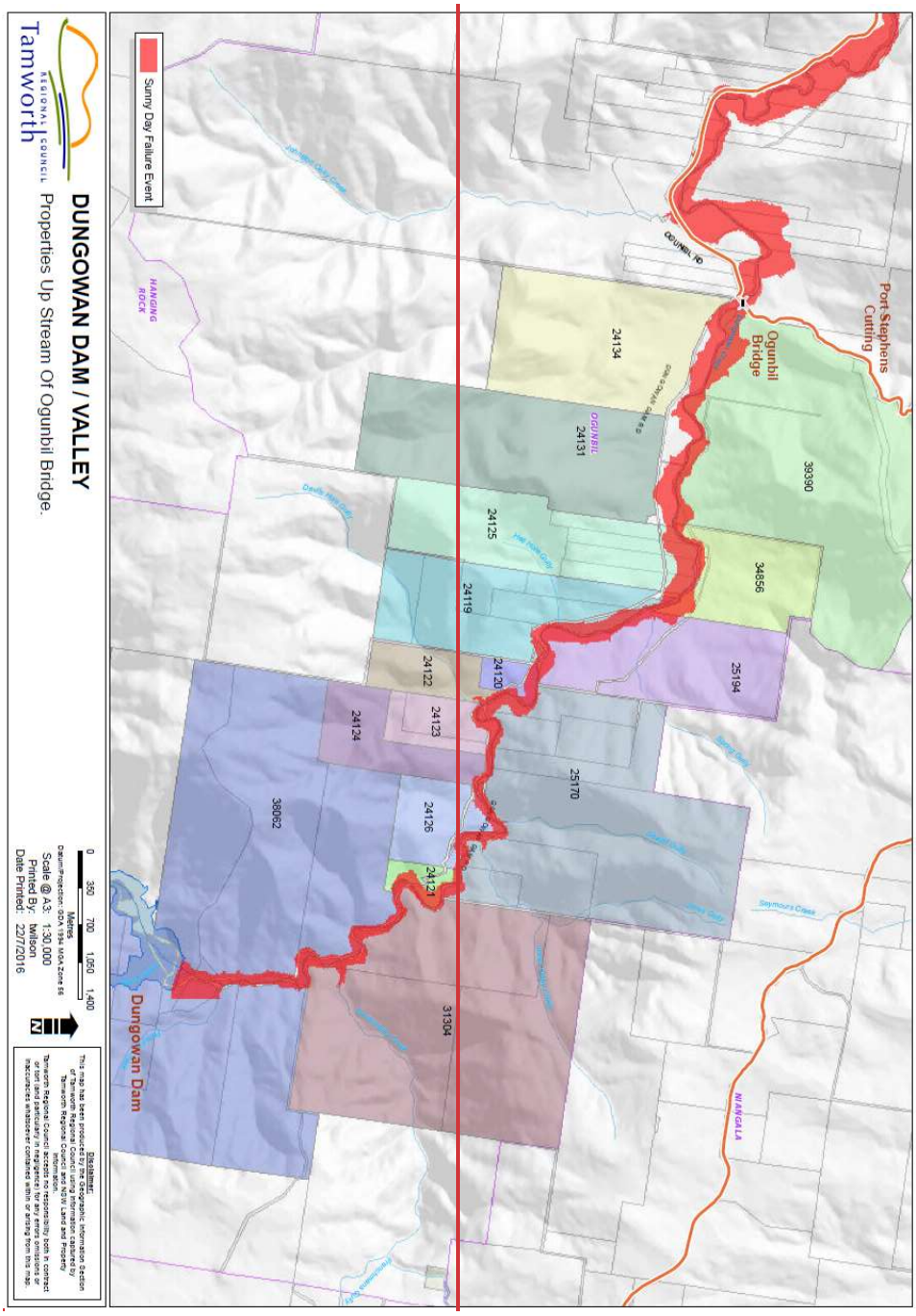
- ~~A report certified by a consulting engineer is required to detail the impact of the proposed fill on adjoining properties and, where levee banks are proposed, and the methods of internal drainage.~~
- ~~Applications shall be accompanied by a construction management plan to show~~
  - ~~source of fill, including contamination assessment~~
  - ~~an assessment of the impact of haulage vehicles on roads~~
  - ~~precondition report of all haulage routes~~
  - ~~details of method of compaction of fill and associated impacts: control of dust, sedimentation, water quality impacts, noise and vibration~~
  - ~~contingency for containment of fill in the event of a flood during placement~~

~~**Non-residential rural buildings**~~

- ~~Not permitted in "floodways".~~
- ~~Floor areas shall be located above the 1% ARI and the Sunny Day Failure of Dungowan Dam for properties between the Ogunbil Bridge and Dungowan Dam, unless there are no alternative practical sites, in which case the building or structure must be designed to withstand the force of flowing floodwaters, including debris and buoyancy forces as appropriate and has been designed in accordance with the Flood Proofing Guidelines (refer Discretionary Development Standards).~~

~~**Definitions are as per the Flood Plain Management Manual (NSW Government)**~~

STEP 4 : Site Specific (Development on Flood Affected Land)



STEP 4: SITE SPECIFIC

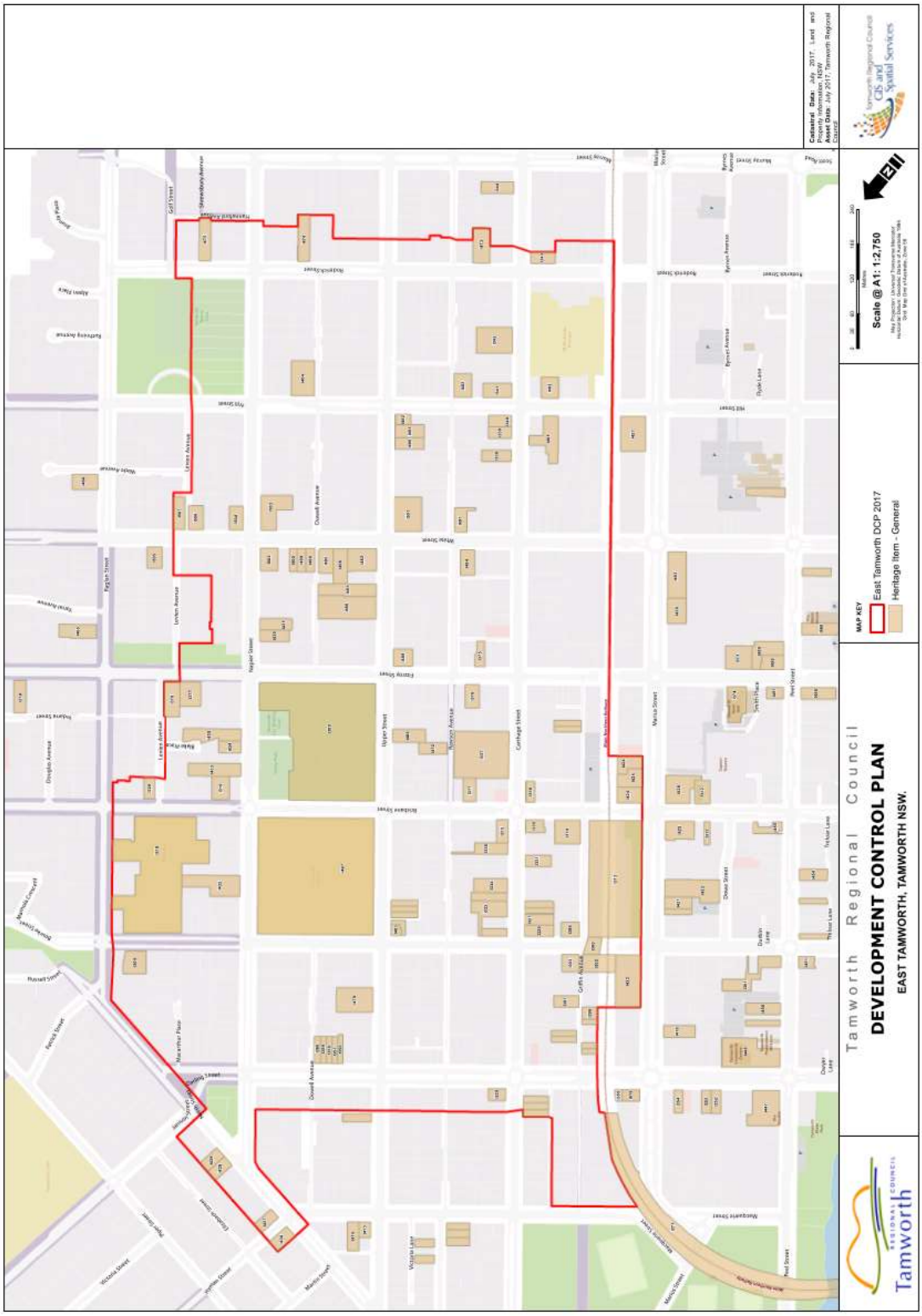
East Tamworth and West Tamworth

These are the development controls relating to development within East Tamworth and West Tamworth as identified on the DCP Maps. Please note, **Step 2 - Type of Development** requirements may also apply to your development.

Aims	• The locations identified in the East Tamworth and West Tamworth DCP Map (below) have been identified as possessing unique character, based on - ○ The presence of a significant number of heritage items which retain original character ○ Building form and materials representative of the Tamworth heritage ○ Subdivision pattern reflective of the original town plan ○ Streetscapes featuring mature trees in avenue plantings and gardens complementary to the built environment • Items of the environmental heritage are defined in the Tamworth Local Environmental Plan 2010 and development applications require consideration of the requirements of clause 5.10.
Subdivision	• Subdivision proposals must be consistent with the prevailing subdivision pattern. • Subdivision of a property containing a heritage item must: ○ Maintain existing building curtilege; ○ Provide for outbuildings and garaging; and ○ Ensure significant landscape features and vegetation are retained.
Alterations and/or additions to existing heritage items	• Destruction of important elements such as chimneys, windows and gables will not be permitted. • Original details such as panelling, ceilings, skirtings, architraves or remaining door and window furniture, must be retained. • Fire safety upgrading of buildings must be undertaken in accordance with the NSW Heritage Office manual titled "Heritage on Fire". • In relation to siting of alterations and additions, the following criteria apply – ○ Basement additions are not permitted at the front elevation. ○ Extensions or alterations to heritage items should not project beyond the front building line. ○ Side additions should not compromise the ability for driveway access to the rear of the block. ○ Front and side setbacks should be typical of the spacing between buildings located in the vicinity of the new development. ○ Extensions or additions to a building on a heritage listed site must only occur at the rear of the existing building or where not visible from the street. • In relation to roofing - ○ Original roof material must be matched in material and colour. ○ Skillion roofs of additions must be pitched rather than flat and should be of a depth which is secondary to that of the main building. ○ Roof pitch of additions must match existing. ○ Roofing must maintain the scale and massing of the existing roof form. ○ All roof openings must be located on the rear pitch of the roof and not be visible from the street. • In relation to size and scale - ○ Building bulk and large expanses of solid masonry should be avoided through the use of recesses, bays, vertical elements and/or the use of additional surface treatments/materials. • In relation to materials and colours - ○ Extensions or alterations must retain existing materials and finishes and use compatible materials for new work. ○ New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour. ○ Unpainted facebrick or stone must remain unpainted and unrendered. ○ Original timber windows must be retained, repaired or reconstructed in existing buildings. New doors and windows must be of materials consistent with the existing building. ○ Colour schemes must match the period of the building. ○ Mock historical details must not be applied.

Change of Use oOf heritage items	• Adaptive reuse of a building must: o Retain all significant fabric of the heritage listed building. o Retain the general appearance of the building so that its original role can be readily interpreted.
Fencing to Heritage Items	• Original fences must be retained and maintained unless they are beyond repair. • Fences must be of a scale comparable with the street and the building. • Front fences must be of materials characteristic to the surrounding area, particular to the street and suitable to the era of the house. Examples include timber picket, low masonry, palisade and hedges. • Plain or colour treated metal fences are not permitted on any street frontage or side boundary in front of the street setback or heritage item.
New development	• Design shall give consideration to the following - o New development must have a hipped or gabled roof without unnecessary secondary projections. o New development must use materials which are consistent with the overall character of the streetscape, as defined by reference to the original older buildings in the immediate locality. o Openings in visible frontages must retain a similar ratio of solid to void as to that established by the original older buildings. o If a large area of glass is required, vertical mullions must be used to suggest vertical orientation. A large window could also be set out from the wall to form a simple square bay window making it a contributory design element rather than a void. o The quality and quantity of existing street front garden landscaping must be maintained. • Siting of new development shall give consideration to the following - o New development must be aligned to the predominant building line and must provide for the retention of curtileges around heritage buildings. o Where there is no identifiable setback pattern, new buildings should be setback at the same distance from the street as the adjoining properties. o New development must be sited behind the building line of any adjoining heritage item. o Development patterns such as subdivision layout, setbacks and spaces between buildings should be maintained. • Size and scale of new development must be consistent with surrounding buildings in terms of the average predominant height, size and proportions. • Selection of materials should include consideration of the following - o Bricks of mixed colours (mottled) and textured 'sandstock' bricks are not permitted. o Building bulk and large expanses of solid masonry must be avoided through the use of recesses, bays, vertical elements and/or the use of additional surface treatments/materials. o Corrugated galvanized iron (or zincalume finish) is a most appropriate roofing material for new buildings in historic areas.
New Ancillary Structures	• Any ancillary structures (e.g. carport, garage, shed) must: o not be located between the main dwelling front building line and the street frontage; o be no greater than one storey with an attic; o must be constructed of materials complementary to the main dwelling. Colourbond wall sheeting is not permitted; o be located between the rear of the dwelling and the rear boundary. • Garages must: o have simple rectangular plans; o have doors restricted to single car width; o have a roof form which is gabled or hipped with roof pitch equal or less than that of the main dwelling; o be detached from the existing house; o be set to the rear of the dwelling; o constructed of materials of simple character i.e. weatherboards, vertical shiplap boards and corrugated metal roof sheeting; o on sloping sites be located in the basement. • Carports must: o be of timber frame construction. Standard steel frame carports and garages are not appropriate; o have a roof pitch slightly lower than that of the main building – generally 25 – 30°; o be detached from the existing house; o be set to the rear of the dwelling. o

East Tamworth



West Tamworth

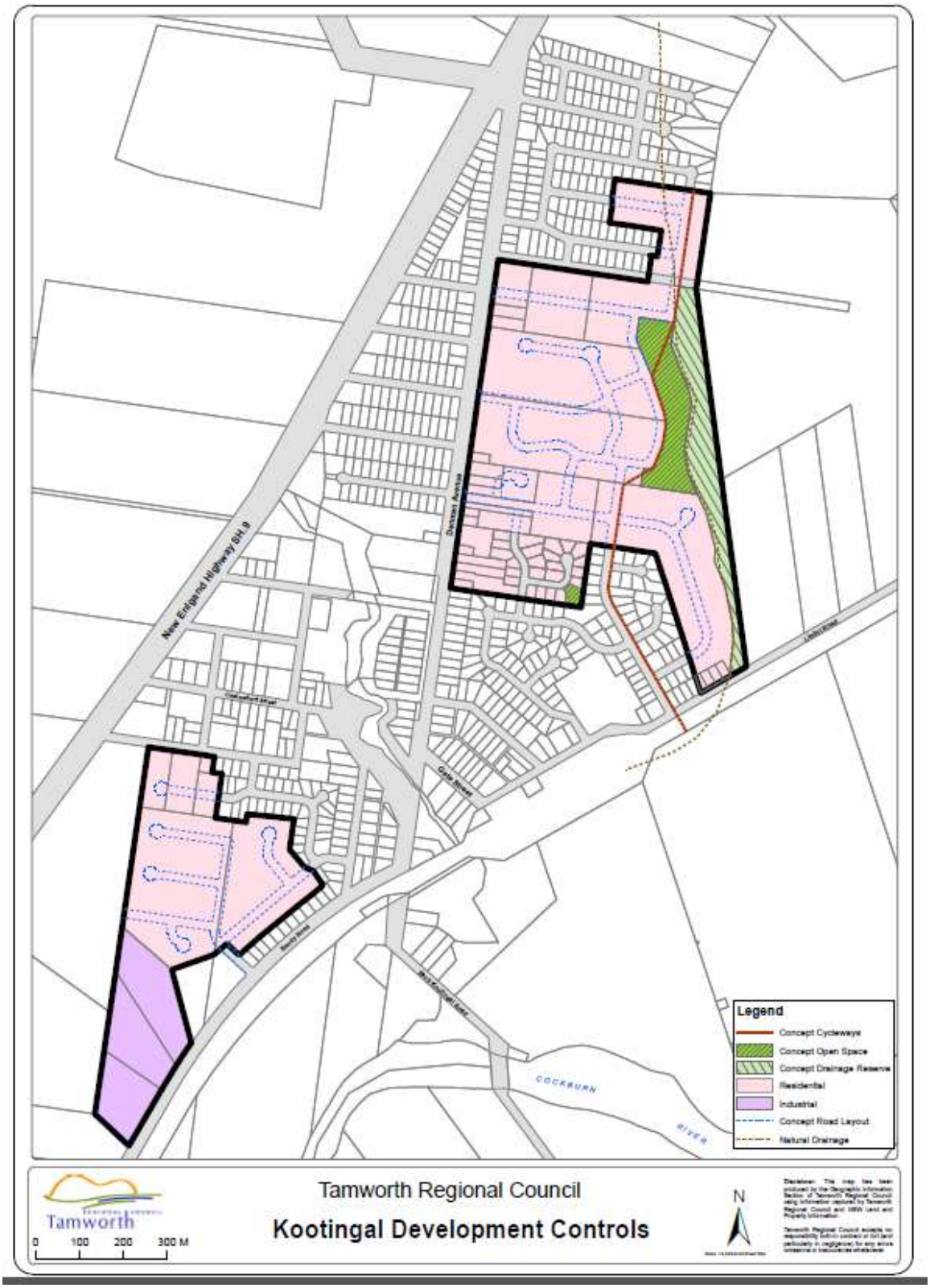


STEP 4: SITE SPECIFIC

Kootingal

These are the development controls relating to development in the town of Kootingal. Please note, **Step 2 – Type of Development** and **Step 3 – General Development Specifications requirements** may also apply to your development.

Open Space	• Any subdivision development will require public open space provision within the areas of Kootingal as identified in the Kootingal DCP Map (below) and the applicable Section 94 Contributions Plan.
Subdivision	• Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Kootingal DCP Map (below). • Subdivision plans need to provide infrastructure suitable for future upstream and/or downstream development.
Drainage	• Development proposals will be required to give consideration to the traffic impacts on the road network including the intersections with the New England Highway at Sandy Road and Denman Avenue.
Road Design and Network	• The road hierarchy shall be defined as per the Kootingal DCP Map (below). • Road connections, pedestrian footpaths and bicycle paths are to be provided in accordance with the DCP Map (below). • Subdivision plans need to provide for future connectivity.
Water Storage	• In addition to water storage capacity required by BASIX commitments, rainwater storage relative to the size of a property is encouraged to allow for the sustainability of lawns and gardens. • Rainwater tanks are to be located behind the street setback of the existing dwelling and suitably screened where visible from a public place or street. • Development properties within the confines of Bushfire Prone Land that do not have full mains pressure available are required to have at minimum 10,000 Litres water storage for fire fighting purposes.


New England Highway SH 9
Oxley Street
Cockburn River
Legend
Concept Cycleways
Concept Open Space
Concept Drainage Reserve
Residential
Industrial
Concept Road Layout
Natural Drainage
Tamworth
0 100 200 300 M
Tamworth Regional Council
Kootingal Development Controls
N

STEP 4: SITE SPECIFIC

Warwick Road Precinct

These are the development controls relating to development in the Warwick Road Precinct as identified on the DCP Maps. Please note, **Step 2 – Type of Development** and **Step 3 – General Development Specifications** requirements may also apply to your development.

Open Space	• Any subdivision development will require Open Space arrangements in accordance with the applicable Section 94 Contributions Plan.
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.

Road Design and Network	• Access to the area is to be provided in accordance with the Warwick Road Precinct DCP map (below).
	• Road connections, pedestrian footpaths and bicycle paths are to be generally provided in accordance with the Warwick Road Precinct DCP map and the applicable Section 94 Contributions Plan.
	• All future road reserves are to be a minimum of 20 metres.
	• Subdivision plans are to provide adequate space for future road upgrade works including:
	  ○ approximately 7 metre widening of sections of Warwick Road.
	  ○ intersection upgrades along Warwick Road.
	  ○ intersection upgrades along Bylong Road.

Salinity	• Saline soils can decrease the life span of some bricks and concrete structures and requires salinity management strategies. Salinity issues are known to the area and relevant details are to be provided with any development proposal, addressing the issue.
Landscaping	• Given that that there is known to be saline soils in the area, it is recommended that appropriate species is selected. • The Subdivision Certificate will not be issued until the landscaping has been undertaken in accordance with the approved plan.



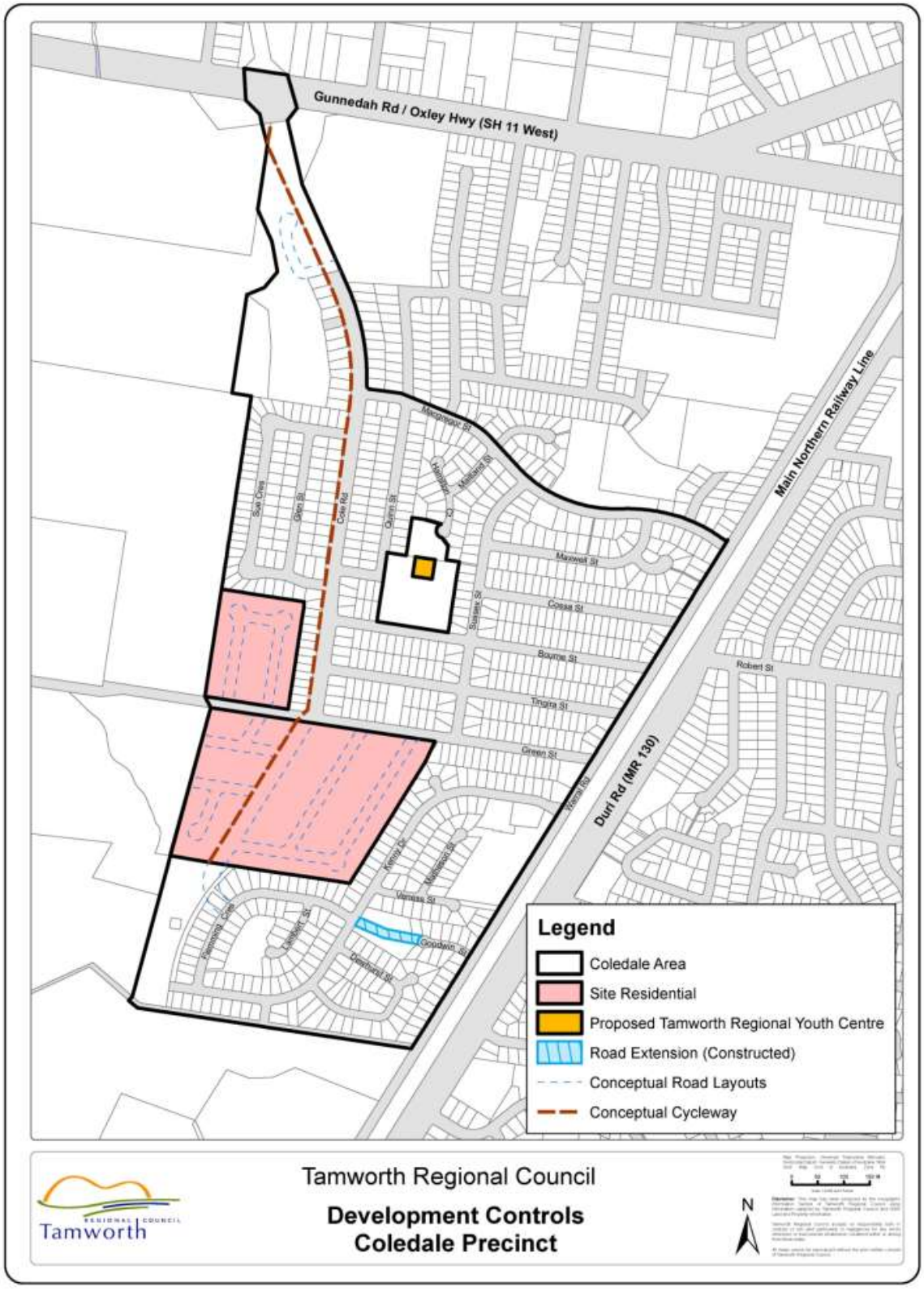
STEP 4: SITE SPECIFIC

Coledale Precinct

These are the development controls relating to development in the Coledale Precinct as identified on the DCP Maps. Please note, **Step 2 – Type of Development** and **Step 3 – General Development Specifications** requirements may also apply to your development.

Subdivision	• ~~—~~Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Coledale DCP Map (below).
~~Drainage~~	• ~~Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.~~ •
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.
Road Design and Network	• Access to the area is to be provided in accordance with the Coledale Precinct DCP map. • Development proposals will be required to give consideration to the traffic impacts on the road network including the intersections with the Gunnedah Road at Cole Road (extension). • Road connections, pedestrian footpaths and bicycle paths are to be generally provided in accordance with the Coledale Precinct DCP map and the applicable Section 94 Contributions Plan. • All future road reserves are to be a minimum of 20 metres. • Subdivision plans are to provide adequate space for future road upgrade works including: o development of sections and extensions to Cole Road. o intersection upgrades along Green Street. o ~~—~~intersection upgrades along Gunnedah Road.
~~Landscaping~~	• ~~The Subdivision Certificate will not be issued until the landscaping has been undertaken in accordance with the approved plan.~~
~~Aboriginal Heritage~~	• ~~An indigenous heritage item is located near Flemming Crescent in the south west of the locality. This will limit any development in this location and is to be kept clear of any works, road works or residential development.~~ • ~~Consultation with the Tamworth Local Aboriginal Land Council shall be undertaken to identify the precise location of this heritage item prior to any works commencing in the area.~~ o
Landscaping	• The Subdivision Certificate will not be issued until the landscaping has been undertaken in accordance with the approved plan.

Aboriginal Heritage	• An indigenous heritage items are located within or near the Coledale Precinct including near Flemming Crescent in the south west of the locality. This will limit any development in this location and is to be kept clear of any works, road works or residential development. • Consultation with the Tamworth Local Aboriginal Land Council shall be undertaken to identify the precise location of any Heritage items prior to any works commencing in the area.


Gunnedah Rd / Oxley Hwy (SH 11 West)
Main Northern Railway Line
Duri Rd (MR 130)
Maxwell St
Bourke St
Robert St
Tingira St
Green St
Legend
Coledale Area
Site Residential
Proposed Tamworth Regional Youth Centre
Road Extension (Constructed)
Conceptual Road Layouts
Conceptual Cycleway
Tamworth Regional Council
Development Controls
Coledale Precinct
N
Tamworth

STEP 4: SITE SPECIFIC

Tamworth Business Park

These are development controls relating to development in the Tamworth Business Park as identified on the DCP Maps. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

Industrial Development Controls Chapter

- Development within the Tamworth Business Park is required to comply with the Industrial Development Controls Chapter, except as otherwise nominated below.

~~**Building Setbacks**~~

~~• The following front building setbacks must be maintained~~

~~Location~~	~~Distance~~
~~New Winton Road~~	~~15m~~
~~Country Road~~	~~5m~~
~~All other roads~~	~~5m~~

Building Setbacks

- The following front building setbacks must be maintained

Location	Distance
New Winton Road	15m
Country Road	5m
All other roads	5m

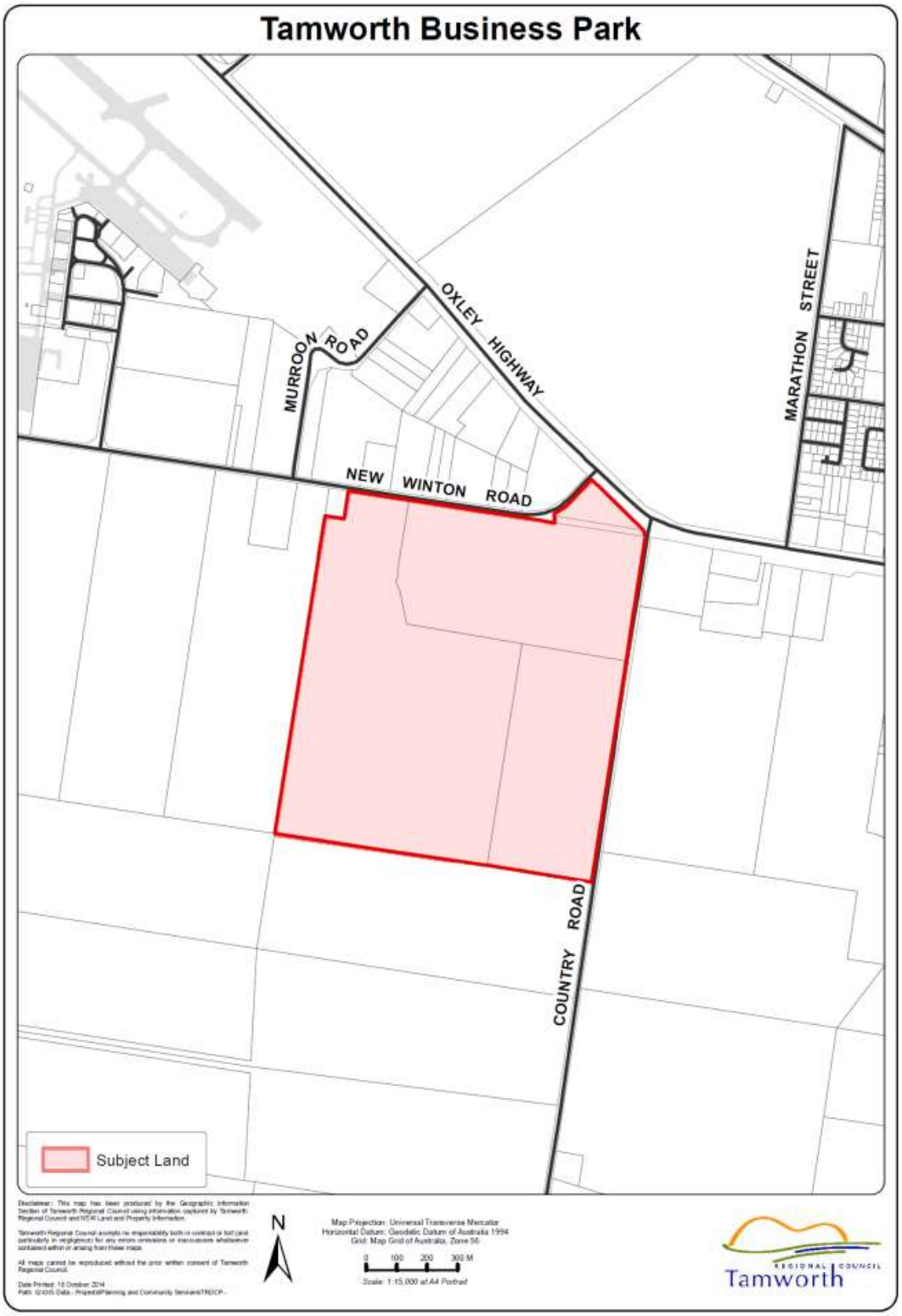
Design

- The setback to New Winton Road includes a landscaping buffer of 7.5m.
- ~~No concession for secondary frontage.~~
- ~~~~
- Detail and architectural interest should be incorporated at visually prominent building locations such as at the end of a street or where visible from a public road or place.
- Buildings should include low scale elements such as display areas, offices and staff amenities at the front of premises.
- Low scale building elements must be constructed in brick, painted finished concrete or light weight architectural cladding and include large windows.
- Corner buildings must address both street frontages.
- A full schedule of colours and materials must accompany the development application.
- Roofing and wall materials must be non-reflective.
- Services such as air conditioners are to be concealed in the façade of the building or screened with landscape or built elements.
- The design of buildings shall give consideration to the privacy of adjoining and/or adjacent residences.
- External storage areas visible from a public road are to be screened.
- Blank walls and loading docks that cause significant visual impact when viewed from a residence or public road must be screened with shrubs, trees or decorative fencing.
- The maturity of the landscaping buffer at the time of the development application for a building/s will be taken into consideration in determining appropriate façade treatments.

Landscaping	• A landscaping plan that details the species selected, maturity at planting, location and ultimate height shall be submitted with the development application. • On lots fronting New Winton Road earth mounding should be incorporated into the buffer landscaping as a method of reducing noise and lighting impacts. • For lots located on other roads within the subdivision, the front 5m of the setback must be landscaped in conjunction with any development. • Council may require landscaping of other areas to supplement the existing buffer and proposed building landscaping to assist in improving the visual appearance of the development. • A condition may be imposed on any development consent that a cash bond or bank guarantee to the value of $2500 shall be lodged to ensure that site landscaping is maintained for a period of two years from issue of an Occupation Certificate where water conservation measures do not prevent the establishment of landscaping. • Landscaping or shade structures shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Landscaping shall comprise only low maintenance, drought and frost tolerant species.
Traffic and Access	• Lots with frontage to Country Road may have individual vehicle accesses where Council is satisfied that Country Road is of a sufficient width to accommodate turning traffic without compromising the future heavy vehicle bypass. • Lots with frontage to New Winton Road are restricted to a single access/egress to be shared by two adjoining lots to minimise the impact on adjacent residences. • The location of a vehicle access shall have regard to minimising headlight glare for the residents of New Winton Road. • The number of access points from the other lots to any one street frontage is limited to 1 ingress and 1 egress.
Parking, Traffic and Access ~~**Parking**~~	• Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls* ~~Refer to Industrial Development Controls Chapter for other traffic and access requirements.~~ ~~• Refer to Appendix A for parking rates.~~
Noise	• Windows, doors and other wall openings shall be arranged to minimise noise impacts on residents where the development is located adjoining or adjacent to an existing residence. • External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance to surrounding residences. ~~•~~ Details, including the proposed location of external plant shall be submitted with the development application.
~~**Airport**~~	~~• A condition will be imposed of any development consent to require that notification be provided to the Airport Manager a minimum of 21 days before the operation of a crane for building work.~~ ~~• The Tamworth Regional Local Environmental Plan 2010 contains controls relating to the construction of buildings within the vicinity of the Tamworth Airport which may impact on the height and construction standards.~~
~~**Bio Security**~~	~~• The allotments located on Country Road are prohibited from:~~ ~~○ keeping, storing, breeding or processing poultry or avian species;~~ ~~○ the manufacturing of vaccine used in the treatment of animals;~~ ~~○ the establishment of a laboratory which produces, or has the potential to produce pathogens dangerous to poultry or food~~ ~~○ production; and~~ ~~○ the storing, manufacture or use of offal or offal by-products, except where such products are frozen or in transit.~~

	~~• Council may refer any development application in the Tamworth Business Park to the owner of the Country Road chicken hatchery if it is considered that there may be a bio security risk to production. Where, the owner cannot demonstrate that there is no potential hazard, Council may refuse the application on those grounds.~~

Airport	• A condition will be imposed of any development consent to require that notification be provided to the Airport Manager a minimum of 21 days before the operation of a crane for building work. • The Tamworth Regional Local Environmental Plan 2010 contains controls relating to the construction of buildings within the vicinity of the Tamworth Airport which may impact on the height and construction standards.
Bio Security	• The allotments located on Country Road are prohibited from: o keeping, storing, breeding or processing poultry or avian species; o the manufacturing of vaccine used in the treatment of animals; o the establishment of a laboratory which produces, or has the potential to produce pathogens dangerous to poultry or food o production; and o the storing, manufacture or use of offal or offal by-products, except where such products are frozen or in transit. • Council may refer any development application in the Tamworth Business Park to the owner of the Country Road chicken hatchery if it is considered that there may be a bio security risk to production. Where, the owner cannot demonstrate that there is no potential hazard, Council may refuse the application on those grounds.


Tamworth Business Park
OXLEY HIGHWAY
MURROON ROAD
MARATHON STREET
NEW WINTON ROAD
COUNTRY ROAD
Subject Land
N
Map Projection: Universal Transverse Mercator
Horizontal Datum: Geodetic Datum of Australia 1994
Grid: Map Grid of Australia, Zone 56
0 100 200 300 M
Scale: 1:15,000 at A4 Portrait
Tamworth
REGIONAL COUNCIL

Tamworth Regional Council Development Control Plan 2010

STEP 5: SITE SPECIFIC

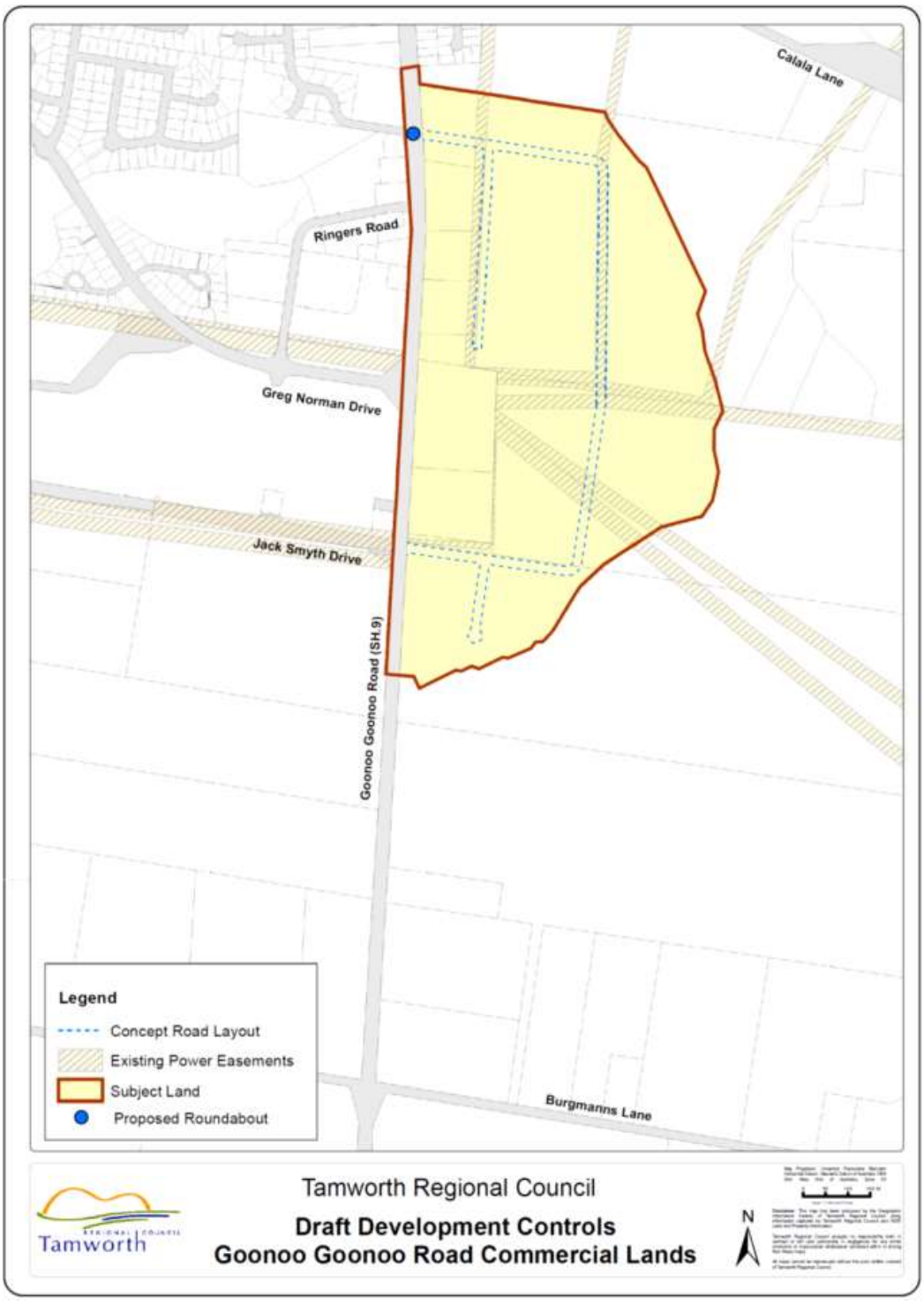
Goonoo Goonoo Road Commercial Lands Precinct

These are the development controls relating to development in the Goonoo Goonoo Road Commercial Lands Precinct as identified on the DCP Maps. Please note, Step 2 – Type of Development and Step 3 – General Development Specifications requirements may also apply to your development.

Development Controls Chapters	• Development within the Goonoo Goonoo Road Commercial Lands Precinct is required to comply with the Industrial Development Controls Chapter and/or the Commercial/Retail Development Controls Chapter, except as otherwise nominated.
Subdivision	• Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Goonoo Goonoo Road Commercial Lands DCP Map.
Drainage	• Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality. • Consideration should be given for the provision of a downstream easement to Goonoo Goonoo Creek.

Road Design and Network	• Access to the area is to be provided in accordance with the Goonoo Goonoo Road Commercial Lands DCP map.
	• Access to the Commercial Lands Precinct is limited to two locations along Goonoo Goonoo Road:
	  ○ at Jack Smyth Drive; and
	  ○ at Craigends Lane.
	• Direct access to Goonoo Goonoo Road is not permitted from the development of future allotments.
	• Development proposals will be required to give consideration to the traffic impacts on the road network.
	• Road connections, shared use pedestrian paths are to be generally provided in accordance with the Goonoo Goonoo Road Commercial Lands DCP map and the applicable Section 94 Contributions Plan.

Landscaping	• A landscaping plan that details the species selected, maturity at planting, location and ultimate height shall be submitted with the development application.


Calala Lane
Ringers Road
Greg Norman Drive
Jack Smyth Drive
Goonoo Goonoo Road (SH 9)
Burgmanns Lane
Legend
Concept Road Layout
Existing Power Easements
Subject Land
Proposed Roundabout
Tamworth Regional Council
Draft Development Controls
Goonoo Goonoo Road Commercial Lands
N
Tamworth

STEP 4: SITE SPECIFIC

Westpac Rescue Helicopter Flight Path

These are development controls relating to development in the Westpac Rescue Helicopter Flight Path as identified on the DCP Maps. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

Protection of Flight Path	• The approach and departure paths to the helicopter landing site must be protected from obstructions. • The protection area of each flight path shown on the plan below measures 3.5km x 150m. • An obstacle free gradient of 2.5^{o} must be maintained on both the approach and departure path. • Council may refer any development application located in the flight path to the Westpac Rescue Helicopter or their nominated representative where it is considered that the flight paths may be compromised.

Flight Paths to a Distance of 3.5km from Helicopter Landing Site at Tamworth Rural Referral Hospital



STEP 4: SITE SPECIFIC

Arcadia Estate

These are development controls relating to development in the Arcadia Estate. Please note, Step 3- General Development Specifications requirements may also apply to your development.

Desired Future Character Statement

The Desired Future Character Statements below set the Council's vision for the Arcadia Estate. Development applications must, in addition to being consistent with the Development Control Plan (DCP), support the following:

- ***Provide a mixture of housing typology and lot sizes which promote greater housing choice and a diverse community.***
- ***High quality urban design principles are a prerequisite for the successful establishment of the Arcadia Estate. These principles relate to street amentity, design standards for buildings and linkages between the built form and high quality recreational open space.***
- ***The Burkes Gully corridor is the "green spine" for the Arcadia Estate and must incorporate the principles of a living stream which enhance the natural feature and contribute to the urban landscape and opportunity for passive recreation.***

Other Development Controls Chapter	• Any development is required to comply with the applicable Development Control's Chapter, except as otherwise nominated below.
Subdivision	• Subdivision proposals must be generally consistent with the prevailing subdivision pattern as shown in Figures 1 and 2. • Where residential development adjoins land zoned RE1 Public Recreation or a drainage/natural corridor (Burkes Gully Corridor), lots are to be designed to enable a future dwelling to front the open space or Burkes Gully Corridor. • For optimal orientation of future residential dwellings, any subdivision must be generally consistent with Figures 1 and 2. • Where smaller lots are proposed they are encouraged be located close to the neighbourhood centre, public transport or adjacent to high amenity areas such as the Burkes Gully corridor or parks. • An alternative lot orientation may be considered where other amenities such as views and outlook over open space are available, and the design demonstrates appropriate solar access and overshadowing outcomes on adjoining lots. • All corner lots should be an adequate size to cater for a dual occupancy development.



Figure 1: Arcadia Structure Plan



Figure 2: Lot Orientation

Density	• All applications for residential subdivision and the construction of residential buildings are to demonstrate that the development meets or contributes to the net minimum residential density of 10 dwellings / hectare. ** Dwelling density – means the ratio of the number of dwellings to the area of the land to be occupied by the development, including internal streets and half the width of any roads adjoining the development that provide vehicular access to the development but excluding land use for public open space and non-residential purposes as shown in Figure 3*



Figure 3: Example of calculating net residential density

- A variety of lot sizes and housing types are encouraged to be developed throughout the area to cater for the growing needs of the community. An example housing types and lot typology is provided in Figure 4.

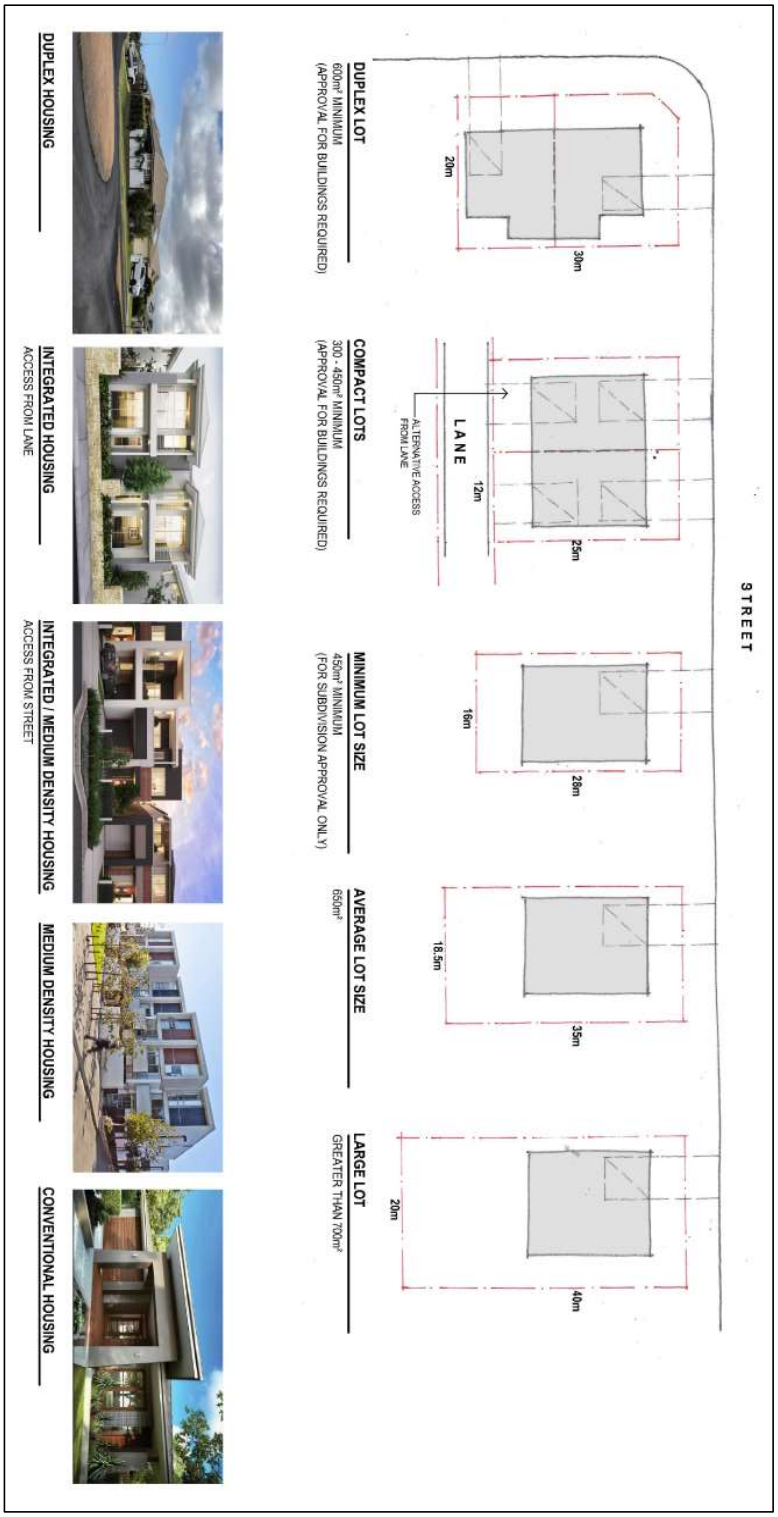


Figure 4: Housing types and lot typology

Compact Lots

This section of the DCP applies where development for medium density is proposed in areas identified in the structure plan as "compact lots" and has an area less than the minimum lot size shown on the lot size map of Tamworth Regional Council Local Environmental Plan 2010.

Medium density developments in these areas will be considered against the controls below and not the dual occupancy or multi dwelling controls contained in other parts of the DCP.

<table>
<tr><th></th><th>Controls</th></tr>
<tr><td>Setbacks</td><td>
• The following minimum setbacks apply;
<table>
<tr><th></th><th>Building facade fronting road</th><th>Building facade fronting open space or Burkes Gully (rear laneway vehicle access)</th></tr>
<tr><td>Front Setback</td><td>4.5m</td><td>3.5m</td></tr>
<tr><td>Articulation Zone</td><td>3.0m</td><td>2.0m</td></tr>
<tr><td>Setback to Garage</td><td>5.5m and 1m behind building line</td><td>0.5m</td></tr>
<tr><td>Rear Setback</td><td>6m</td><td>6m</td></tr>
<tr><td>Side Setback (detached)</td><td>BCA</td><td>BCA</td></tr>
<tr><td>Secondary Street frontage</td><td>2m</td><td>2m</td></tr>
</table>
Examples of the setback controls are shown in Figure 5.
</td></tr>
<tr><td>Articulation Zone</td><td>
• This zone allows building elements to project 1.5m forward of the front building line, and may include entry features and porticos, balconies, decks, verandahs, shading devices, pergolas and bay windows. A carport is not considered part of the articulation zone.
• Up to 25 per cent of the articulation zone, when viewed from above, may include building elements. An awning or other feature
</td></tr>
</table>

	over a window and a sun shading feature are not included in the maximum area of a building element in the articulation zone.
Private Open Space	• Must have a minimum area of 24m^2 and have a minimum dimension of 4m. • Must be accessible from the main internal living area. • The principle open space area must not include utilities or storage areas but can include hard landscaped areas and outdoor living areas.
Solar Access	• At least 50% of the principle private open space must receive 3 hours or more of sunlight between 9am – 3pm on June 21. • Any two storey development must be accompanied by shadow diagrams which clearly identify adjacent dwellings and their principle private open space. At least 50% of the principle private open space must receive 3 hours or more of sunlight between 9am – 3pm on June 21 (winter solstice).
Privacy	• Upper level openings on side facades which are less than 3m from a neighbouring dwelling must be; o At least 1.5m above the floor level; OR o Screened; OR o Fixed with translucent glazing. • Habitable rooms overlooking the principle private open space of a neighbouring dwelling are to have sill heights at least 1.5m above the floor level. • A habitable room should address the public domain to provide passive surveillance.
Landscaping	• A minimum of 15% of the site must include soft landscaping (300m2-450m2 lots). • The landscaped area should be at least 1.5m wide. • Landscaped open space can be considered as part of the private open space calculations. • Landscaping is encouraged to define the entrances of individual dwellings. At least 25% of the area forward of the building line must contain landscaped area. • Each lot must include at least 1 small tree (5m-8m at maturity) and 1 large deciduous tree (8m-15m at maturity). • Councils Urban Street Tree Management Plan is a guide for suitable tree species selection.
Site Coverage	• A maximum site coverage of 60% is permitted.

<table>
<tr><td></td><td></td><td>

- Site coverage includes impermeable areas such as driveways and footpaths but excludes any unenclosed balconies, decks, pergolas and the like.

</td></tr>
<tr><td></td><td>Parking & Garages</td><td>

- Parking arrangements for each dwelling are as follows;

<table>
<tr><th>Number of b/r in each dwelling</th><th>Minimum Parking aces per dwelling</th></tr>
<tr><td>1</td><td>1 (enclosed)</td></tr>
<tr><td>2</td><td>1 (enclosed)</td></tr>
<tr><td>3</td><td>2 (1 enclosed)</td></tr>
</table>

- Parking of one vehicle behind another in a stack arrangement is acceptable.
- The garage must be setback 1m behind the building line and 5.5m from the front boundary.
- Only a single garage is permitted on compact lots where access is provided from the primary street frontage and the lot width is less than 12m.
- Double garages are permitted on compact lots where access is provided from a rear laneway or from the front if the lot width is greater than 12m.
- Garages located on corner lots should be accessed from secondary street

</td></tr>
<tr><td></td><td>Fences</td><td>

- Front fencing (all fences forward of the building line) is to be a maximum of 1.2m in height and an open style design
- Fencing which directly adjoins public open space or Burkes Gully Corridor must be a maximum of 1.2m in height and predominately open to ensure passive surveillance.

</td></tr>
<tr><td></td><td>Water Sensitive Essentials</td><td>

- Developments must comply with the Water Sensitive Essentials nominated in both the General Housing & Ancillary Structures Development Controls Chapter.

</td></tr>
<tr><td></td><td>S7.11 Contributio ns</td><td>

- Medium density developments located in the compact lot areas and corner lots may apply for the wavering of section 7.11 Contributions.

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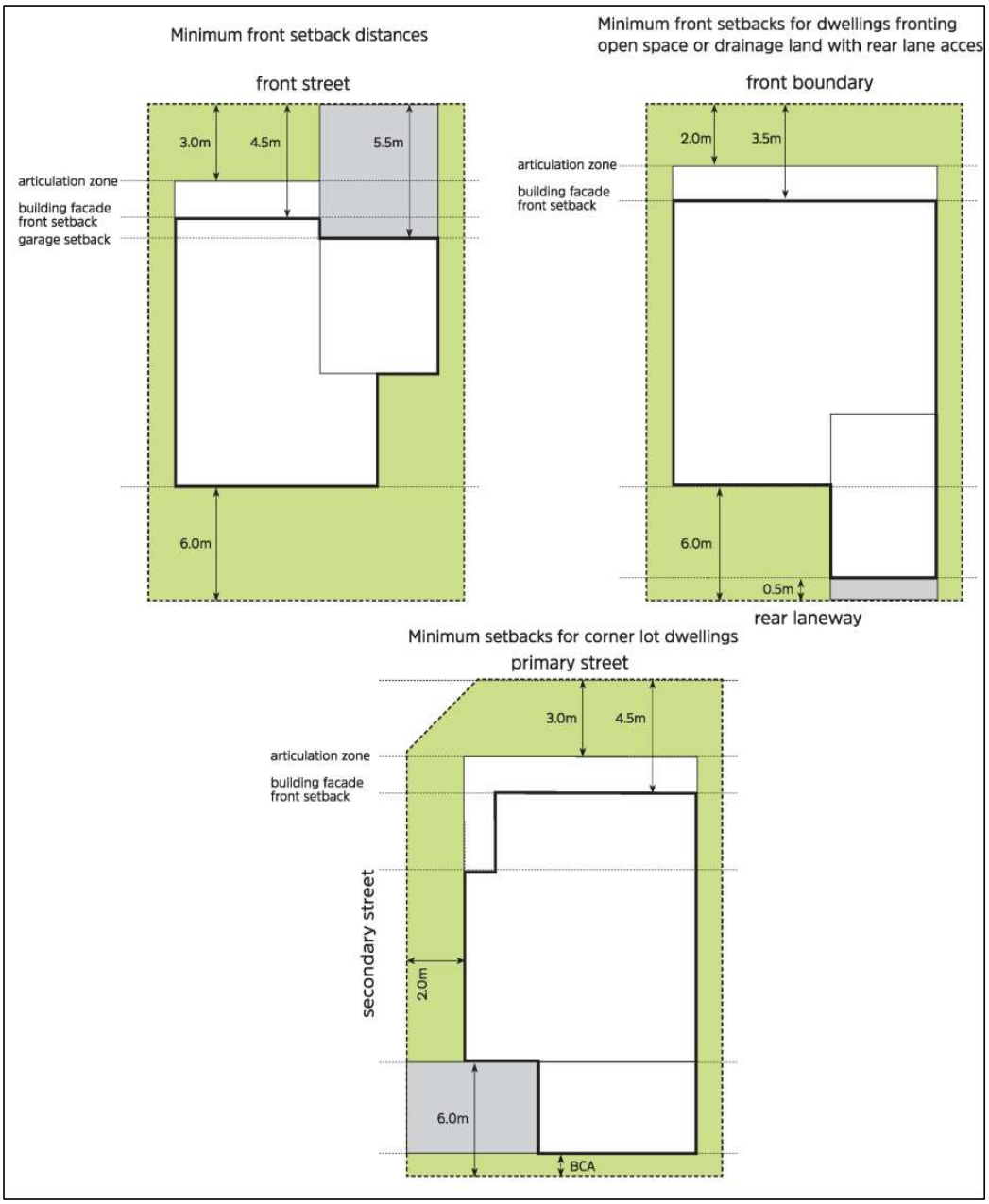


Figure 5 – Compact Lots

Dual Occupancy and Multi Dwelling Development	• Any dual occupancy or multi dwelling development outside of the nominated compact lot will be required to comply with the applicable Development Control's Chapter, must comply
Corner Lots	• All corner lots are to be designed for a dual occupancy development. • All dual occupancy development on corner lots are to suitably address and provide access from separate street frontages.
Traffic, Access & Road Network	• The road layout and hierarchy of the street network must be generally consistent with Figures 6-13. • Figure 6 identifies key intersections with the treatments for the identified intersections to be determined in consultation with Council staff to ensure a functional road network. • Figure 6 identifies local roads which are to be 11m wide. This is based on anticipated traffic volumes, proximity to open space and neighbourhood centre. Council will only vary this where it can be demonstrated a reduced pavement width (9m wide) will not have an adverse impact on the traffic network. All other local roads can either be 11m or 9m wide. • No Local Roads are to be longer than 250 metres without an intersection and/or traffic calming treatment. • Traffic calming measures are to be implemented in suitable locations to reduce vehicle speeds. Traffic calming measures include passive measures such as narrowing, minimising widths of road pavements, designation of slow speed streets and use of rumble strips at pedestrian crossing points and intersections. • Where two Local Road Type B (9m Carriageway) intersect each other, it must be identified how on-street parking will be managed to ensure that service vehicles can operate unimpeded. • The principle of water sensitive urban design are to be considered in the road network for any new streets. • The intersection treatments for the identified key intersections shall be designed in consultation with Council staff to ensure a functional road network. • Direct individual lot access onto Werris Creek Road/Duri Road and Burgmanns Lane is not permitted. • Persons creating allotments adjoining Burgmanns Lane are required to create restrictions on the use of land under Section 88B of the Conveyancing Act 1919 to legally deny direct vehicular access onto Burgmanns Lane.

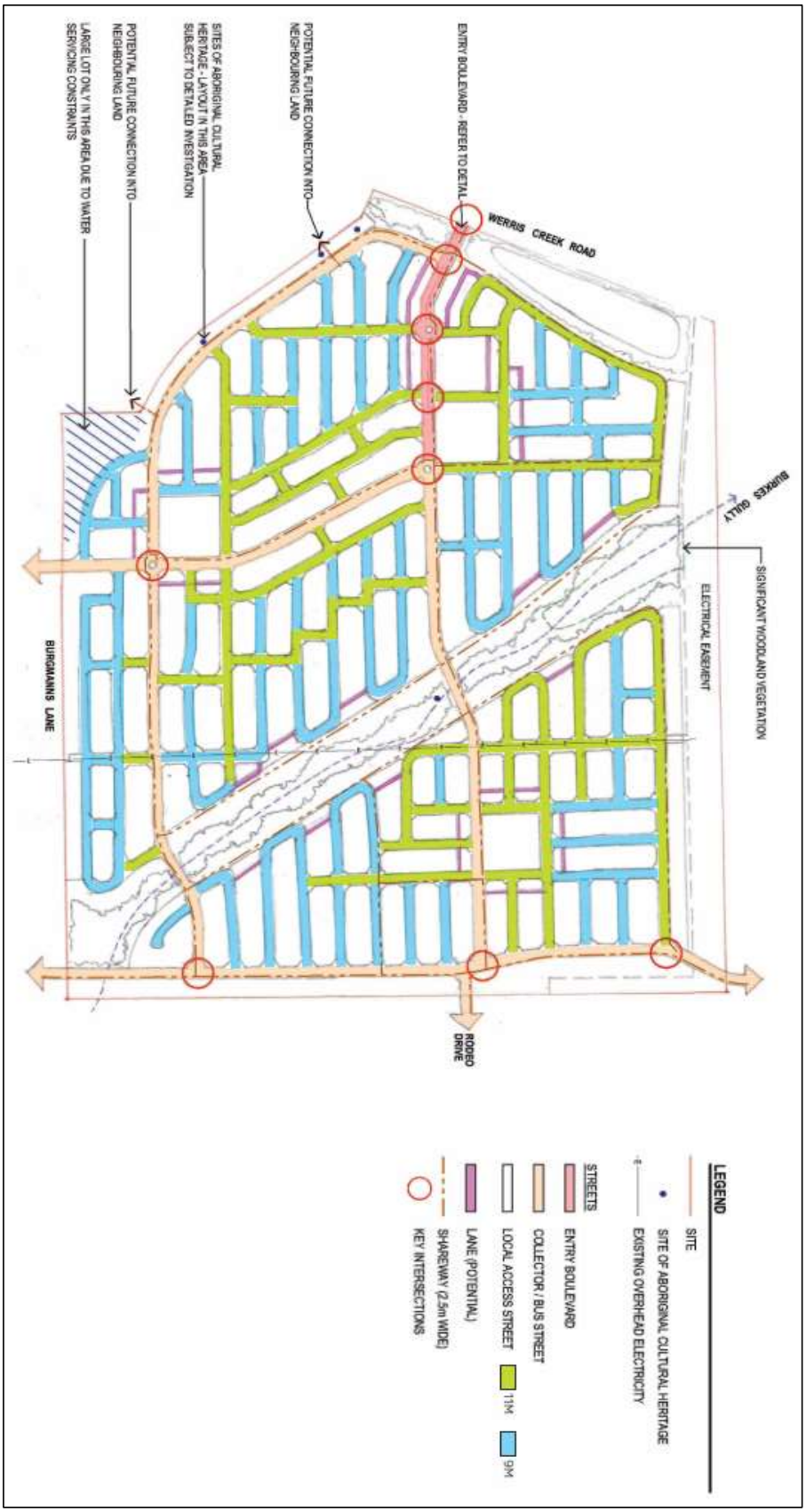


Figure 6 – Road network

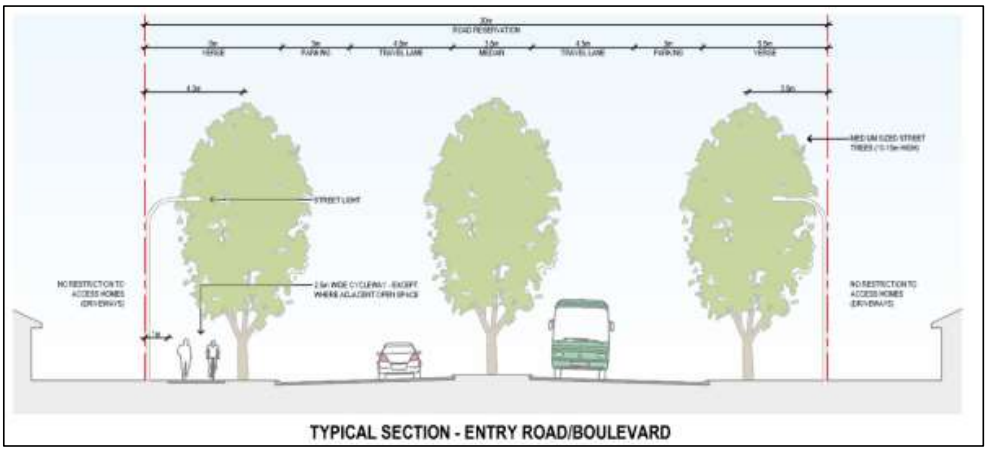


Figure 7 – Typical Section – Entry road/boulevard

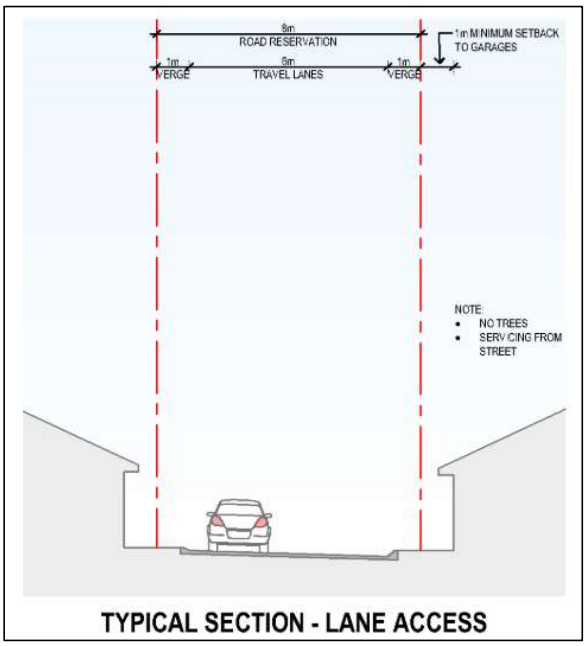


Figure 8 – Typical Section – Lane Access

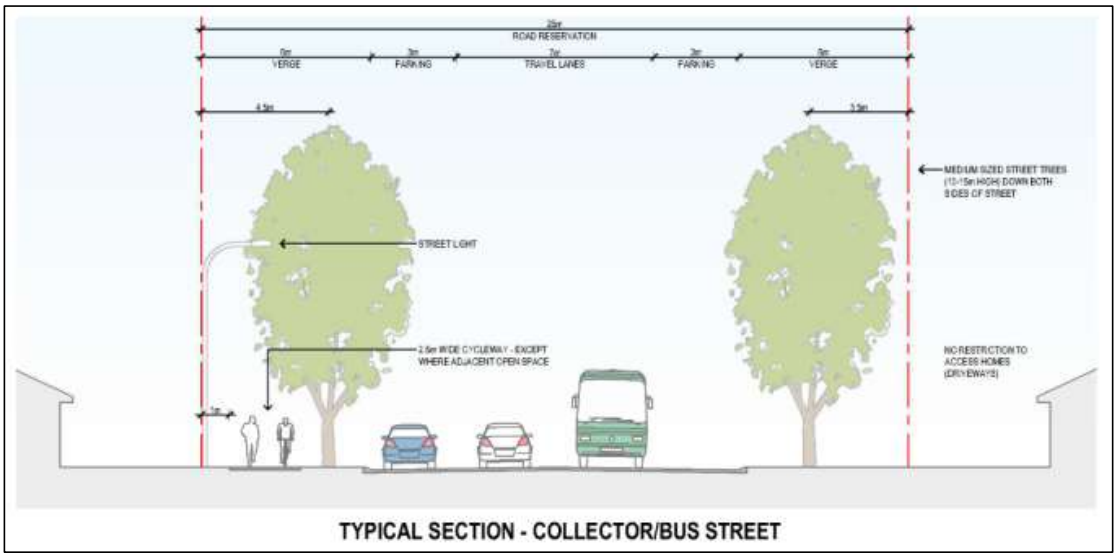


Figure 9 – Typical Section – Collector/Bus Street

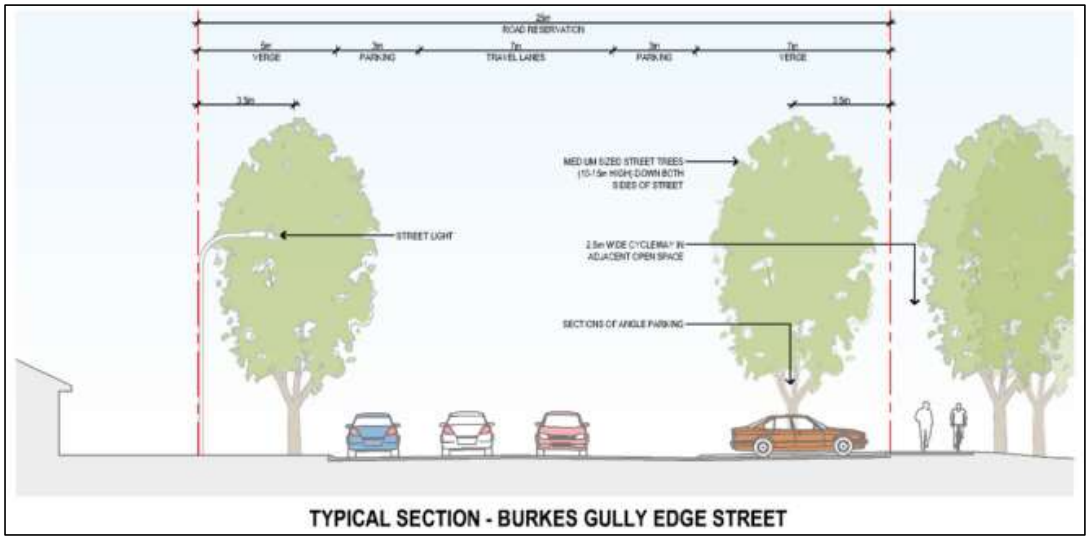


Figure 10 – Typical Section – Burkes Gully Edge Street

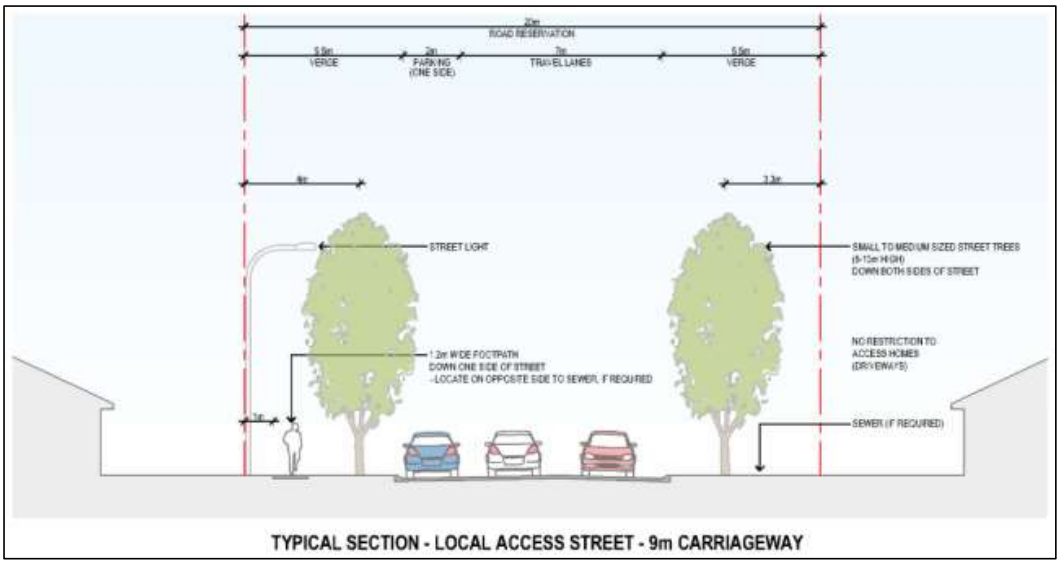


Figure 11: Typical Street Sections – Local Access Street (9m carriageway)

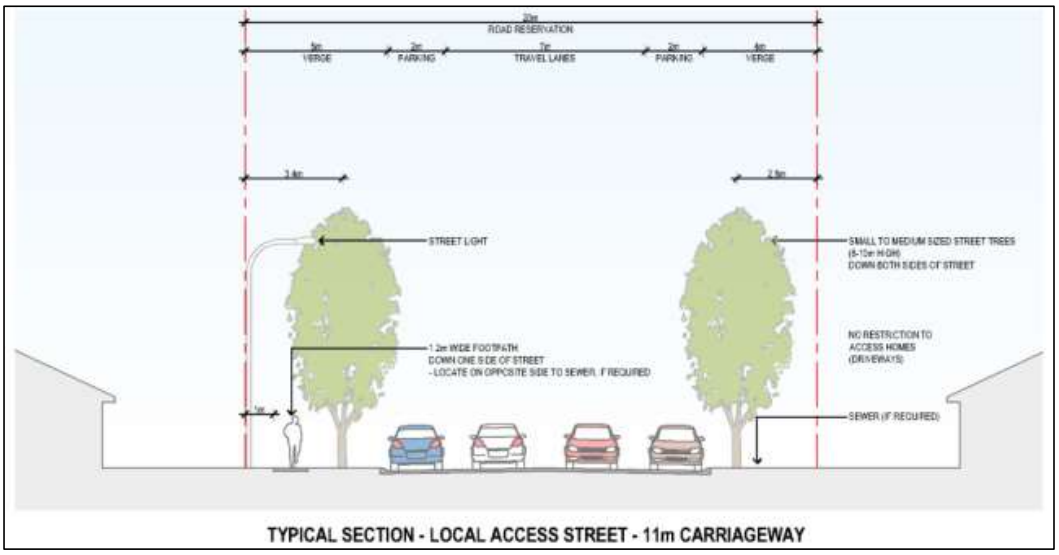


Figure 12: Typical Street Sections – Local Access Street (11m carriageway)

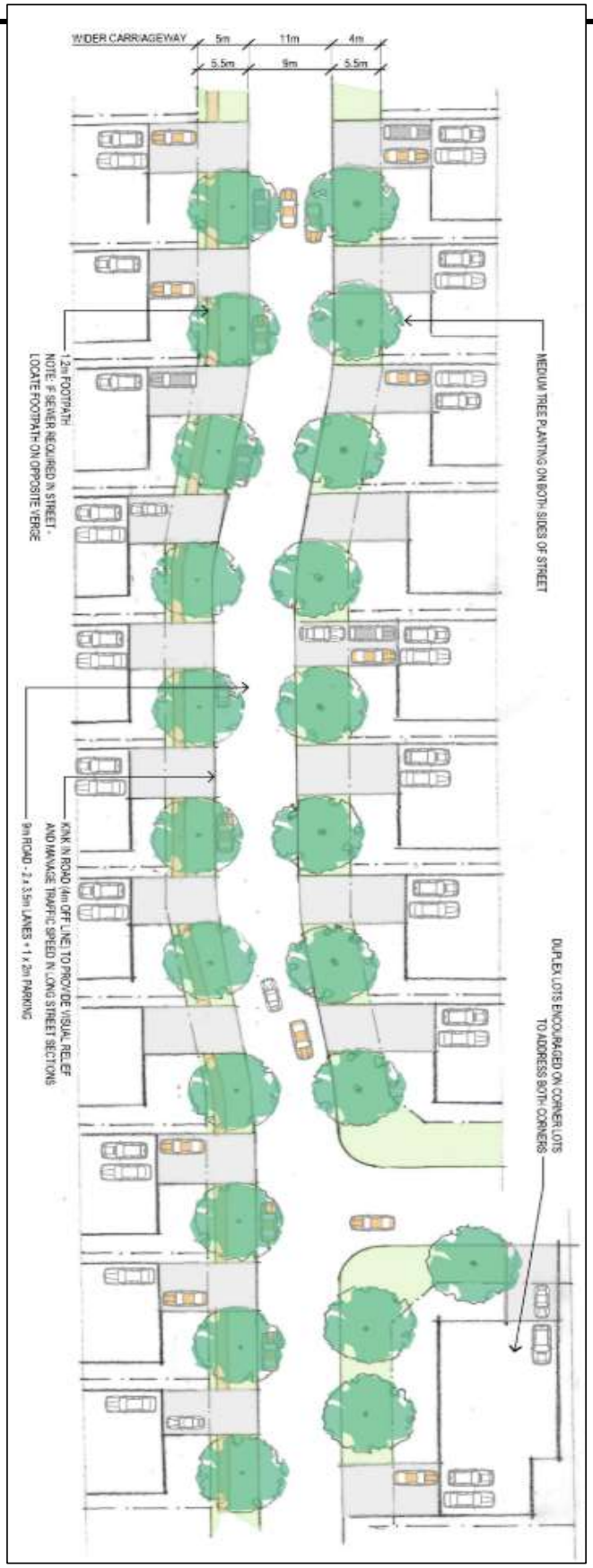


Figure 13: Local Street – Typical Plan and Section

STEP 4: Site Specific (Arcadia Estate)

Page **129** of **189**

Laneways	• All lots adjoining a laneway are to exclusively use the laneway for vehicular/garage access. • Persons creating allotments adjoining a laneway are required to create a restriction on the use of land under Section 88B of the Conveyancing Act 1919 to legally deny direct vehicular access onto any other road. • All lot boundaries adjoining the laneway are to be defined by fencing or built form. The garage setback to the laneway is minimal (0.5 m) to allow overhanging eaves to remain in the lot without creating spaces where people park illegally in front of garages and/or on the laneway.
Pedestrian & Cycleways	• Cycleways, shareways and other pedestrian facilities are to be generally consistent with Figure 14.

Public Open Space	• Any subdivision development will require Public Open Space provisions in accordance with Figure 8 and the Arcadia Section 7.11 Contributions Plan.
	• Parks are to be generally located in accordance with Figure 14 and should include:
	  o 2 parks to be located in western section each with an area of 2.5ha; and
	  o 1 park to be located in eastern section with an area of 3ha
	• Any subdivision development will require Public Open Space provisions in accordance with the Arcadia Section 7.11 Contributions Plan.
	• Areas surrounding the public open space and Burkes Gully corridor are encouraged to include provisions which would contribute to the amenity, such as a café or the like.
	• Stormwater detention and retention basins will be considered in areas designated as Public Open Space where the active and passive use of the space will not be diminished. Storage of excess water from events up to and including the critical 10% AEP shall be contained in underground structures, with excess storage from more infrequent events being allowed “above ground” via bubble-up structures or alternative approved mechanisms.



Figure 14 – Public Open Space

Landscaping & Street Trees	• A Landscape Plan must be submitted as part of lodgement of a development application for subdivision or medium density development. • A Landscape Plan must detail the species selected, maturity at planting, location and ultimate height. • Street trees are required for all streets and each lot as shown in Figure 7. Council's Urban Street Tree Management Plan is a guide for suitable tree species selection. • Development applications for future dwellings located around the perimeter of Arcadia Estate are to include landscaping treatments to assist in providing buffers to adjoining land uses.
Burkes Gully	• The Burkes Gully corridor must be generally consistent with Figures 15 and 16. • The Burkes Gully corridor must have a minimum width of 100m for its entirety. This is measured 50m either side of the Burkes Gully ephemeral drainage line. • The 100m minimum width does not take into consideration the placement of the offline basins wholly within the 100m wide corridor. It will be likely in some location's basins will be partially located outside of the corridor which will assist in providing greater amenity by reducing a "gun barrel "effect. • Basins along the Burkes Gully corridor shall be designed to maximise usable passive recreational area and to maintain continuity of pedestrian access. • Stormwater basins adjacent to Burkes Gully must be designed as offline structures. • All roads are to be located outside of the Burkes Gully corridor. • The use of Burkes Gully as passive recreation is encouraged and details of footpaths, cycleways, seating, and other facilities are to be shown on the submitted plans • Existing trees must be retained within Burkes Gully corridor. Council will only consider the removal of a tree under exceptional circumstances where it can be demonstrated that all other options have been exhausted.



Figure 15: Burkes Gully corridor and section

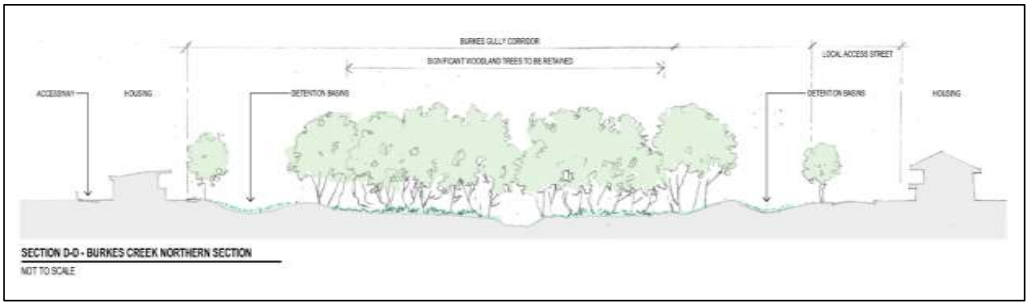


Figure 16: Burkes Gully corridor - northern sect

Drainage	• Basins and spillways are to be designed to minimise risk to downstream properties in the event of overtopping or failure. • The upstream batters on the basins are to be designed acknowledging safety and passive recreation consideration, especially with respect to batter slopes. Steep sided basins should be avoided wherever possible.
Water	• All lots must be serviced by reticulated water in accordance with the Development Servicing Plan. • The south-west corner (hatched blue in Figure 1) cannot be supplied with mains water above the 425m contour. The design of these lots will need to ensure a portion of the future lots are below the 425m contour to suitably site a water meter. The remainder of the lot would be serviced via private pump system.
Sewer	• All lots must be serviced by gravity connection to reticulated sewer in accordance with the Development Servicing Plan. • A sewer pump station and low-pressure sewer systems would not be supported by Council for the provision of sewer services for the Arcadia Estate. • The south-west corner (hatched red in the Structure Plan) has sewer servicing constraints. If gravity sewer cannot be provided to this area, on-site sewer systems will be permitted only on lots greater than 4000m^2. Building Envelopes must be registered on the title of any lot greater than 4000m^2 to restrict the placement of a dwelling in order to not restrict the future subdivision of the lot if gravity sewer is available in the future.
Significant Woodland Vegetation	• Removal of vegetation within the Burkes Gully corridor identified as Significant Woodland Vegetation will only be considered if supported by a report prepared by a suitably qualified ecologist and arborist. • Any activities that may impact on the integrity of the habitat vegetation including under-storey clearing must be avoided.
Soil/Ground Water Vulnerability	• Some areas within the precinct may be affected by the presence of groundwater vulnerability and potential soil salinity which can result in the corrosion of concrete, as well as the deterioration of metal, masonry and bituminous structures/products. • Further analysis may be required from a suitably qualified person indicating that consideration has been given to the possible of groundwater vulnerability in the structural design and construction of future development within the area.
Aboriginal Cultural Heritage Significance	• Indigenous heritage items, including culturally modified trees (scarred), have been identified as being located within the Arcadia Estate. This may limit development within these locations which are to be kept clear of any works, road works or residential development. Appropriate respectful management of the sites will be required. • Consultation with the Tamworth Aboriginal Lands Council shall be undertaken prior to any works commencing within the area.
Acoustic Control	• An acoustic report from a suitably qualified acoustic engineer must be submitted with a development application for any subdivision of lots along Burgmanns Lane. The report must take into consideration Burgmanns Lane forming part of the future Western Freight Link (Figure 17). • Development of lots adjoining Burgmanns Lane should comply with *AS3671 Acoustics – Road traffic noise intrusions – Building siting and construction.*

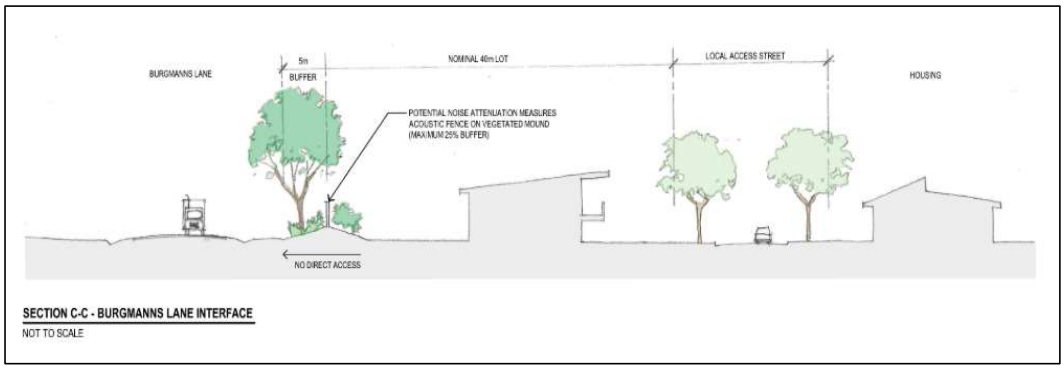


Figure 17: Burgmanns Lane Interface

Fencing	• Front fencing (all fences forward of the building line) is to be a maximum of 1.2m in height and an open style design • Secondary frontage fencing is to be a maximum of 1.5m in height and the portion above 1.2m in height is to be an open style design • Side fencing aligned with the front fencing must provide a raked transition to the front fencing. • Side and rear boundary fencing may be 1.8m in height. • Fencing which directly adjoins public open space or Burkes Gully Corridor must be a maximum of 1.2m in height and predominately open to ensure passive surveillance. • Notwithstanding the above provisions, pressed metal (colorbond) fencing is permitted along the laneways and behind the front building line.
Environment	• Existing trees are to be incorporated within the lots. Dwelling configurations and ground level should ensure existing tree health and longevity. • The principle of water sensitive urban design are to be considered as part of any development.
Neighbourhood Centre	• The neighbourhood centre corridor must be generally consistent with Figure 18. • Development Applications that include the first stage of development in the neighbourhood centre must be accompanied by a Streetscape Strategy which should address, but not limited to, elements such as o Interface with public roads and open space; o Pedestrian pavement details; o Landscape planting; o Public artwork; o Seating; o Lighting and signage; o Bus shelter; and o Bike racks. o Water sensitive urban design principles • All commercial buildings are to address public roads and any public open space with an active frontage. • Buildings should be of a human scale and be comprised of varied materials and finishes such as brick, timber and stone. Articulation of the frontage is required to provide further interest and visual appeal.

- Large expanses of blank, unarticulated façade/walls must be avoided. The maximum length of any unarticulated facades/walls fronting a public street or open space shall be no greater than 6m. Council may consider alternative outcomes to add aesthetic appeal, activate a wall, or facilitate a logical method of construction if it can be demonstrated the design achieves the desired outcome as agreed by Council.
- Under awning signage is to be generally consistent in theme and character.
- Continuous awnings are to be provided alongside retail and commercial properties.
- Loading bays are to be accessed from the rear laneways or secondary streets. All loading docks are to be screened from view via a combination of solid wall and plantings
- The interface between the neighbourhood centre and adjoining residential area must be carefully considered to ensure a suitable transition. This will include design details of rear commercial buildings, parking and landscaping treatments
- Shop top housing is encouraged in the B1 zone and may provide a suitable transition to adjoining residential areas.
- On-site parking is to be provided at a rate consistent with the parking provisions contained elsewhere within this DCP and is to be situated to the rear of the premises as depicted in the Structure Plan
- All development proposals within the neighbourhood centre will be the subject to detailed design negotiations between the proponent and Council to ensure high quality development outcomes, including site planning, building design, massing, car parking, environmental suitability and public domain treatments.
- End of trip facilities (e.g. bike racks / shower facilities) should be incorporated into the design of commercial buildings.



Figure 18: Neighbourhood Centre

Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

Tamworth Global Gateway Park (TGGP)

These are development controls relating to development in the Tamworth Global Gateway Park (TGGP) Precinct as identified on the DCP Maps. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

Desired Future Character Statement

The Desired Future Character Statements below set the Council's vision for the Tamworth Global Gateway Park Precinct. Development applications must, in addition to being consistent with the Development Control Plan (DCP), support the following:

- ***The TGGP should seek to support a wide range of compatible general and heavy industrial land uses such as import/export freight and logistics, manufacturing and food production that service the local and regional community and the intermodal/ airport facility.***

- ***Developments should be of a high environmental design presenting a positive green image for the Tamworth LGA and adjoining regions. This will be achieved by complying with these development controls. Environmentally sensitive developments are encouraged.***

- ***The siting of buildings on all lots should reflect the prescribed controls for front, rear and side setbacks to ensure setback control patterns are consistent throughout the TGGP.***

Industrial / Commercial Development Controls Chapter	• Any Industrial or Commercial Development within the Tamworth Global Gateway Park (TGGP) is required to comply with the Industrial / Commercial Development Controls Chapters in this DCP, except as otherwise nominated below.
Rail Freight Intermodal	• The northern section of the TGGP, as shown light blue (Infrastructure) on the TGGP Precinct Plan (see at the end of this chapter), is identified for the future development of a road and rail freight intermodal facility in combination with the activities associated with the Tamworth Regional Airport. Development Applications in this area must address any impacts (positive or negative) on the current and/or future operation of the intermodal facility.

Design Provisions	• Architectural interest should be incorporated into the building design to address the primary street frontage. • • Buildings must be designed to address all street frontages with façade treatment and articulation features on elevations to achieve a high-quality streetscape presence. This may include low-scale building elements such as brick, painted finished concrete or light weight architectural cladding and include proportional windows. • • Entries to buildings should be clearly visible to pedestrians and motorists and be integrated into the form of the building. • • Building design and orientation shall consider the privacy (noise and visual) of adjoining, adjacent and/or nearby residential areas. • • A full schedule of colours and materials must accompany the development application. • • Blank walls and loading docks that cause significant visual impact when viewed from a residence or public road must be screened with shrubs, trees and/or decorative fencing. • • Services such as air conditioners are to be concealed in the façade of the building or screened from public view with landscape or built elements. • • External storage areas visible from a public road are to be screened. • • Roofing and wall materials must be non-reflective. •
Building Setbacks	• Building setbacks to any road frontage must be 5 metres (minimum). • • Side and Rear setbacks must meet National Construction Code requirements. • • Buildings must be positioned towards the front of the site to avoid large areas of open storage / work areas in front of the building line. (See Figure 1) • • Front setback areas shall not be used for storage or display of goods or excessive signage, loading/unloading or large areas of car parking. • • Zero side building setbacks are encouraged to reduce potential unsightly rubbish building up in unusable areas on site.

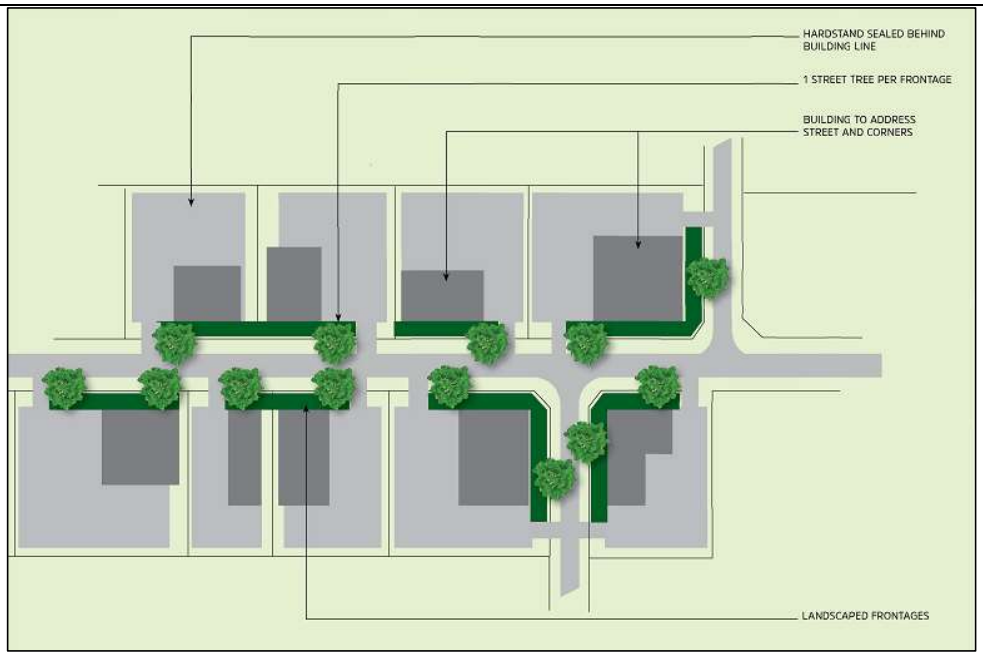


Figure 1: Typical Site Orientations

Fencing

- Fencing must be located behind or in line with the front building line.
- Fencing may be integrated directly behind the front or secondary setback landscaped area on any site (excluding Ring Road or Goddard Lane sites). Fencing must be an open/permeable style, incorporating pickets, slats, palings or the like.
- Open work or storage areas visible from a public place or street must be fenced by masonry materials or pre-coloured metal cladding fencing behind the building line and be of a minimum 1.8m height.
- Any front fencing (primary or secondary frontages) must not be chain wire fencing.

NB: See Figures 2 and 3 for Typical Site Layouts.

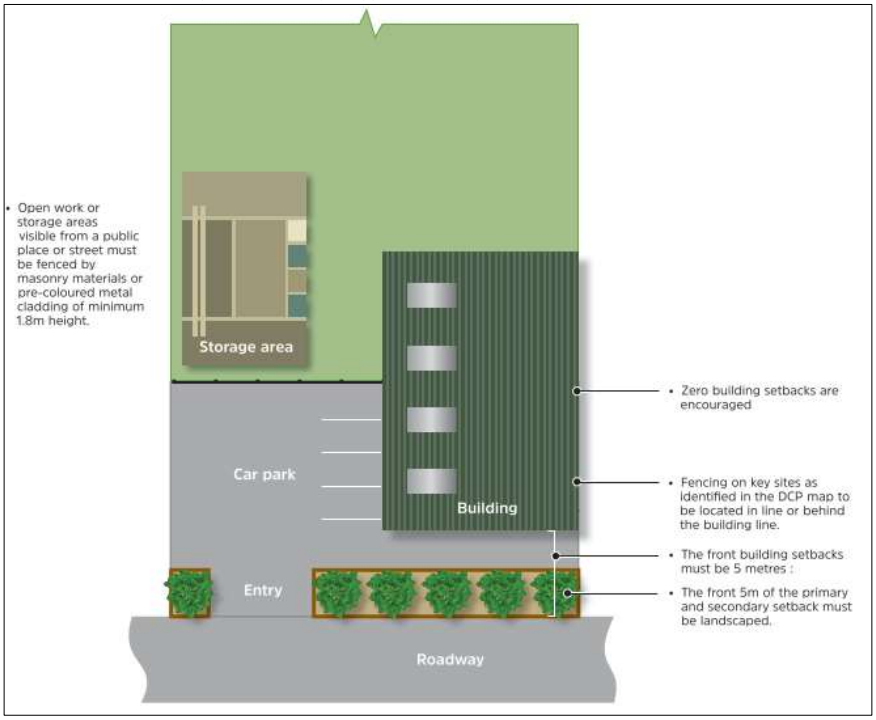


Figure 2: Typical Site Layout - Ring Road and Goddard Lane Sites only

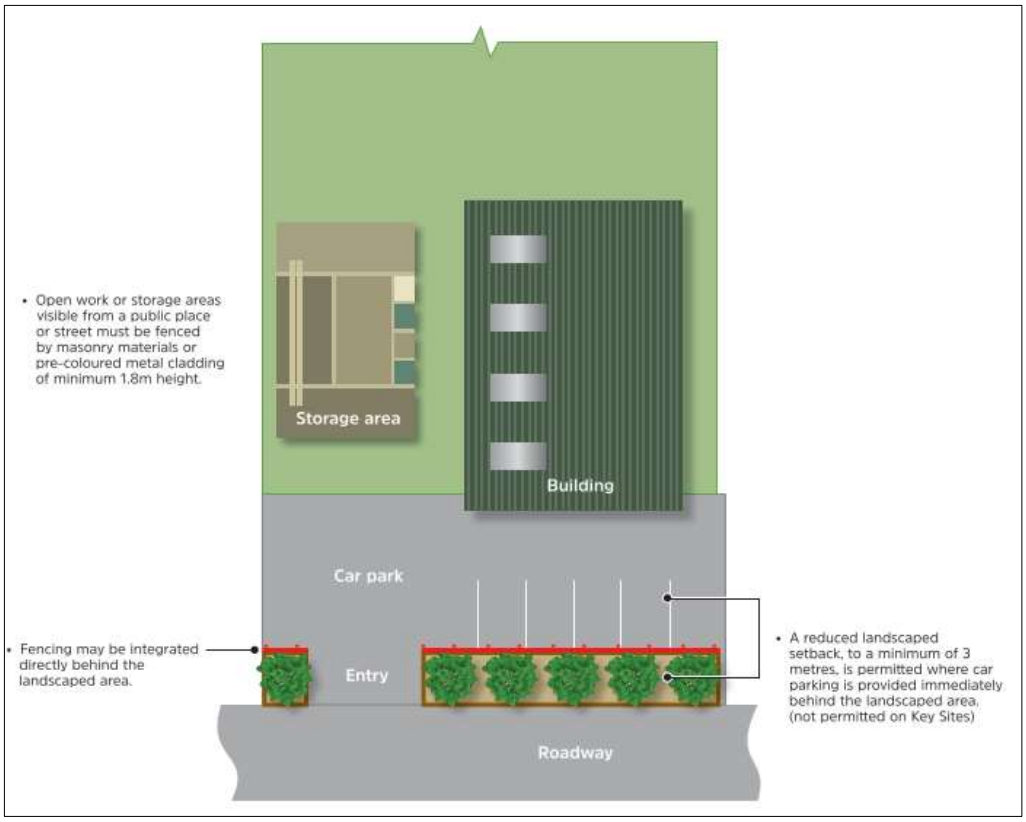


Figure 3: Typical Site Layout - All Sites other than Ring Road or Goddard Lane

Marathon Street Buffer

- A vegetated screening buffer of at least 20 metres wide is to be established for the length of Marathon Street on the eastern boundary of the site, as per the TGGP Precinct Plan and the Marathon Street Landscape Buffer cross section plan (Figure 4).
- The buffer is to include no less than four rows of suitable tree and shrub species to provide amenity for Westdale residents in the locality.
- No direct access (vehicular or pedestrian) is permitted into Lots from Marathon Street, other than the single pedestrian linkage identified on the TGGP Precinct Plan.
- Rear lot fencing fronting Marathon street must be installed prior to the release of any occupation certificate and must be a 1.8m high pre-coloured metal cladding fencing (pale eucalypt).

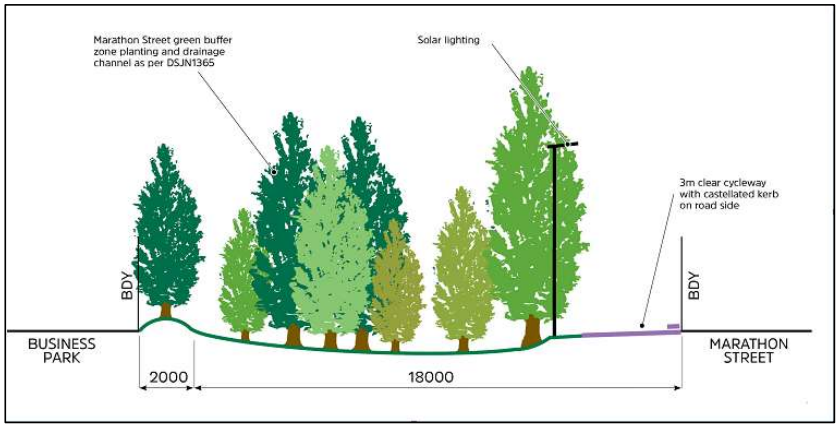


Figure 4: Marathon Street Landscape Buffer

Murroon Creek Corridor

- Works relating to infrastructure services and functions including; drainage, sewer, water and gas mains must consider the environmental values of the corridor.
- Preservation of native vegetation within the entire length of the Murroon Creek corridor must be a primary design consideration. No native vegetation shall be removed without prior consent from Tamworth Regional Council.
- Riparian buffers shall be preserved, and where appropriate be re-established (See Figure 5). The combined ephemeral zone and flood fringe (vegetated riparian zone) shall have an absolute minimum width of 30m on each side of the low flow channel. The low flow channel (channel) is defined as the low flow element of the watercourse, carrying flows from the 2 year ARI critical event.
- Low flow channel requirement is only for the section between Oxley Highway and Ring Road. The northern section of Murroon Creek Corridor shall be a more defined channel directing flow to Wallamore Road.
- Development applications shall include an assessment of the impact of the stormwater discharge on downstream capacity and water quality.
- Concrete lined channels are not permitted in the Murroon Creek Corridor.

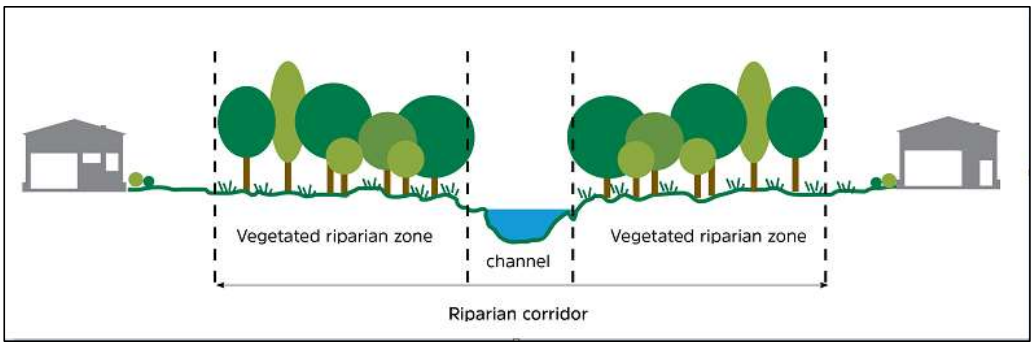


Figure 5: Murron Creek Riparian Corridor

Central Ranges Pipeline

- A statutory zone of influence of 169 metres either side of the Central Ranges Gas Pipeline that traverses the site, as shown on the TGGP Precinct Plan must be established (APA Group - *APA Safety Management Strategy dated 15 March 2018).*

- The following list of sensitive uses that are not allowed within the statutory zone of influence as according to Australian Standard AS2885.6. The list may include a number of uses that are permissible under the zone provisions and notable examples include:

Child care centres;	theatre
Correctional centres;	hospital
Educational establishments;	hotel or motel accommodation
Entertainment facilities;	medical centre
Function centres;	places of public worship
Highway service centres	respite day care centre
Service stations	retail premises
home based child care	seniors housing

  Development within this area requires consent and must consider the provisions of the APA Safety Management Strategy dated 15 March 2018 and be referred to APA for comment.

- Development applications subject to the Central Ranges Gas Pipeline development controls will not be fast tracked.

Oxley Highway Buffer	• A vegetated screening buffer of at least 10 metres wide is to be established for the length of Oxley Highway between Goddard Lane and Murroon Creek corridor, as per the General Landscaping Arrangement (Figure 6) and the Oxley Highway Landscape Buffer cross section plan (Figure 7). • A vegetated screening buffer of at least 5 metres wide is to be established for the length of Oxley Highway between the Murroon Creek Corridor and Marathon Street, as per the General Landscaping Arrangement (Figure 6).
Site Landscaping	• A landscaping plan that details the species selected, maturity at planting, location and ultimate height is required. Landscaping shall comprise only low maintenance, drought and frost tolerant species. • The front 5m of any primary and secondary setback must be landscaped. • A reduced landscaped setback, to a minimum of 3 metres, is permitted where car parking is provided immediately behind the landscaped area. (not permitted on the Ring Road or Goddard Lane sites) (See Figure 3) • Landscaping of sites fronting Goddard Lane and the Ring Road is a key outcome, aimed at encouraging a high level presentation along these key roadways. Development Consents for Ring Road or Goddard Lane fronting sites will include provision for a maintenance bond to ensure that agreed landscaping is established and maintained for a period of two years from issue of an Occupation Certificate. Bonds will be based on 30% of the agreed value of the established landscaping. • The developer responsible for subdivision resulting in lots fronting Goddard Lane and the Ring Road will be required to lodge with Council sufficient funds to permit the planting of one street tree per lot, or two street trees in the case of corner lots, but in any case with a spacing of no more than 50m along the respective street frontage. • Street trees will be tube stock, or bare root stock in the case of deciduous trees. ***NB:*** *The value of the funds shall be calculated based on the cost per street tree as nominated in Council's Annual Fees and Charges document. The funds will be utilised by Council to purchase and plant street trees when the subdivision is 75% occupied or at the end of two years, whichever occurs first. The theme of trees and shrubs to be planted shall be identified in the landscape plan and approved by Council based on criteria including suitability to site conditions, compatibility with existing vegetation and planting themes for the locality.*

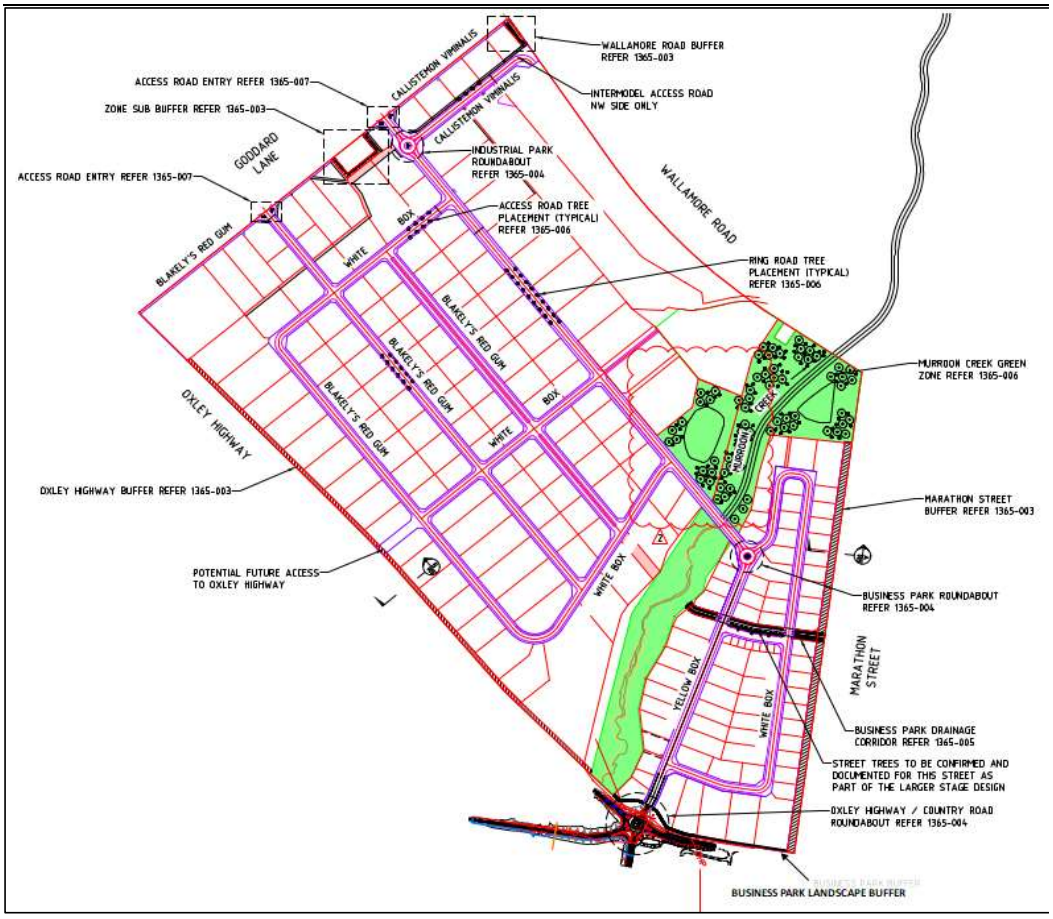


Figure 6: General Landscaping Arrangement

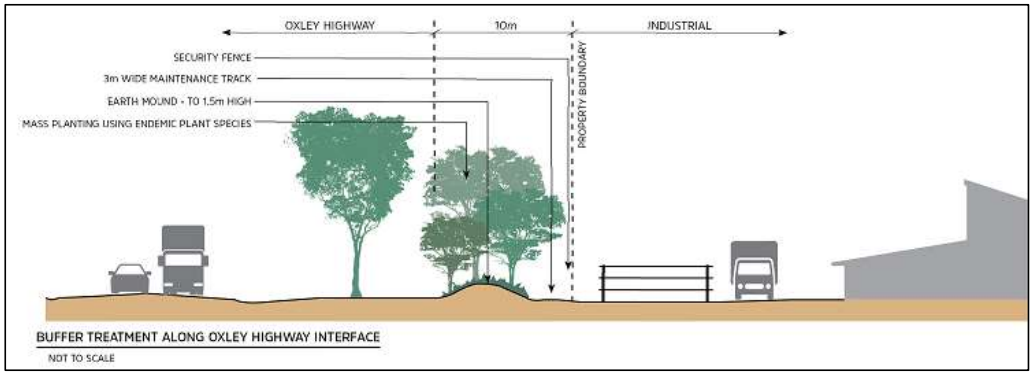


Figure 7: Oxley Highway Landscape Buffer

Road Design and Network

- The internal road layout will connect with the 'ring road' to accommodate the varied development on the site. An indicative internal road layout is shown on the TGGP Precinct Plan.

Roads Reserve	Width
Ring Road	32 metres
Spine Road	36 metres
All other roads	28 metres

NB: Cross sections of Ring Road and All other Road reserves in shown in Figures 8A & 8B.

- The road layout shall be designed in accordance with the Tamworth Global Gateway Precinct Design Criteria Report and The TRC Engineering Minimum Standards.
- The road reserve shall be designed at an appropriate width to allow for future recycled water connections.
- Subdivisions must incorporate an alternative movement network consisting of cycleways and shared pathways with the objective of facilitating non-motorised movement within and beyond the estate.
- Cycle ways shall be designed in accordance with the Cycleway Concept Plan. (Figure 9)

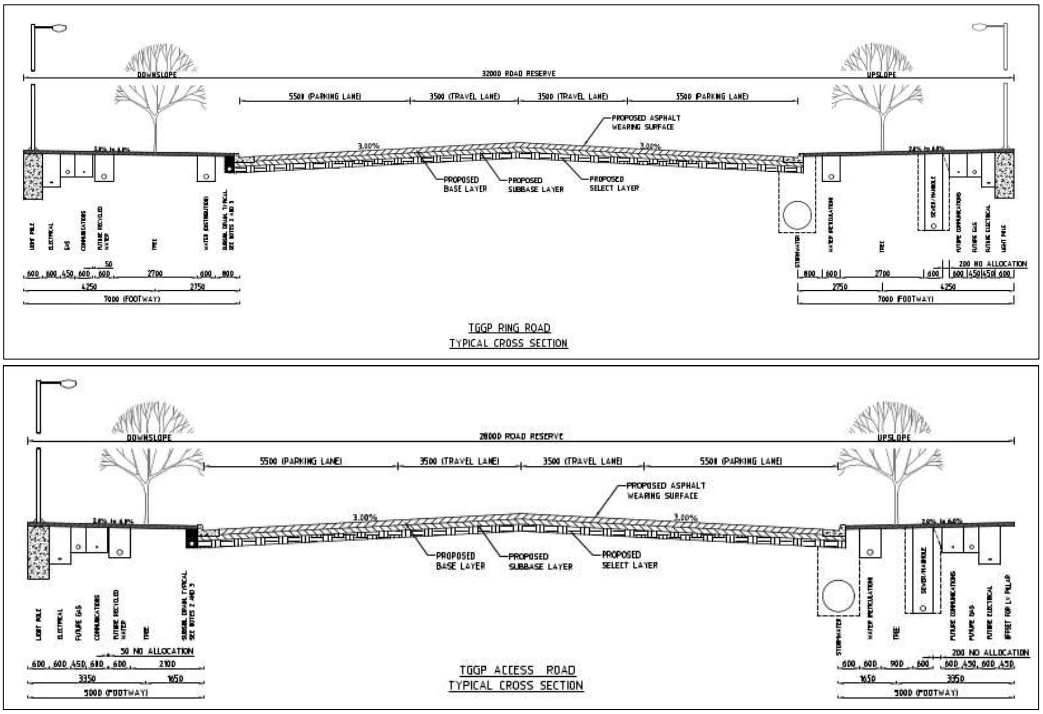


Figure 8A – Typical Road Cross Sections – TGGP Ring Road
Figure 8B – Typical Road Cross Sections – TGGP Access Road

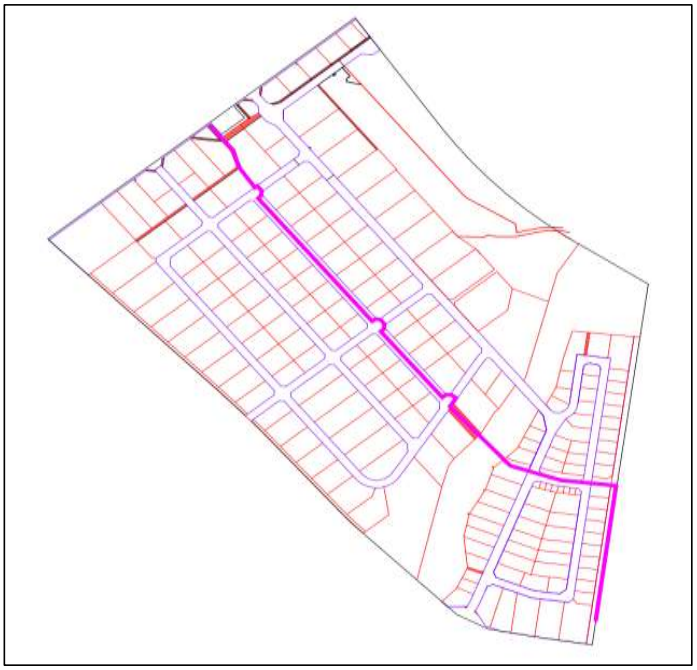
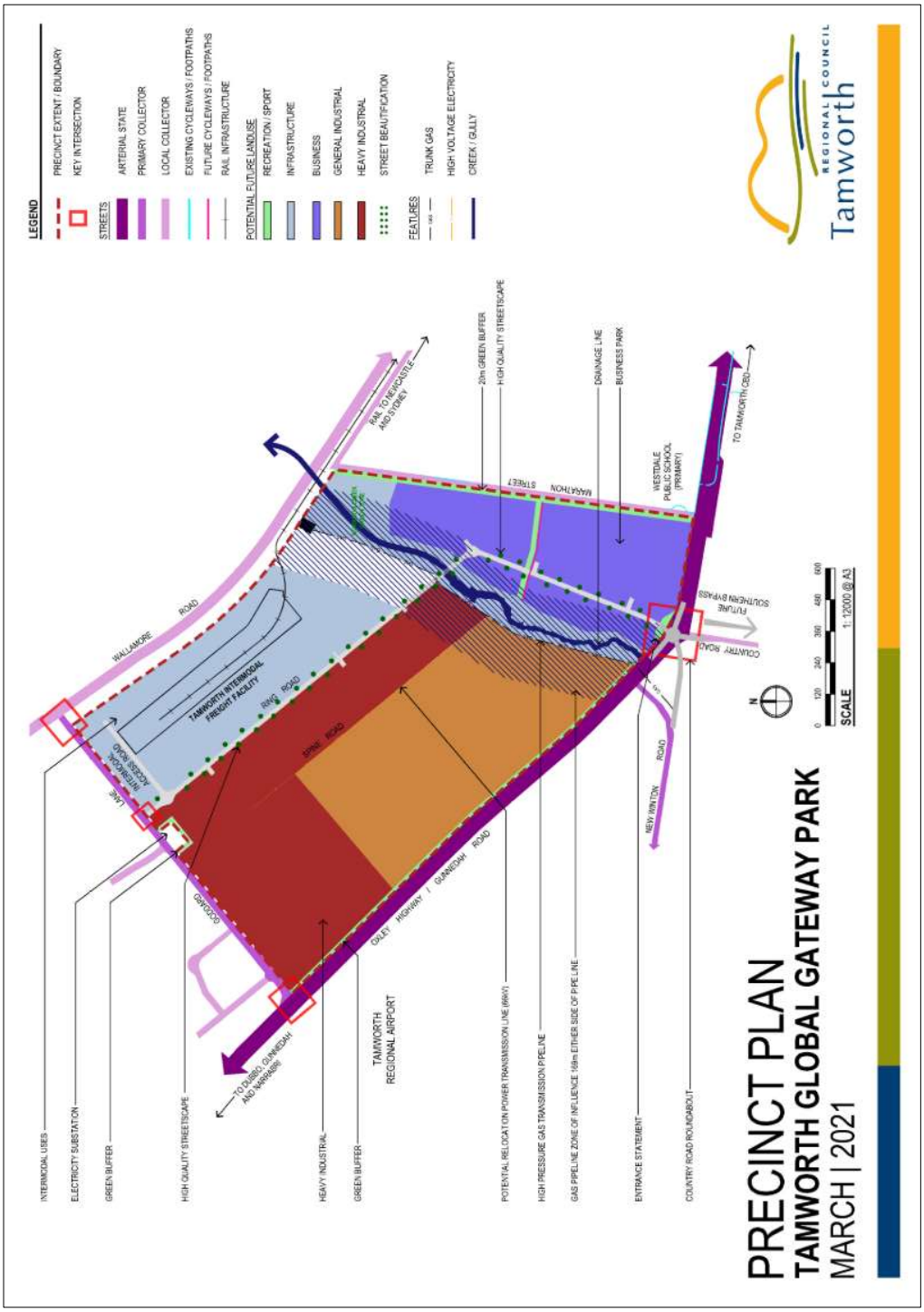


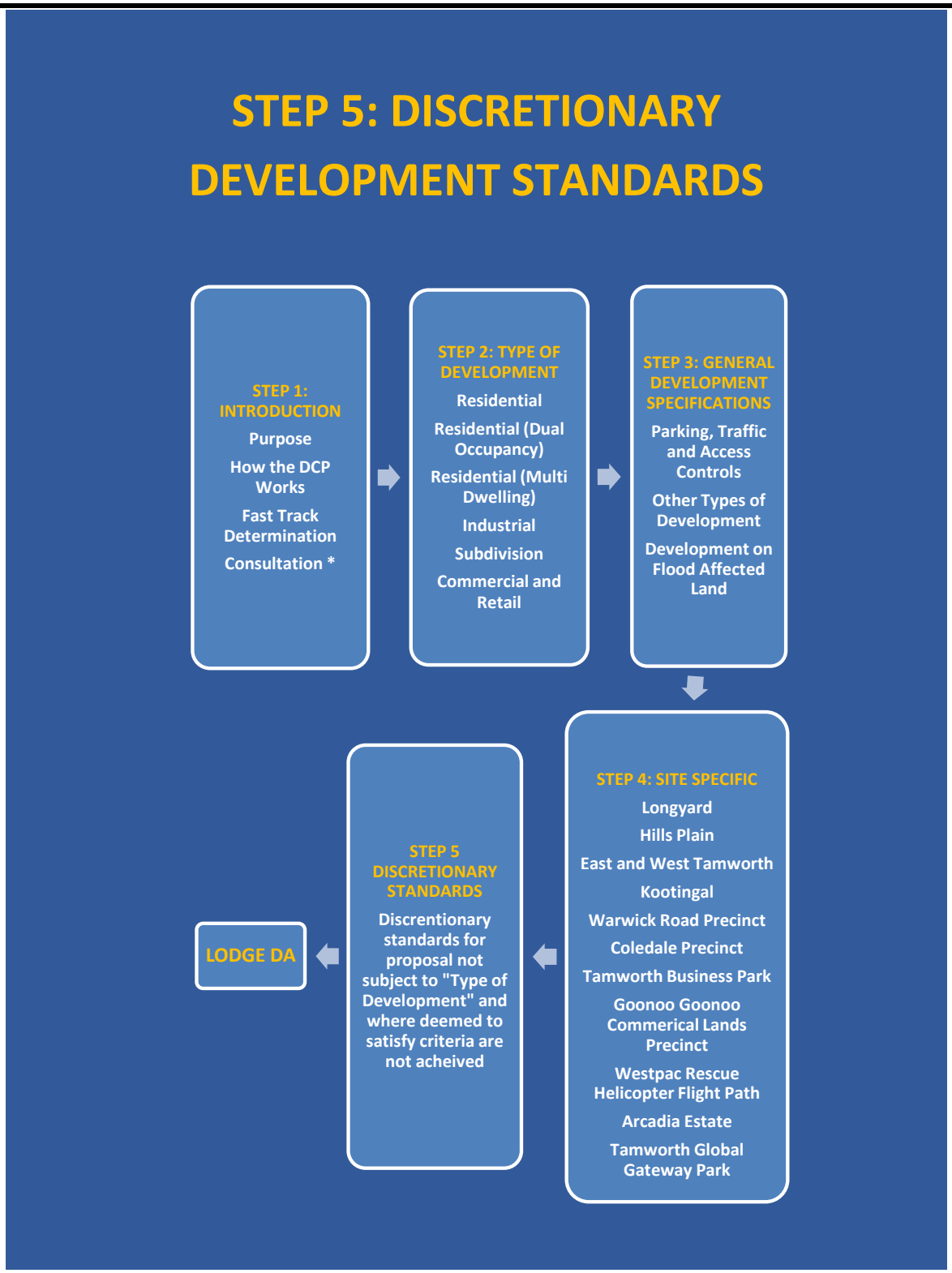
Figure 9 – Cycleway Concept Plan (Pink Line)

Traffic and Access	• Development that is traffic generating development and requires referral to Transport for New South Wales will not be fast tracked. • • Development application plans for lots fronting Goddard Lane are to incorporate road widening of 5 metres on the eastern side for the length of Goddard lane. • • The principal access points to the TGGP are from the Country Road five-way roundabout and from Goddard Lane. A major 'ring road' is to connect these points of access as per the TGGP Precinct Plan. • • Direct lot access from Oxley Highway, Marathon Street and Goonan Street will not be permitted. • • Proposals that include unsealed vehicle manoeuvring areas must install a mechanism (such as shaker plates or a wash down area) to ensure no transfer of dirt from the site onto the road reserve will occur.
Parking~~Parking~~	• Refer to *Step 3: General Development Specifications – Parking, Traffic and Access Controls* • ~~Refer to Appendix A for parking rates.~~
Signage	• Development Applications seeking to display signage to the Oxley Highway should include an assessment of the road safety criteria under Part 3 of the Transport Corridor Outdoor Advertising and Signage Guidelines.
Noise	• Windows, doors and other wall openings shall be arranged to minimise noise impacts where the development is located adjoining or adjacent to existing residential areas. • • External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where the development is located adjacent to existing residential areas. • • Details, including the proposed location of external plant shall be submitted with the development application.

Tamworth Regional Airport	• Development applications that are located within the flight path or likely to adversely affect aircrafts or the airport facility must be referred to the owner/operator of the Tamworth Regional Airport. • • Factors affecting the operation of the Airport must be considered including light glare, plumes, bird attractants. • • Development applications that must be referred to the Airport will not be fast tracked. • • A condition will be imposed on any development consent to require that notification be provided to the Airport Manager a minimum of 21 days before the operation of a crane for building work. • • The Tamworth Regional Local Environmental Plan 2010 contains controls relating to the construction of buildings within the vicinity of the Tamworth Airport, which may impact on the height and construction standards.
Aboriginal Cultural Heritage	• Indigenous heritage items have been identified as being located within the TGGP Precinct. Development Applications involving subdivision of land will be required to undertake an archaeological assessment of the proposed development site. • • Consultation with the Tamworth Local Aboriginal Lands Council shall be undertaken prior to any subdivision approval. • • Appropriate management of any artefacts / sites located will be required.
Water, Sewer Stormwater and Gas Utilities	• All lots within the Precinct are to be serviced by reticulated water and sewer in accordance with the Water/Sewer Authority's Tamworth Water Supply Servicing Strategy and Tamworth Sewer Strategy. • • Wherever practicable rainwater storage shall be integrated into downslope landscaping to encourage water sensitive design practices and sustainability of the landscaping and buffers onsite. • • Voluntary on-site retention and re-use will be supported, but shall not be taken into account when designing the estate-wide collection and conveyance systems. • • All stormwater flows generated as a result of development should be designed to minimise reliance on reticulated water. • • The stormwater design for this estate has been based on collection and conveyance of unattenuated stormwater runoff from individual lots within the road and drainage corridors. As such, no detention or retention is assumed required in the lot provided all stormwater is directed into the road reserves and drainage reserve as appropriate. • • Servicing designs shall make allowance for reticulated gas and non-potable water throughout the estate as nominated and in consultation with Council. This includes the provision of strategic pre-laid crossings and / or ducts under roadways and driveways.
Per-and Polyfluorinated Alkyl Substances (PFAS) Issues	• PFAS contamination is known to have occurred in connection with the historical operation of the Tamworth Regional Airport. Studies show very minor levels of PFAS in the development area. (Refer to Geologix Detailed Site Assessment Report, December 2017) Subdivision and building proposals are to assess PFAS implications for the proposed development sites. In particular, the site of the 1995 Tamair plane crash (as per Figure 10), will require testing and remediation if developed as open ground in accordance with the Detailed Assessment Report.

Tamworth Global Gateway Park Precinct Plan




STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS
STEP 1: INTRODUCTION
Purpose
How the DCP Works
Fast Track Determination
Consultation *
STEP 2: TYPE OF DEVELOPMENT
Residential
Residential (Dual Occupancy)
Residential (Multi Dwelling)
Industrial
Subdivision
Commercial and Retail
STEP 3: GENERAL DEVELOPMENT SPECIFICATIONS
Parking, Traffic and Access Controls
Other Types of Development
Development on Flood Affected Land
STEP 4: SITE SPECIFIC
Longyard
Hills Plain
East and West Tamworth
Kootingal
Warwick Road Precinct
Coledale Precinct
Tamworth Business Park
Goonoo Goonoo Commerical Lands Precinct
Westpac Rescue Helicopter Flight Path
Arcadia Estate
Tamworth Global Gateway Park
STEP 5 DISCRETIONARY STANDARDS
Discrentionary standards for proposal not subject to "Type of Development" and where deemed to satisfy criteria are not acheived
LODGE DA

RESIDENTIAL STANDARDS

1.1 Building setbacks

a) Setbacks must be compatible with the existing and/or future desired streetscape.
b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.

1.2 Building Height

a) Elevated housing developments must minimise the impact on areas of predominately single storey housing.
b) Building height must ensure that adjacent properties are not overlooked or overshadowed.

1.3 Site Coverage

a) Stormwater runoff must not exceed infrastructure capacity.
b) Development must be an appropriate bulk and scale for the existing residential surrounds.

1.4 Solar Access

a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.
b) Dwellings are to be positioned to maximise solar access to living areas.
c) Shadow diagram must include:
    - Location, size, height and windows openings of buildings on adjoining properties;
    - Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and
    - Topographical details, including sectional elevations where land has any significant slope.
d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.
e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.
f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:
    - Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and
    - Use of ceiling insulation.

1.5 Privacy

a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.

1.6 Parking

a) Development must provide adequate off-street parking to maintain the existing levels of service and safety on the road network.
b) Parking areas and access driveways must be functional in design.
c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
d) The number of spaces is determined based on the occupation potential. Note: rooms capable for use as a bedroom, e.g. 'study' are counted as a bedroom.
e) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
f) Driveway access to a major road should be avoided where possible.

1.7 Landscaping

a) Landscaping must enhance the quality of the built environment.
b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds.
c) Plants with low maintenance and water requirements should be selected.

1.8 Open Space

a) Sufficient open space must be provided for the use and enjoyment of the residents.
b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture.
c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.

1.9 Corner lots

a) Development must address both street frontages.

1.10 Fencing

a) Fencing must avoid extensive lengths of colourbond as it presents a barrier to the street.
b) Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.

1.11 Infrastructure

a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback.
b) Surface infrastructure must not be visible from the street.
c) Garbage storage locations must be included in landscape plan and show how they will be screened.

1.12 Outbuildings

~~a)~~ Outbuildings must not negatively affect the amenity of the streetscape.

a)

1.13 Development near Ridgelines

a) A ridgeline is considered an elevated section of land, visible from beyond the individual property boundary.
b) Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity.
c) Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land.
d) The dwelling-house and associated buildings must not be visible above the existing skyline or any prominent ridgeline or local hill top.
e) The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment.

1.14 Slopes

a) Development on slopes >15% must utilise good hillside development practice.
b) Good hillside development practice should be implemented as per "Geotechnical Risks Associated with Hillside Development" (*Australian Geomechanics News* No.10 December 1985). ~~An information sheet is available from Council.~~
c) Drainage is to avoid erosion of gullies, slopes and drainage lines in the locality.

1.15 Access

a) All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.

1.16 Relocated Dwellings

a) Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.

1.17 Adaptability

a) Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example, hobless shower area, space for wheelchair access, height of light switches, arrangement and size of rooms,

1.18 Design Principles

a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.
b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime.
c) All multi-dwelling developments must incorporate the design principles of the Housing SEPP.
d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height
e) Well-proportioned building form that contributes to the streetscape and amenity.
f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.
g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.
h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.
i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).
j) Optimise safety and security, both internal to the development and for the public domain.
k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

INDUSTRIAL STANDARDS

1.19 Design

a) Industrial development should enhance the character and appearance of Tamworth's Industrial areas by ensuring each development has an attractive appearance to the street with provision for landscaping.
b) Careful site planning and the provision of adequate environmental safeguards is required to minimise impacts of industrial development.
c) Industrial development proposed in close proximity to non-industrial uses must be compatible on both visual and operational grounds.
d) Buildings should be designed to be energy efficient through the use of insulation, correct orientation on the site, passive solar design and other energy saving technologies.

1.20 Setbacks

a) To ensure that adequate area is available at the front of buildings to accommodate satisfactory landscaping, access, parking and manoeuvring of vehicles.
b) To reduce the visual impact of development on the streetscape.
c) The optimum setback from the street frontage must be determined having regard to the following factors:
    I. provision of landscaped area generally a minimum depth of 5m;
    II. provision of car parking facilities, particularly for customers in a visible location;
    III. building height, bulk and layout;
    IV. the nature and needs of the industrial activity; and
    V. the general streetscape.

1.21 Landscaping

a) Landscaping should improve the visual quality and amenity of Tamworth's industrial areas through low maintenance landscape treatment of development sites.
b) A natural buffer should be provided between development in industrial land and adjoining or adjacent non-industrial landuses.
c) Planting must be provided in scale with the height and bulk of the building
d) Landscaping must be provided on side and rear setbacks where visible from a public place or adjoining residential area.

1.22 Parking and Access

a) Adequate off-street parking must be provided to maintain the existing levels of service and safety on the road network.
b) Parking areas, loading bays and access driveways must be functional in design.
c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
d) Kerb, gutter and road shoulder between the lip of the gutter and the edge of the existing bitumen seal, footway formation and paving and associated road drainage must be constructed for the full frontage of the site
e) Access driveways across the footpath should be hard sealed, consisting of either concrete, asphaltic concrete, paving blocks or other approved material.
~~f) Access and parking arrangements must comply with the following:~~

	~~Type~~	~~Entry Width (m)~~	~~Exit Width (m)~~	~~Minimum separation of driveways (m)~~	~~Splay at kerbline~~	~~Kerb Return Turnout Radius (m)~~
~~Light vehicles~~	~~1~~	~~3-6~~	~~Combined~~	~~NA~~	~~0.5~~	~~-~~
	~~2~~	~~6-9~~	~~Combined~~	~~NA~~	~~1~~	~~-~~
	~~3~~	~~9~~	~~4-6~~	~~1.2~~	~~1~~	~~2.9~~
	~~4~~	~~6-9~~	~~6-9~~	~~1.2~~	~~1~~	~~2.9~~
	~~5~~	~~Direct feed from a controlled intersection via a dedicated public roadway~~				
~~Heavy vehicles~~	~~6~~	~~8-10~~	~~8-10~~	~~3~~	~~1~~	~~2.9~~
	~~7~~	~~10-12~~	~~10-12~~	~~3~~	~~1~~	~~2.9~~

~~g)~~f) Loading areas must be designed to ensure that standard design vehicles can manoeuvre into and out of all loading areas without causing conflict to the movement of traffic or pedestrian safety.
~~h)~~g) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
~~i)~~h) Driveway access to a major road should be avoided where possible.

COMMERCIAL / RETAIL STANDARDS

1.23 Design Principles

a) Development must enhance the quality and character of the business precinct through the use of suitable colours, textures, material and building form.
b) Development should provide visual interest and variation while relating to adjacent buildings.

1.24 Post supported verandahs and balconies

a) A building owner is to provide public liability insurance to the value of $20 million indemnifying Council against claims for damages arising from the construction of a verandah or balcony awning over the public footpath.
b) The landowner shall enter into a Licence agreement with Council for the “air space” defined within the first floor verandah over the public footpath. An annual licence payment is required and will be reviewed annually.

1.25 Health consulting rooms

a) Development must preserve the existing amenity of residential areas.

1.26 Parking and Access

a) Adequate off-street parking must be provided to maintain the existing levels of service and safety on the road network.
b) Parking areas, loading bays and access driveways must be functional in design.
c) Parking areas should be visually attractive and constructed, designed and situated so as to encourage their safe use.
d) Loading areas must be designed to ensure that standard design vehicles can manoeuvre into and out of all loading areas without causing conflict to the movement of traffic or pedestrian safety.

e) Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians.
f) Driveway access to arterial and sub-arterial roads should be avoided where possible.

SUBDIVISION STANDARDS

1.27 Design Principles

a) Subdivision design requires careful appraisal and systematic analysis of the site with consideration of all the natural and man-made constraints to ensure that its best qualities are used in the most effective way.
b) In determining a development application for subdivision, Council will consider all the matters specified under Section 4.15C(1) of the EP&A Act having particular regard to the following:
- slope and orientation of the land;
- environmental constraints such as soil stability, flooding, contaminants and erosion;
- design of roads and individual site access;
- retention of special qualities or features such as views and trees;
- availability and adequacy of services;
- provision of adequate site drainage, including consideration of downstream capacity and the overall catchment;
- provision of public open space;
- character of adjoining subdivision;
- relationship of the subdivision layout to adjacent land suitable for subdivision;
- the application of Council's engineering policies/standards.

1.28 Lot size and Dimensions

a) Lot dimensions should encourage a variety and choice in housing forms by providing lots suitable for a broad range of dwelling sizes.
b) Residential lots should provide sufficient size and dimensions to enable the construction of dwellings and convenient on-site parking.
c) Industrial and business lots shall provide adequate area and dimensions to enable the siting and construction of building development, the parking of vehicles and the provision of appropriate loading and servicing facilities.
d) Subdivision must restrict urban sprawl and ribbon development within the rural environment.
e) Subdivision must protect productive agricultural land and the prominent ridgeline in environmental protection areas.
f) Subdivision will not be supported where it alienates and fragments "englobo" land required for future urban development.

1.29 Lot orientation

a) Lot orientation should maximise access to daylight and sunlight for both occupiers and neighbours.
b) Development should take advantage or any views or outlook.
c) Development must promote energy efficiency and sustainable development through optimising solar access and shading.

1.30 Stormwater Drainage

a) Stormwater drainage systems must be designed to prevent stormwater damage to the built and natural environment and ensure acceptable levels of health, safety and amenity.
b) The stormwater drainage system must reduce nuisance flows to a level which is acceptable to the community.
c) The stormwater drainage system should be easily accessed and economically maintained.
d) The stormwater drainage system should utilise open space in a manner compatible with other uses.
e) The stormwater drainage system must control flooding and provide escape routes for overland flows for high frequency storm occurrences.
f) Council will only consider alternative forms of drainage including methods of on-site disposal such as retention and/or detention basins where it can be demonstrated that there is no other practical solution available. In assessing the suitability of such systems, Council will take into account ease of maintenance, public safety risk, proven functionality and cost liability for Council.

1.31 Road Network

a) Development shall provide acceptable levels of access, safety and convenience for all road users in residential areas, while ensuring a high level of amenity and protection from the impact of traffic.
b) Road network should separate externally-generated through-traffic flows from local access traffic and pedestrian activity in order to reduce vehicle speed, noise and pollution.

c) Development should ensure convenient vehicular access to properties for residents, visitors and service and emergency vehicles.
d) Road layout should accommodate public transport services that are accessible to all lots and efficient to operate.

OTHER DEVELOPMENT STANDARDS

1.32 Outdoor Lighting

a) Temporary lighting for a period not exceeding 28 days in one calendar year may receive exemption from the controls.
b) Search lights, laser source lights or any similar high-intensity light will only be permitted in emergencies by police and fire personnel or at their direction, or for meteorological data gathering purposes.
c) Lighting selection and location should improve safety and reduce crime and fear.

1.33 Outdoor Advertising Signage

a) New buildings are to integrate designated signage areas within the building form.
b) Size, colour and design compatible with the building to which they relate and its streetscape.
c) Signage should be clear, simple and concise. In some instances, graphic symbols may be more effective than words.
d) Where more than one shop or business within a building, signs should be coordinated in height, shape, size and colour.
e) Signs should not dominate their surroundings.
f) Advertisements should be designed and located so that they do not obscure driver's views of other cars, trains, pedestrians, traffic signals and traffic signs.
g) Advertisements should not resemble road signs in colour, shape, layout to wording in any way that may confuse motorists.
h) Awning sign must:
   - erected horizontal to the ground and at no point less than 2.6m from the ground;
   - not project beyond the awning;
   - securely fixed by metal supports.
i) Fascia sign must not:
   - project above or below the fascia or return end of the awning to which it is attached;
   - not to extend more than 300mm from the fascia or return end of the awning.
j) External light source must be at least 2.6m above the ground if the sign projects over a public road.
k) Flush wall sign:
   - the area of the sign shall not exceed 20% of the area of the wall on which it is fixed or painted;
   - not project above or beyond the wall to which it is attached;
   - face of the sign must be parallel to the wall on which it is attached.

~~l)~~ Pole or pylon sign must be a minimum of 2.6m above the ground.
~~l)~~

m) Projecting wall sign must be:
   - minimum height of 2.6m above the ground;
   - erected at right angles to the wall of the building to which it is attached.
n) Top hamper sign must not:
   - extend more than 200mm beyond any building alignment;
   - extend below the head of the doorway or window to which it is attached.

1.34 Brothels and Restricted Premises

a) A brothel must be sited so that arrivals/departures of staff and clients late at night will not cause the disruption to the amenity of the neighbourhood.
b) Any advertising shall be discrete.
c) Adequate car parking shall be provided for staff and clients.

STANDARDS FOR FLOOD AFFECTED LAND

1.35 General Development Requirements

a) Development should be consistent with the principles and standards of the *Flood Risk Management Manual*~~Flood Plain Management Manual~~ (NSW Government).

b) Development must ensure safety to life and property.
c) Development on flood affected land must be structurally capable of withstanding the effects of flowing floodwaters including debris and buoyancy forces.
d) Development must not increase the risk or implications of flooding to existing areas.
e) Development on flood affected land must incorporate the Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards

1.36 Access

a) If flood free access is not possible, the development must be able to achieve safe wading criteria as specified in Figure L1 of the FPM.

1.37 Industrial development

a) Variation to the design flood planning level may be approved where Council considers strict adherence to the designed floor level to be unreasonable or unnecessary.
b) Council may require that all electrical installations and wiring be above the flood standard and that building materials and services are in accordance with Australian Building Codes Board Standard - Construction of Buildings in Flood Hazards

1.38 Non-residential rural buildings

a) Where it is not practical to locate floor levels above the 1% flood level, materials used in construction must be capable of withstanding inundation by floodwaters.

HILLS PLAIN

1.39 Ecology

a) Development shall maximise retention of remaining vegetation to create strategic links through the site to regional vegetation corridors.

1.40 Drainage

a) Drainage lines shall be protected for their habitat values, visual values, soil conservation and flood protection.
b) Drainage shall minimise uncontrolled ponding.
c) Road crossing and disturbance to land within 20 metres of creek lines is to be minimised.
d) Maximise retention of vegetation within lots to improve site drainage.

1.41 Landscaping

a) Revegetation should utilise native plant species such as those found in the book Australian Plants Suitable for Tamworth Regional Council Areas. Copies of this book can be found at Council's website www.tamworth.nsw.gov.au and then follow the tabs to Council and then Environment. This book, which was prepared by members of the Tamworth Group of the Australian Plants Society, also contains an introduction to the use of native plants in waterwise gardens in the Tamworth Regional Council area.
b) The planting of exotic species will only be accepted when they are an essential part of an integrated landscape plan and are a required "feature" of the development.

EAST AND WEST TAMWORTH

1.42 Extensions or alterations

a) Extensions or additions must not dominate the existing building.
b) If visible from the street frontage, alterations or additions must blend seamlessly with the existing building in size, style, materials and colours.
c) Where original roofing is expensive such as slate, corrugated iron may be used as a suitable alternative for extensions or alterations to the rear of the building.
d) Materials and details of existing development should not be simply copied, but used as points of reference in the choice of materials, colours, details and decorations.

e) Modern materials can be used if their proportions and details match, and colour and tonal contrast can be used as unifying elements.

1.43 New development

a) Where there is no identifiable setback pattern, new buildings must be setback at the same distance from the street as the adjoining properties or achieve a transitional setback between the two properties on either side.
b) Site amalgamation may be permitted where the original subdivision pattern is no longer intact and the proposed building footprints and setbacks maintain the existing streetscape character.
c) The traditional red brick commonly used within East Tamworth or West Tamworth is appropriate for use in new development.
d) Weatherboard cladding may be appropriate in some locations. 150mm weatherboards are generally appropriate for historic areas. They should be square edged profile unless the surrounding buildings are post 1920's.
e) Tiles may be appropriate in areas with buildings dating to the 1900's – 1930's. Unglazed terracotta tiles are the most appropriate. The colour and glazing of many terra cotta tiles make them inappropriate.
f) Pre finished iron in grey or other shades may be suitable in some circumstances.

ENVIRONMENTAL STANDARDS

1.44 Vegetation

a) Existing trees may be removed from the proposed building footprint where it can be shown there is no acceptable alternative design.
b) All trees removed must be replaced by comparable native and mature trees.
c) Non-native plants may be used where they are shown to be non-invasive and pivotal to the overall amenity of the development.

~~APPENDIX A – PARKING REQUIREMENTS SCHEDULE~~

~~SCHEDULE OF PARKING REQUIREMENT~~

Flood Proofing Code

Adequate flood proofing of buildings in flood liable areas is an effective and equitable means of reducing flood damage to the structure or buildings. It is essential that flood proofing be a condition of both compatible and conditional developments in flood liable areas.

A draft flood proofing code is incorporated in Table 10. This code is based on the Australian Department of Housing and Construction "Housing in Flood Prone Areas 1975". It is included as an example of the type of information and conditions that should be required for buildings on flood liable land. Action is currently being taken by the Australian Standards Association to produce an official flood proofing code.

F1 Construction Methods and Materials

Construction methods and materials are graded into four classes according to their resistance to floodwaters.

Suitable – the materials or products which are relatively unaffected by submersion and unmitigated flood exposure and are the best available for the particular application.

Mild effects – where the most suitable materials or products are unavailable or economic considerations prohibit their use, these materials or products are considered the next best choice to minimise the damage caused by flooding.

Marked effects – as for "2nd preference" but considered to be more liable to damage under flood conditions.

Severe effects – the materials or products listed here are seriously affected by floodwaters and in general have to be replaced if submerged.

F2 Electrical and Mechanical Equipment

For dwellings constructed on flood liable land, the electrical and mechanical materials, equipment and installation should conform to the following requirements.

Main power supply – subject to the approval of the relevant county council, the incoming main commercial power service equipment, including all metering equipment, shall be located above the DFL. Means shall be available to easily disconnect the dwelling from the main power supply.

Wiring – all wiring, power outlets, switches, etc should, to the maximum extent possible, be located above the DFL. All electrical wiring installed below the DFL should be suitable for continuous submergence in water and should contain no fibrous components. Only submersible-type splices should be used below the DFL. All conduits located below the DFL should be so installed that they will be self-draining if subjected to flooding.

Equipment – all equipment installed below or partially below the DFL should be capable of disconnection by a single plug and socket assembly.

Reconnection – should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection.

F3 Heating and Air Conditioning Systems

Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the house above the DFL. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.

Fuel – heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

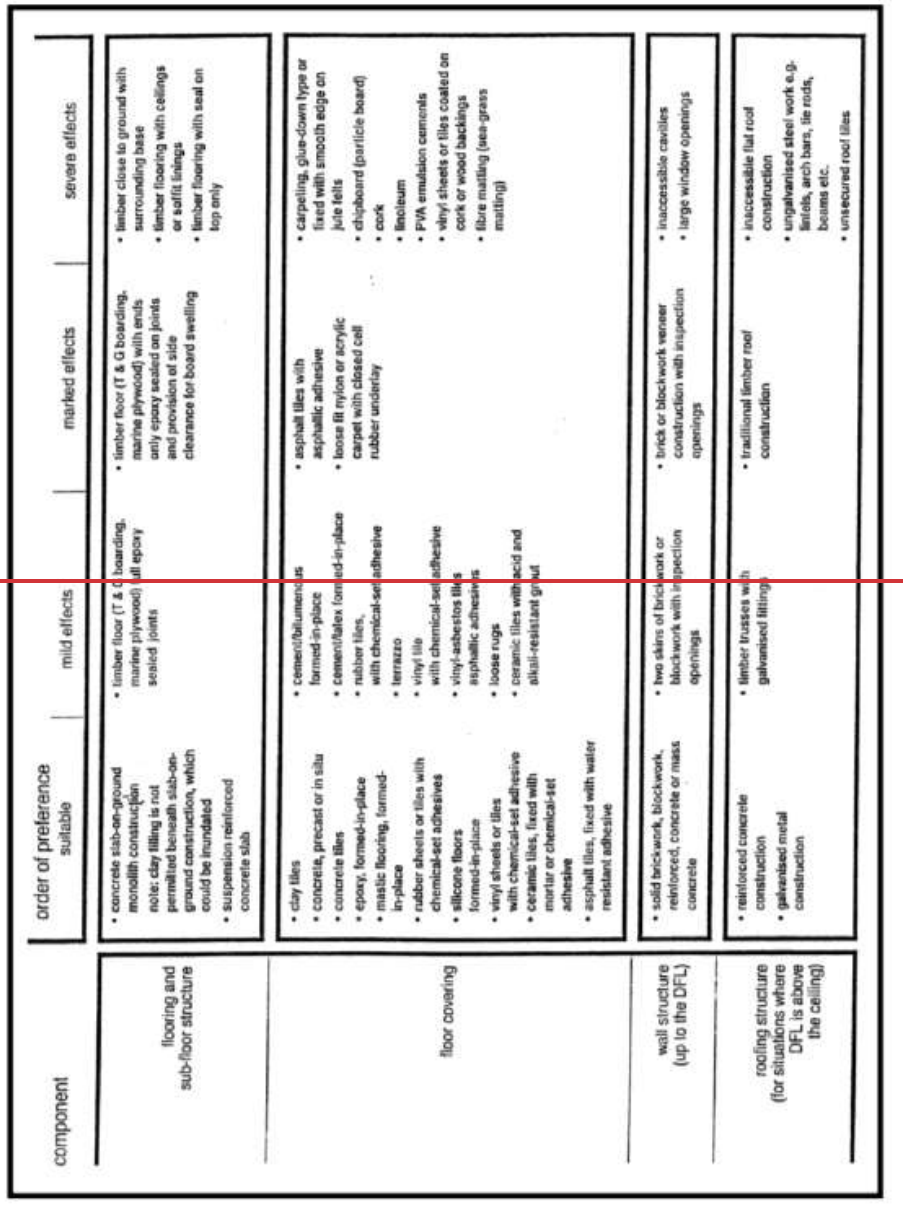
Installation – the heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the DFL.

Ducting – all ductwork located below the DFL should be provided with openings for drainage and cleaning. Self draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the DFL, the ductwork should be protected by a closure assembly operated from above the DFL.

Flood Proofing Code

component	order of preference suitable	mild effects	marked effects	severe effects
doors	• solid panel with water proof adhesives • flush door with marine ply filled with closed cell foam • painted metal construction • aluminium or galvanised steel frame	• flush panel or single panel with marine plywood and water proof adhesive • T & G lined door framed ledged and braced • painted steel • timber frame fully epoxy sealed before assembly	• fly-wire doors • standard timber frame	• hollow core ply with PVA adhesives and honeycomb paper core
wall and ceiling linings	• asbestos-cement board • brick, face or glazed • clay like glazed in waterproof mortar • concrete • concrete block • steel with waterproof applications • stone, natural solid or veneer, waterproof grout • glass blocks • glass • plastic sheeting or wall with waterproof adhesive	• brick, common • plastic wall tiles • metals, non ferrous • rubber mouldings and trim • wood, solid or exterior grade plywood fully sealed	• chipboard exterior grade • hardboard exterior grade • wood, solid (boards or trim) with allowance for swelling • wood, plywood exterior grade • fibrous plaster board	• chipboard • fibreboard panels • mineral fibreboard • paperboard • plaster-board, gypsum plaster • wall coverings (paper, burlap cloth types) • wood, standard plywood strawboard
insulation	• foam or closed cell types	• reflective insulation	• bat or blanket types	• open cell fibre types
windows	• aluminium frame with stainless steel or brass rollers	• epoxy sealed timber waterproof glues with stainless steel or brass fittings • galvanised or painted steel		• timber with PVA glues mild steel fittings
nails, bolts, hinges and fittings	• brass, nylon or stainless steel • removable pin hinges	• galvanised steel • aluminium		• mild steel

Flood Proofing Code



component	order of preference suitable	mild effects	marked effects	severe effects
flooring and sub-floor structure	• concrete slab-on-ground monolith construction note: clay tiling is not permitted beneath slab-on-ground construction, which could be inundated • suspension reinforced concrete slab	• timber floor (T & G boarding, marine plywood) full epoxy sealed joints	• timber floor (T & G boarding, marine plywood) with ends only epoxy sealed on joints and provision of side clearance for board swelling	• timber close to ground with surrounding base • timber flooring with ceilings or soffit linings • timber flooring with seal on top only
floor covering	• clay tiles • concrete, precast or in situ • concrete tiles • epoxy, formed-in-place • mastic flooring, formed-in-place • rubber sheets or tiles with chemical-set adhesives • silicone floors formed-in-place • vinyl sheets or tiles with chemical-set adhesive • ceramic tiles, fixed with mortar or chemical-set adhesive • asphalt tiles, fixed with water resistant adhesive	• cement/bituminous formed-in-place • cement/latex formed-in-place • rubber tiles, with chemical-set adhesive • terrazzo • vinyl tile with chemical-set adhesive • vinyl-asbestos tiles asphaltic adhesives • loose rugs • ceramic tiles with acid and alkali-resistant grout	• asphalt tiles with asphaltic adhesive • loose fit nylon or acrylic carpet with closed cell rubber underlay	• carpeting, glue-down type or fixed with smooth edge on jute tells • chipboard (particle board) • cork • linoleum • PVA emulsion cements • vinyl sheets or tiles coated on cork or wood backings • fibre matting (sea-grass matting)
wall structure (up to the DFL)	• solid brickwork, blockwork, reinforced, concrete or mass concrete	• two skins of brickwork or blockwork with inspection openings	• brick or blockwork veneer construction with inspection openings	• inaccessible cavities • large window openings
roofing structure (for situations where DFL is above the ceiling)	• reinforced concrete construction • galvanised metal construction	• timber trusses with galvanised fittings	• traditional timber roof construction	• inaccessible flat roof construction • ungalvanised steel work e.g. lintels, arch bars, tie rods, beams etc. • unsecured roof tiles

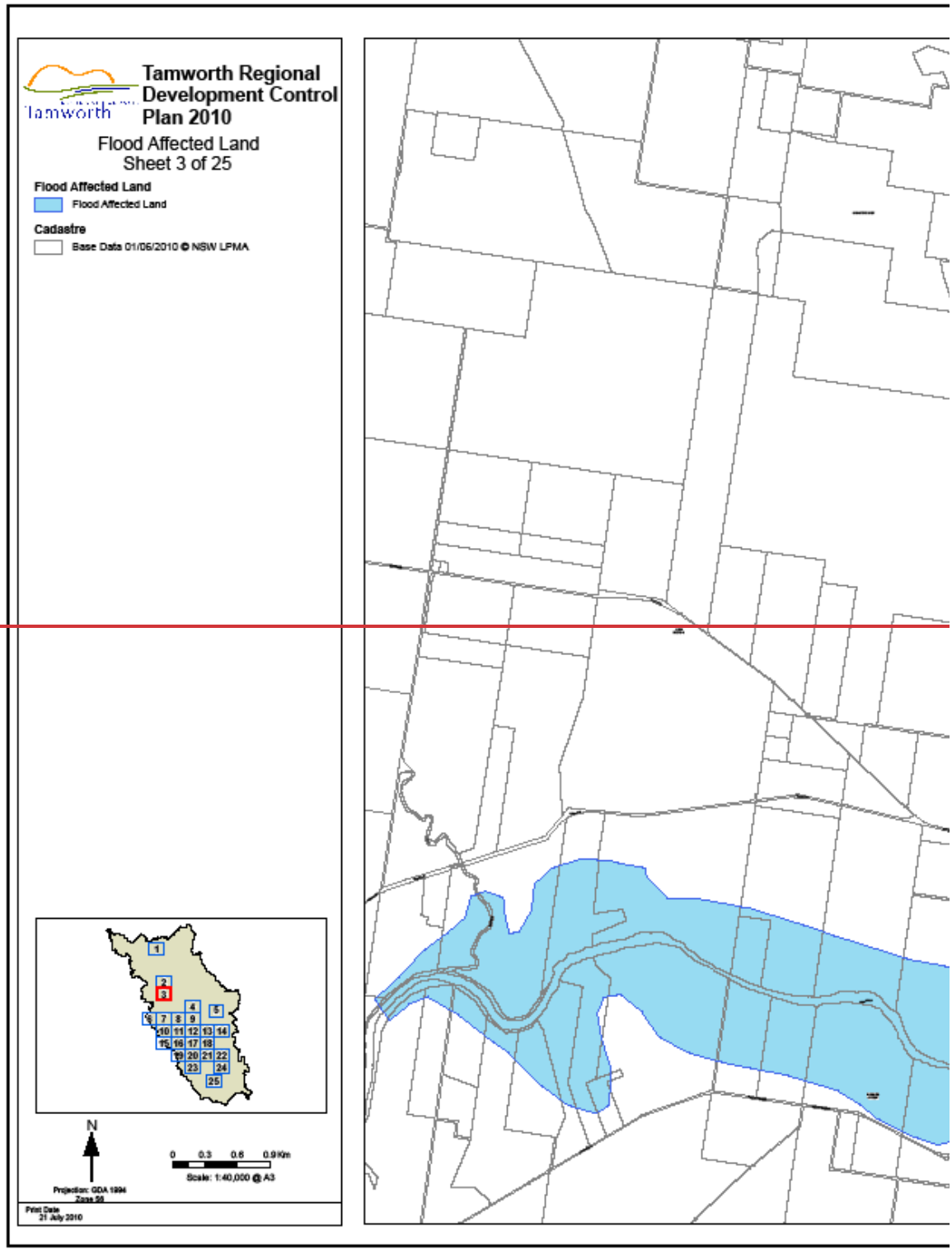
~~Appendix C - Flood Affected Land Maps~~

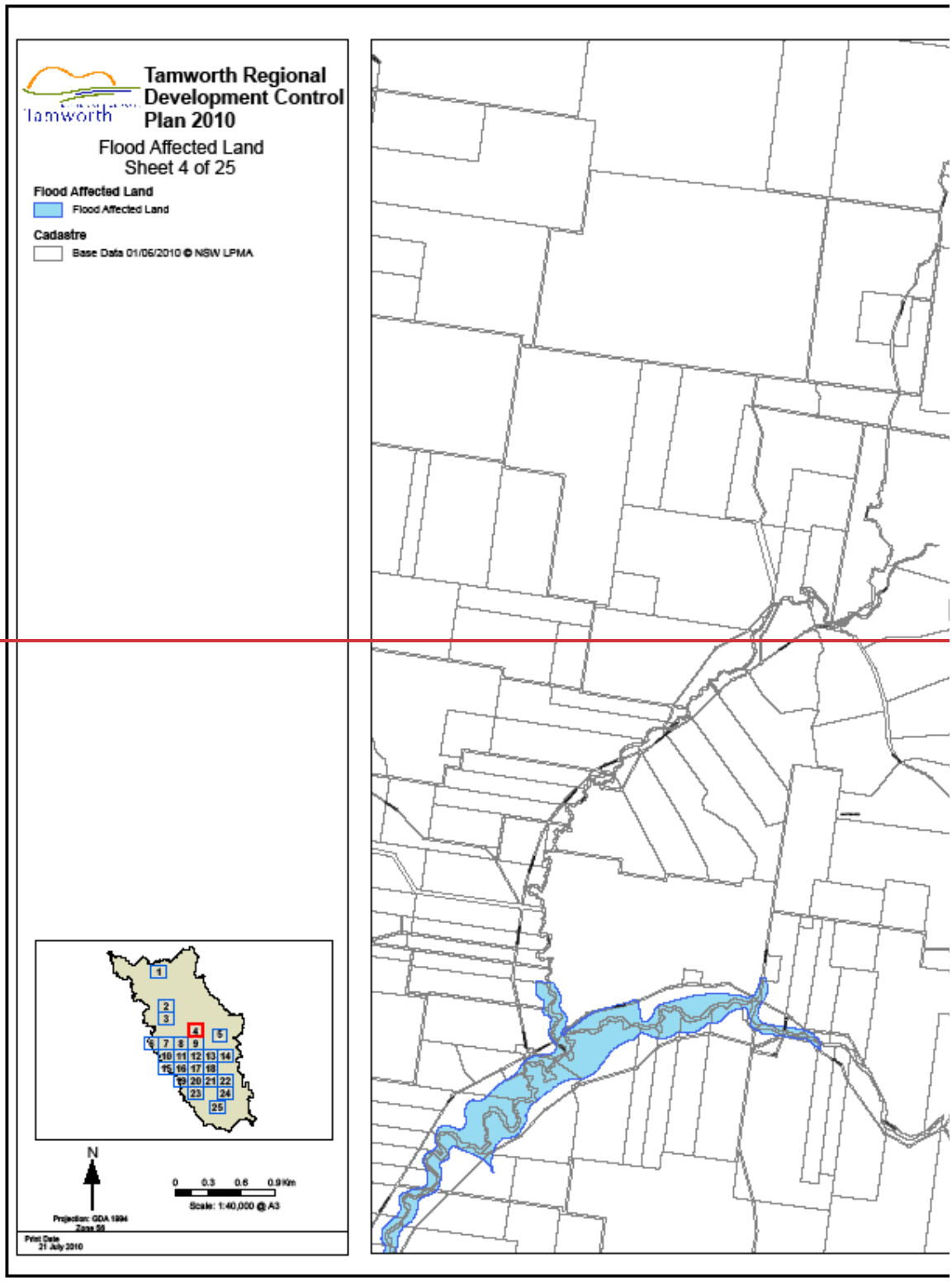
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STEP 5: DISCRETIONARY DEVELOPMENT STANDARDS

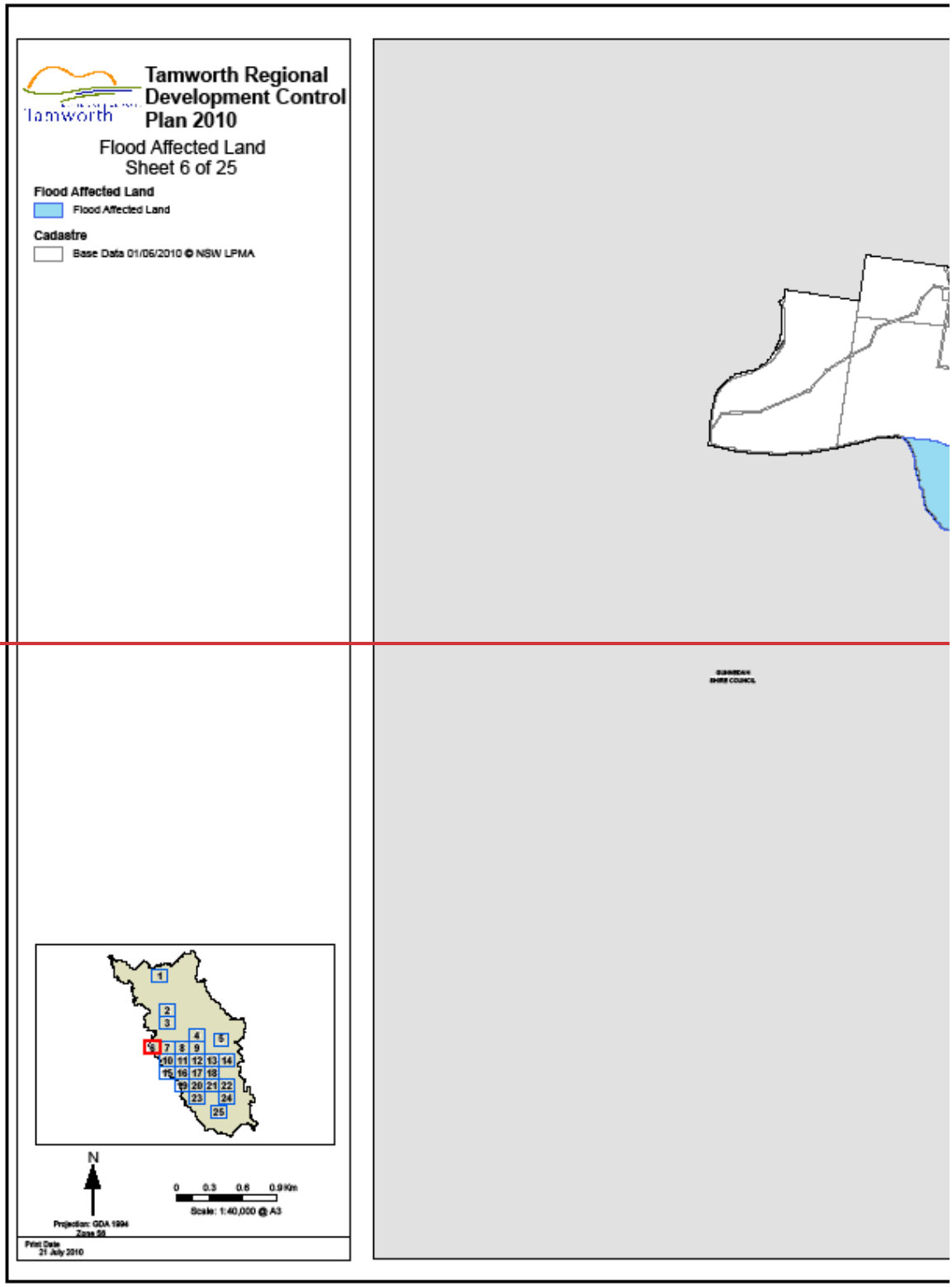


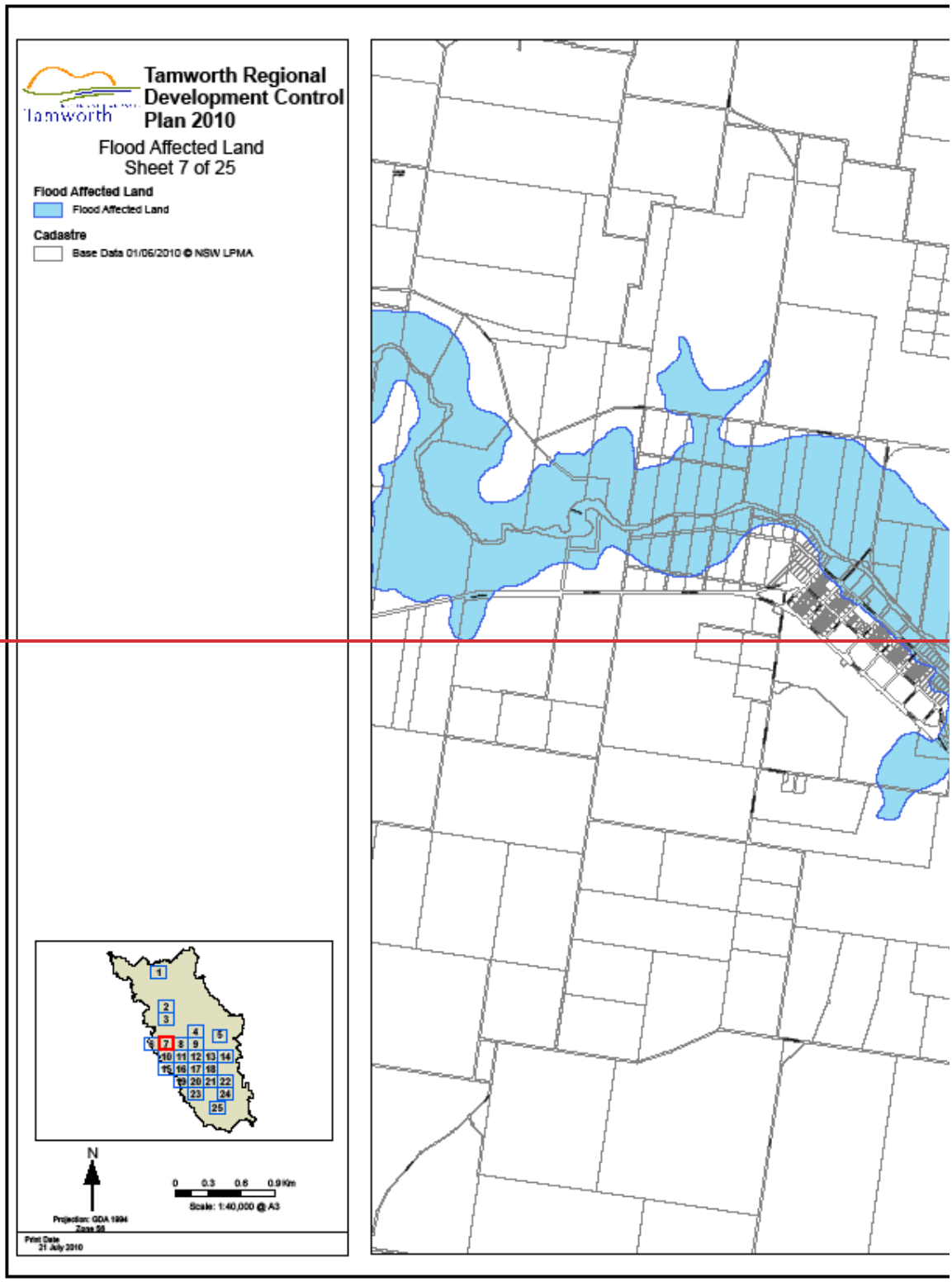

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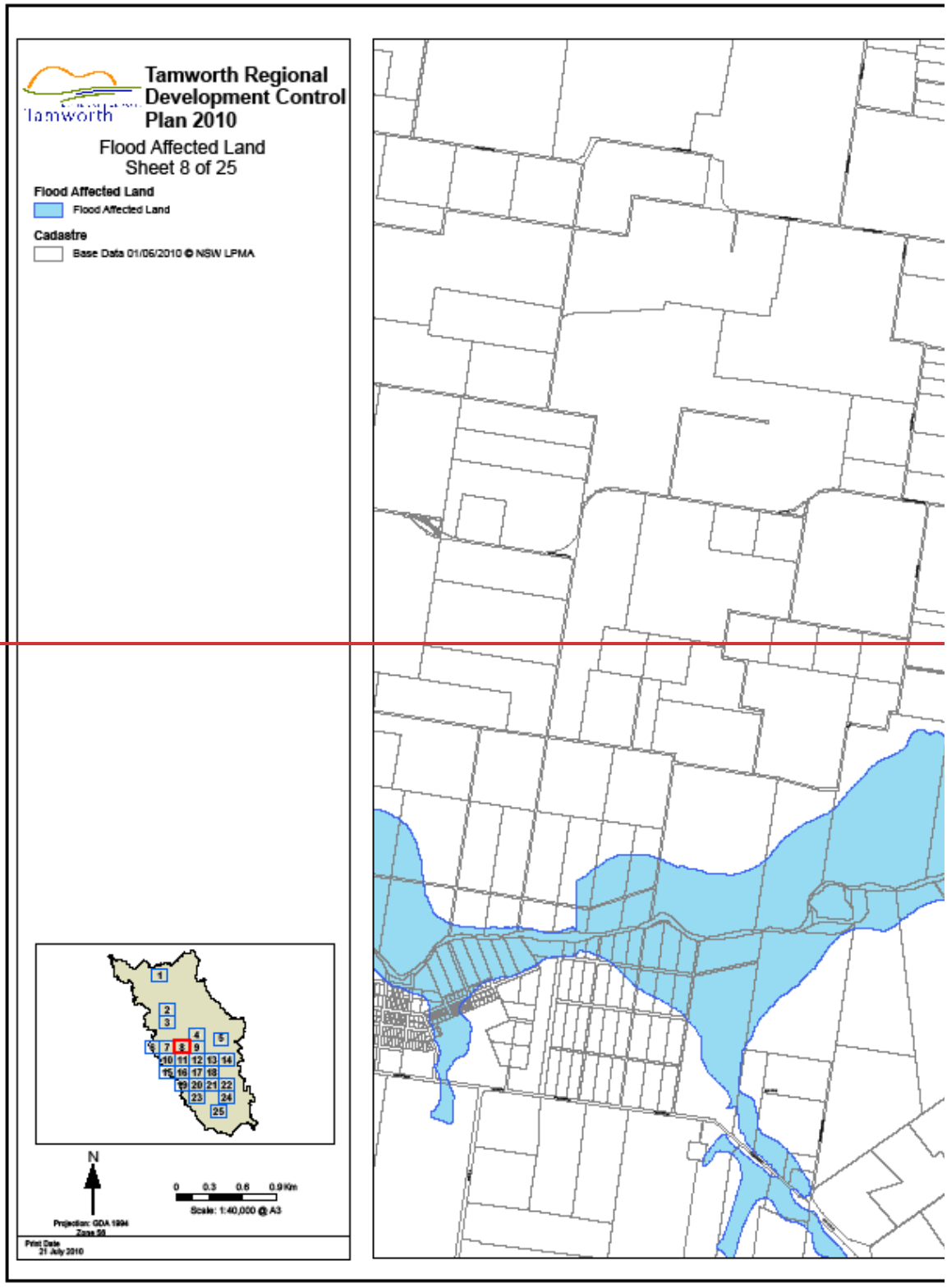

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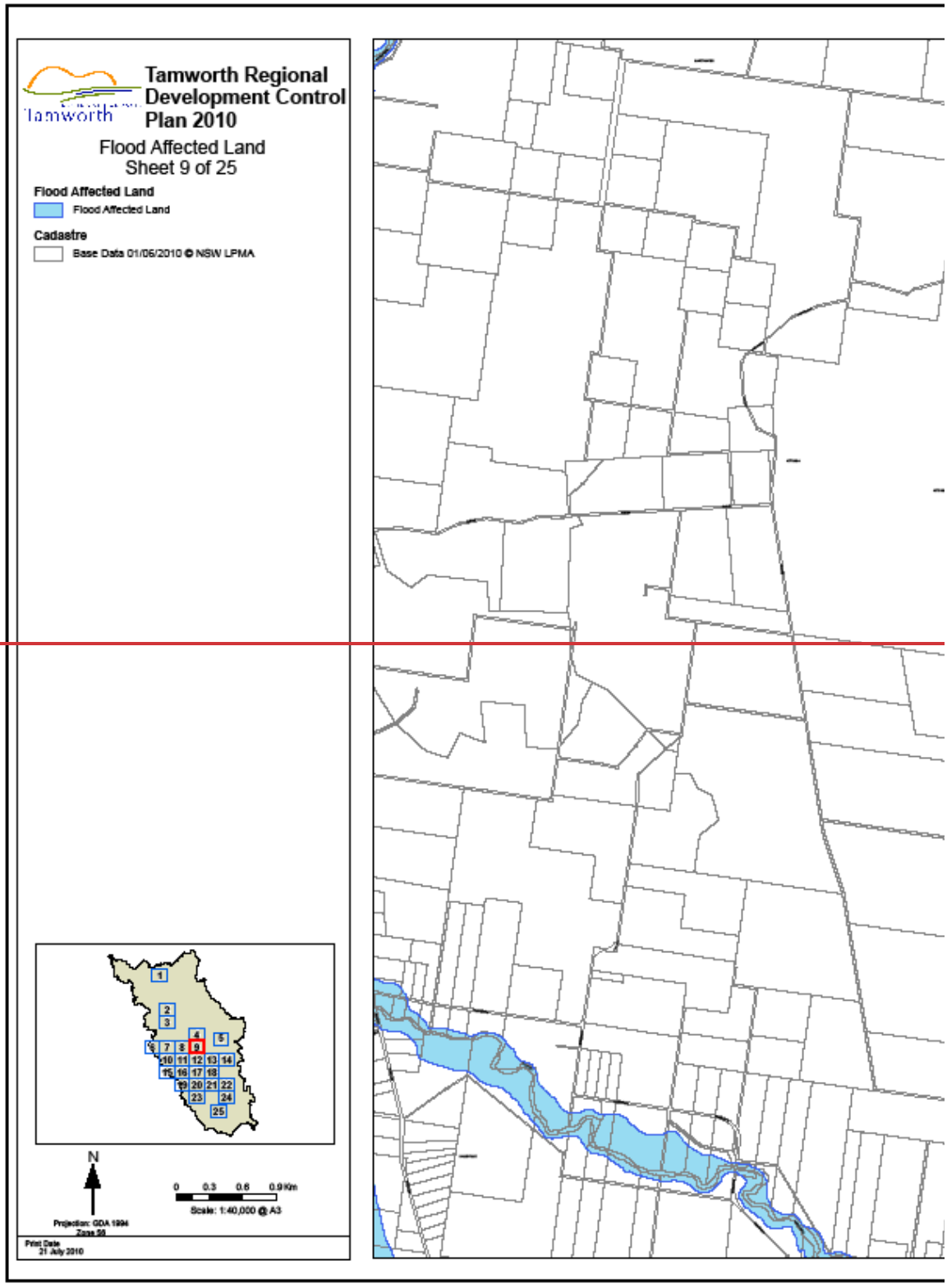

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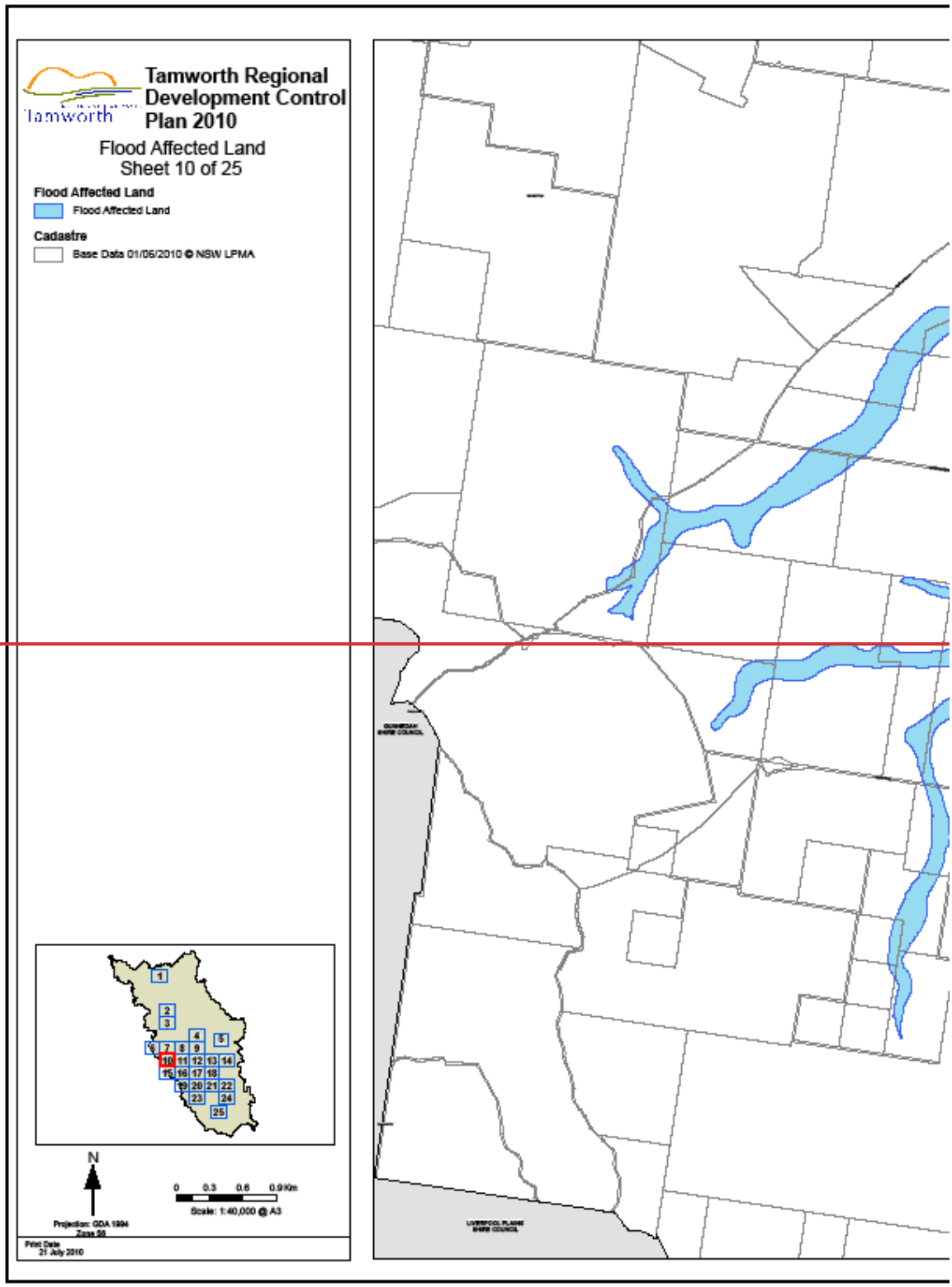

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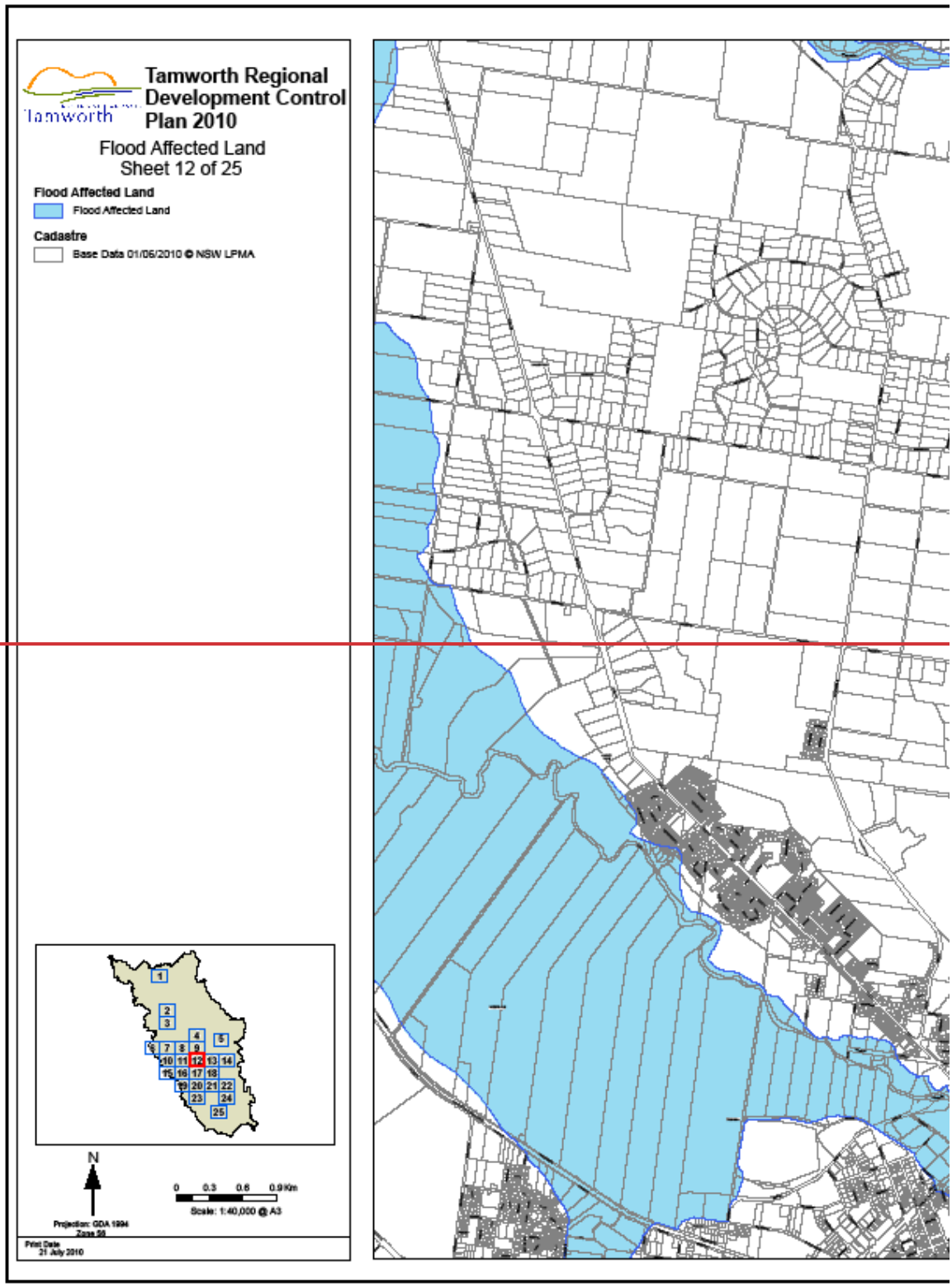

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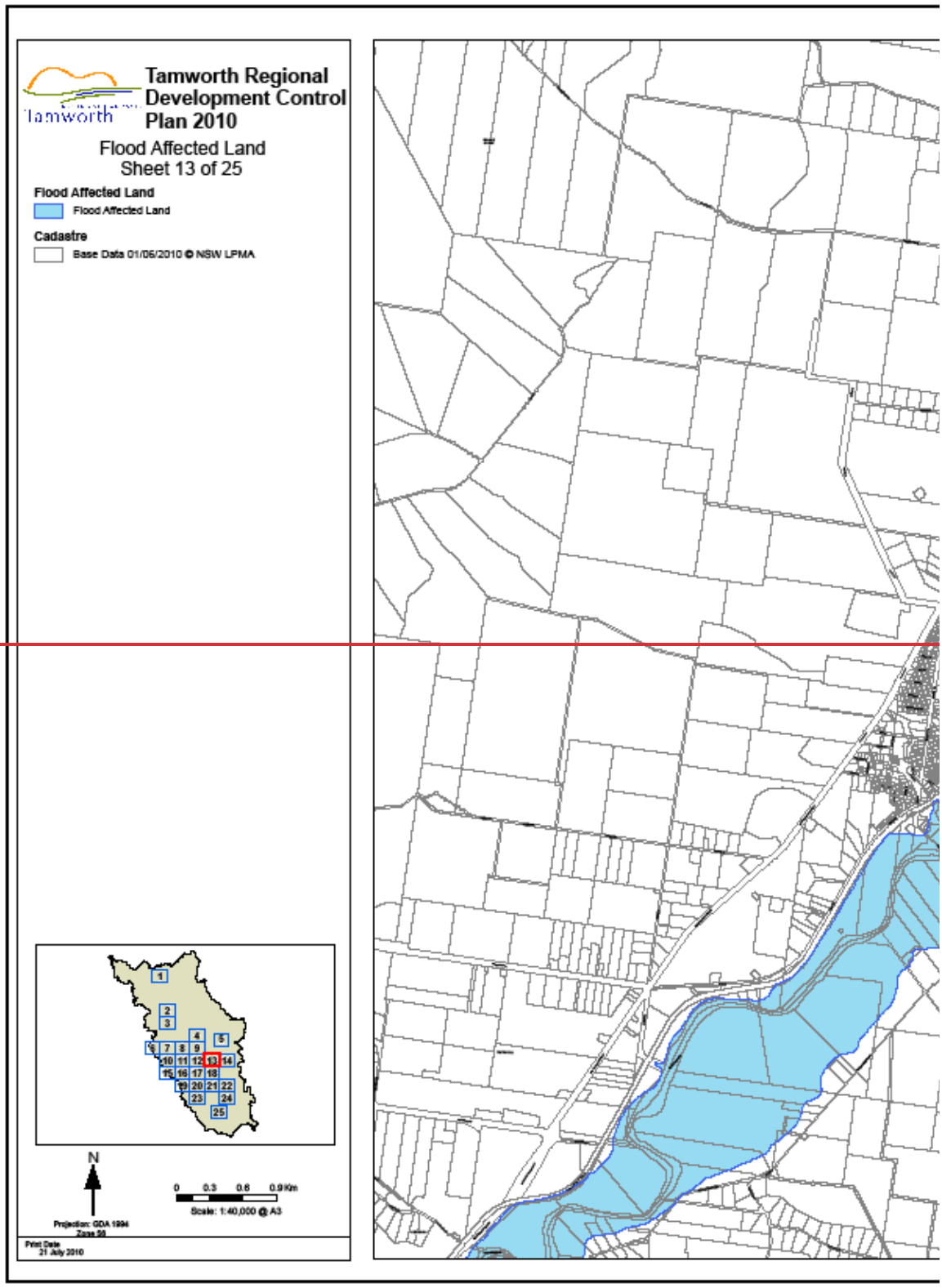

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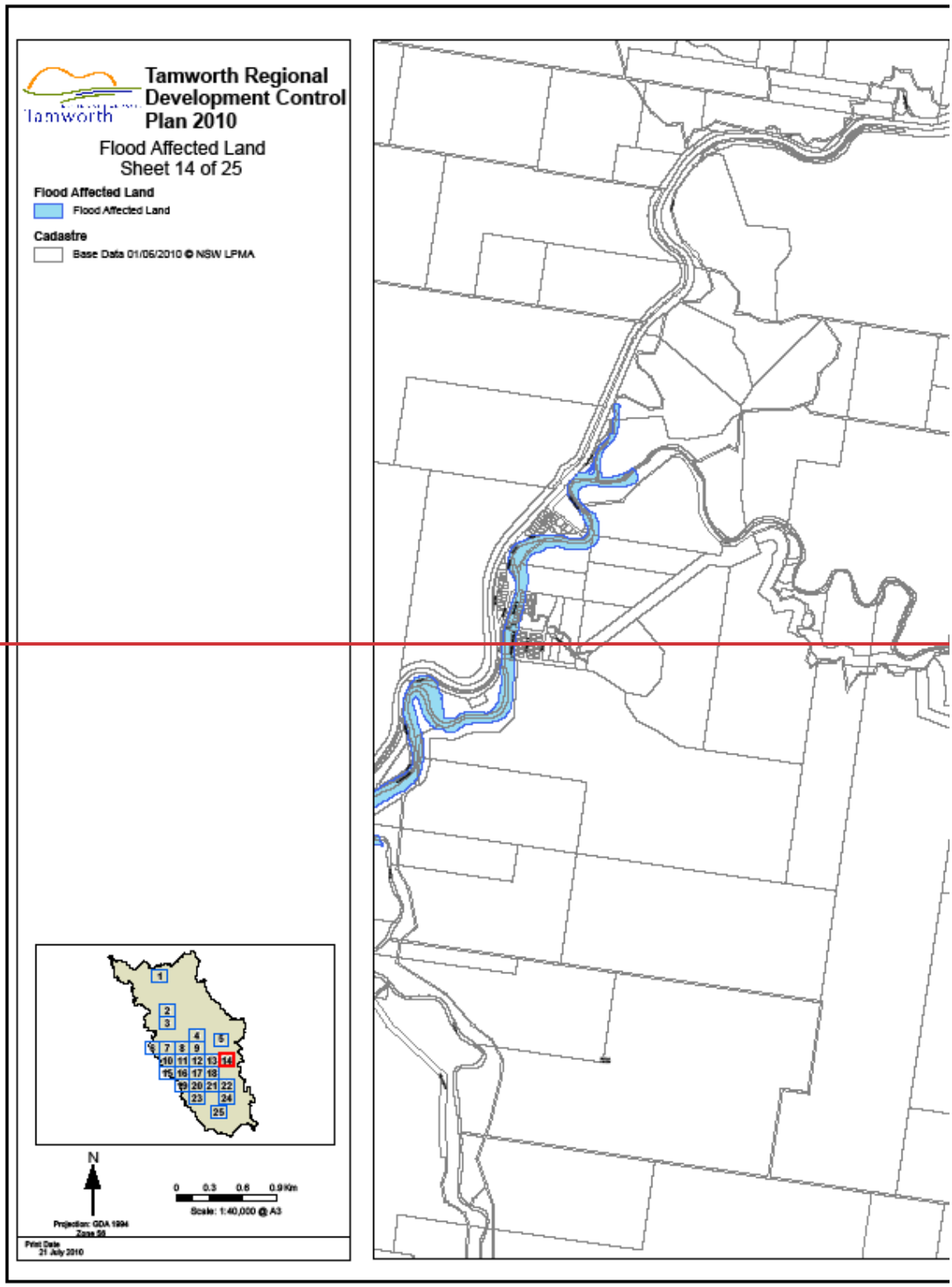

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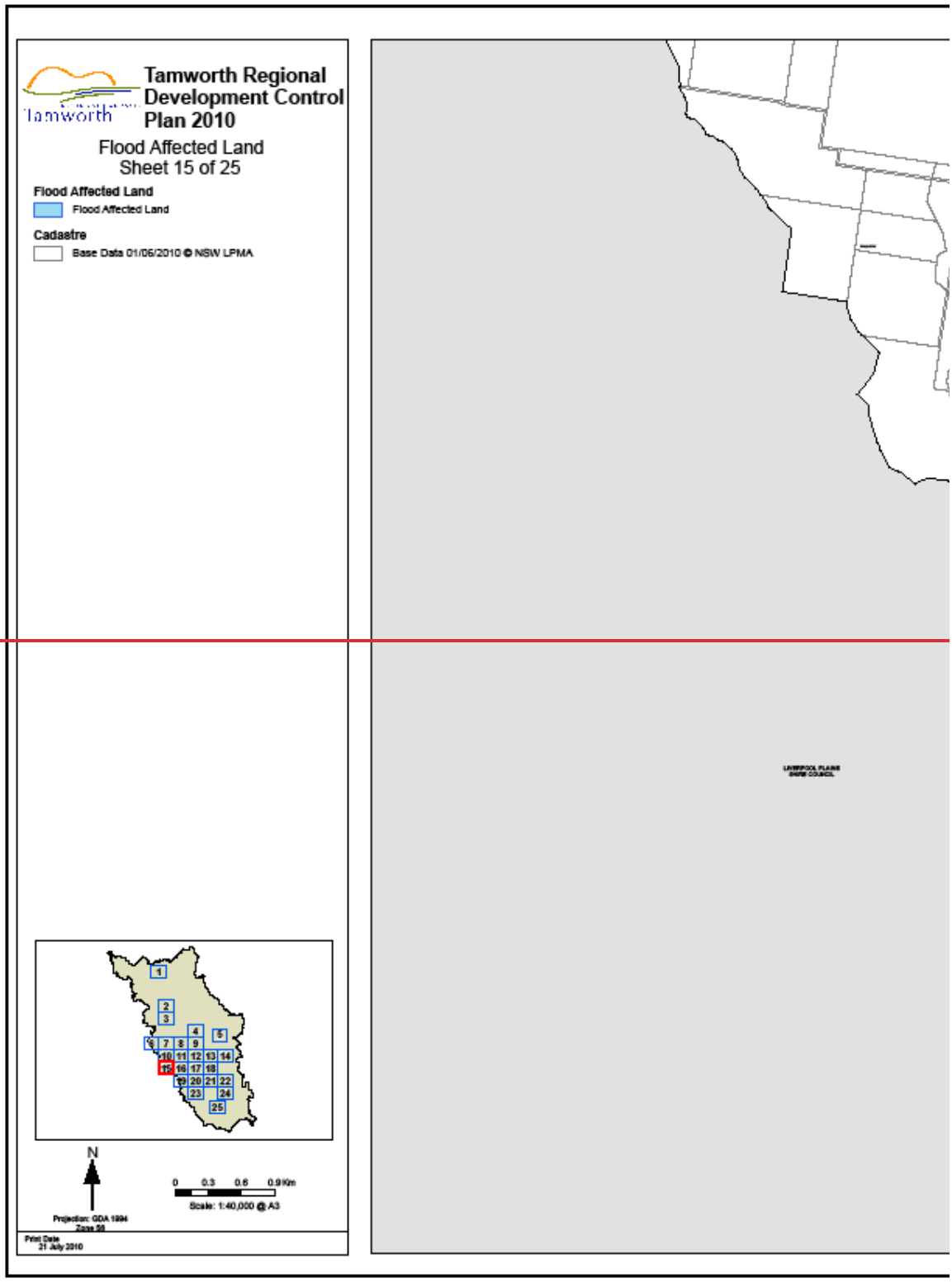

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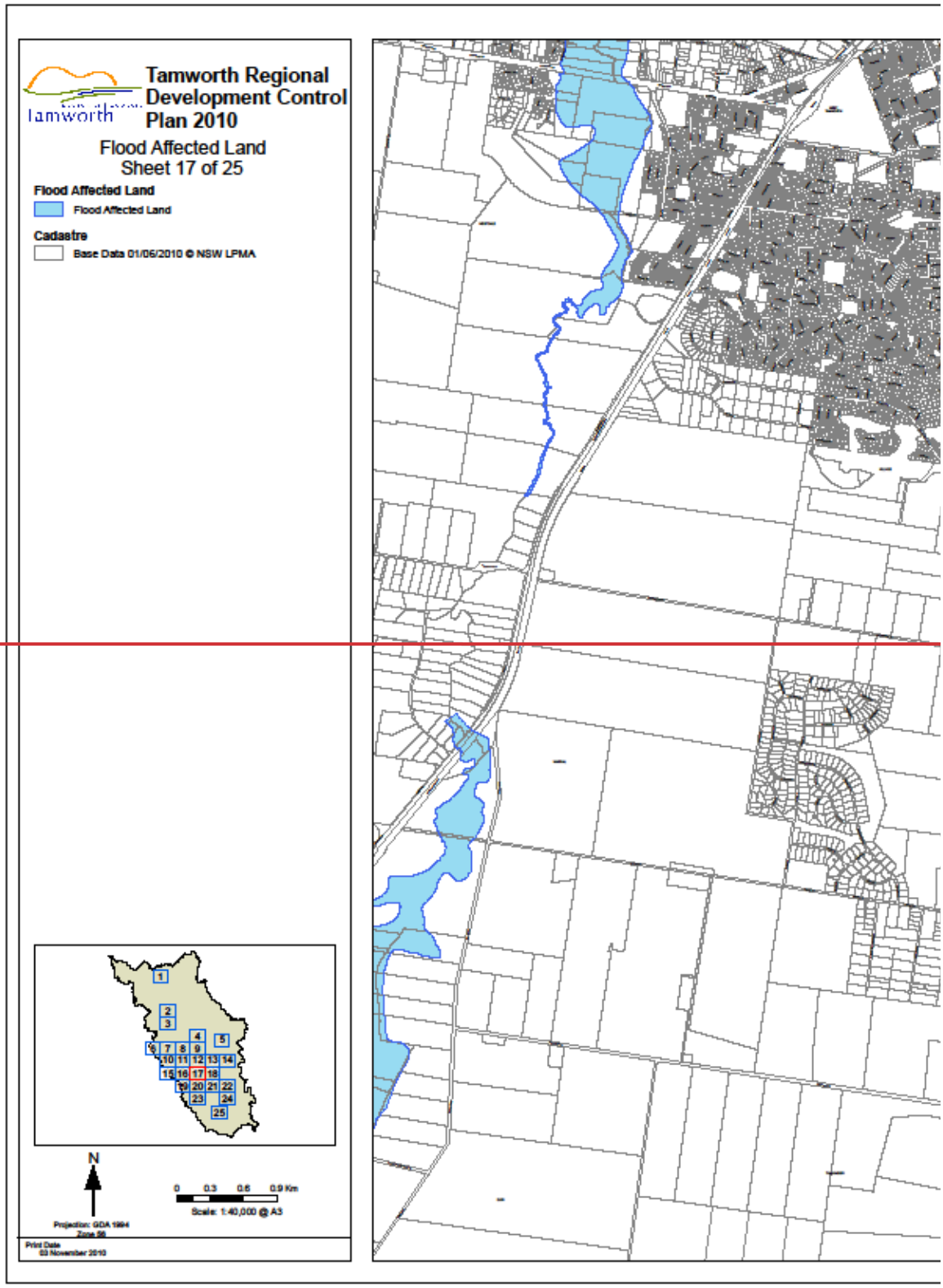

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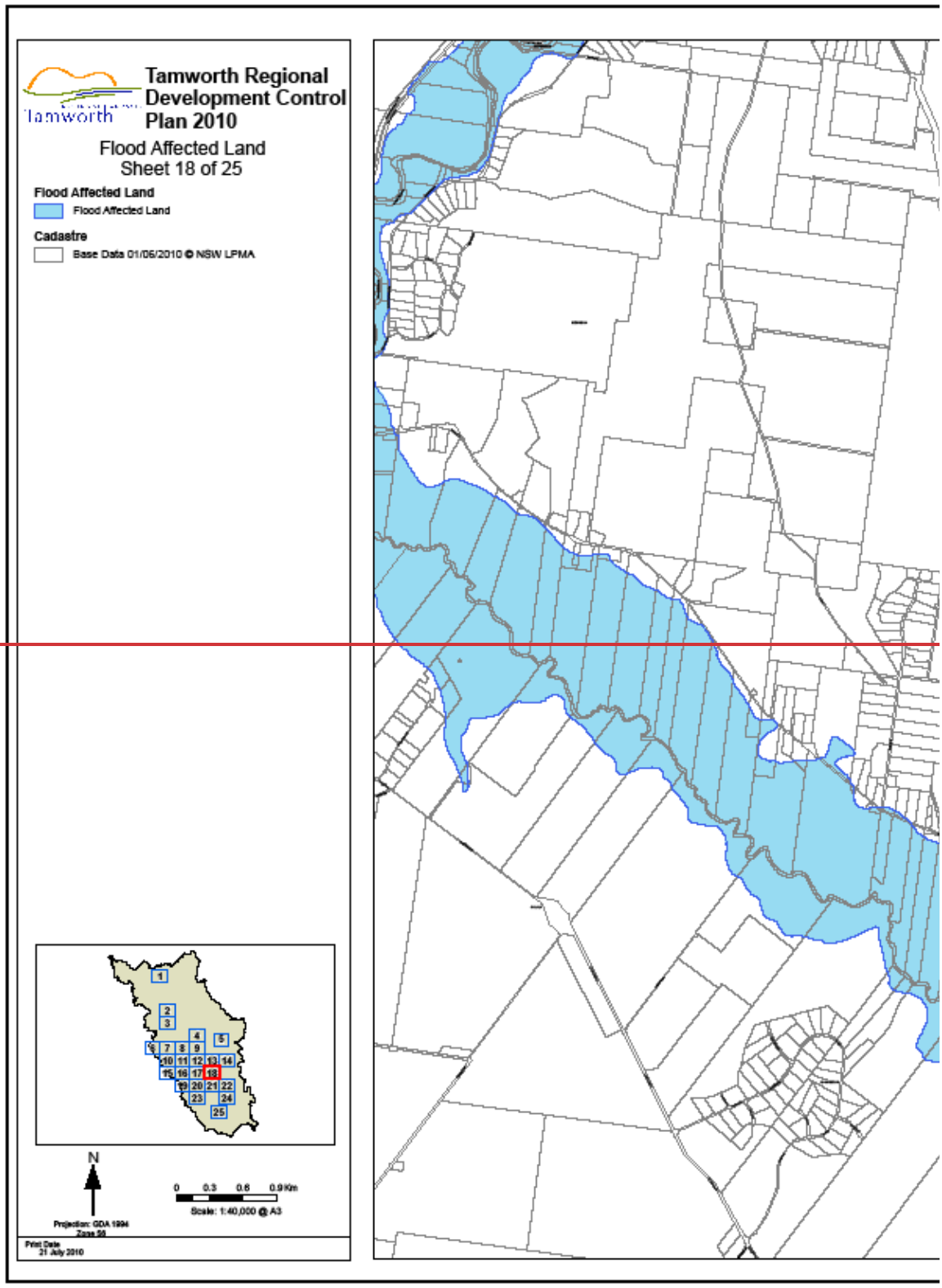

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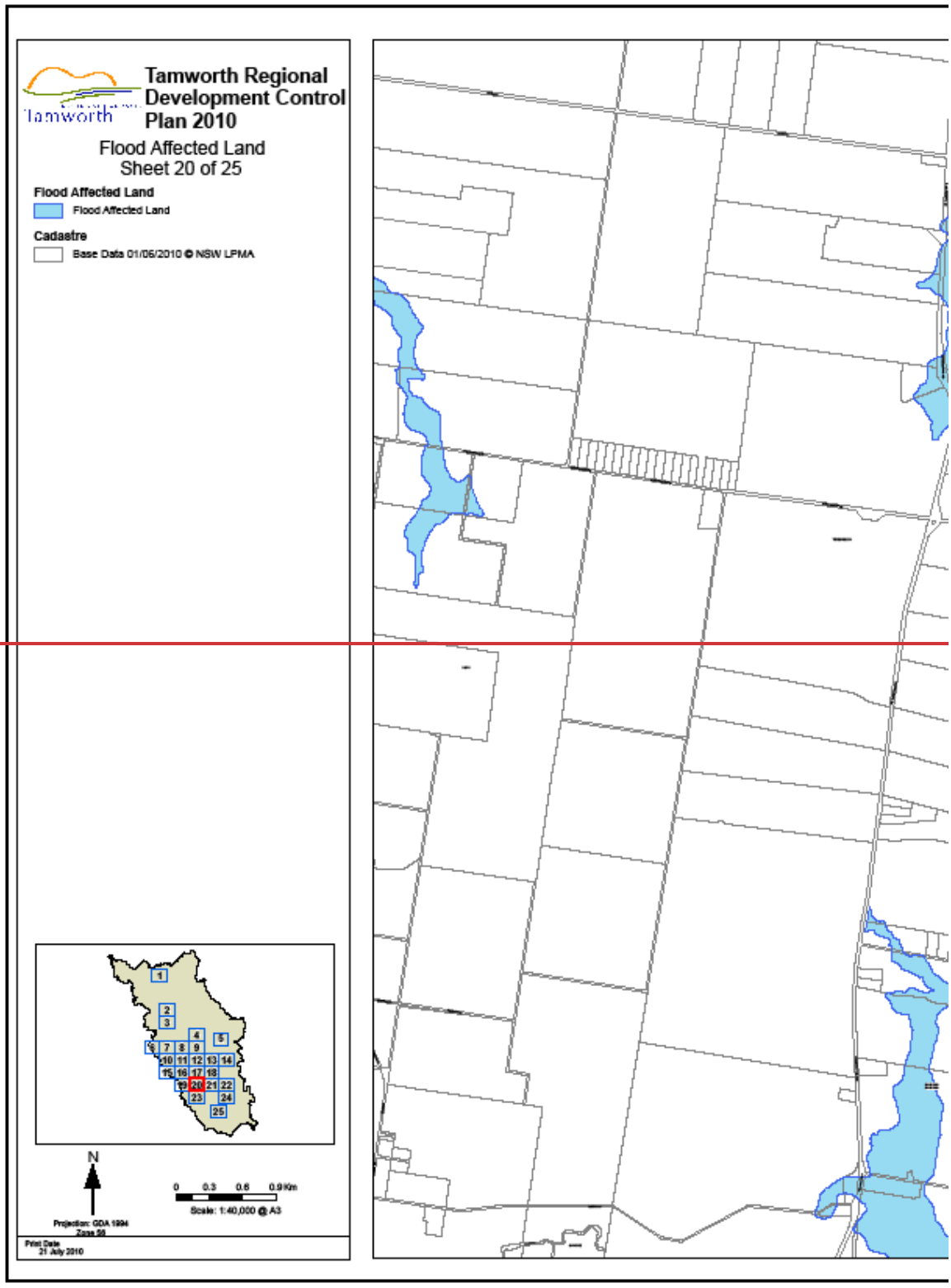

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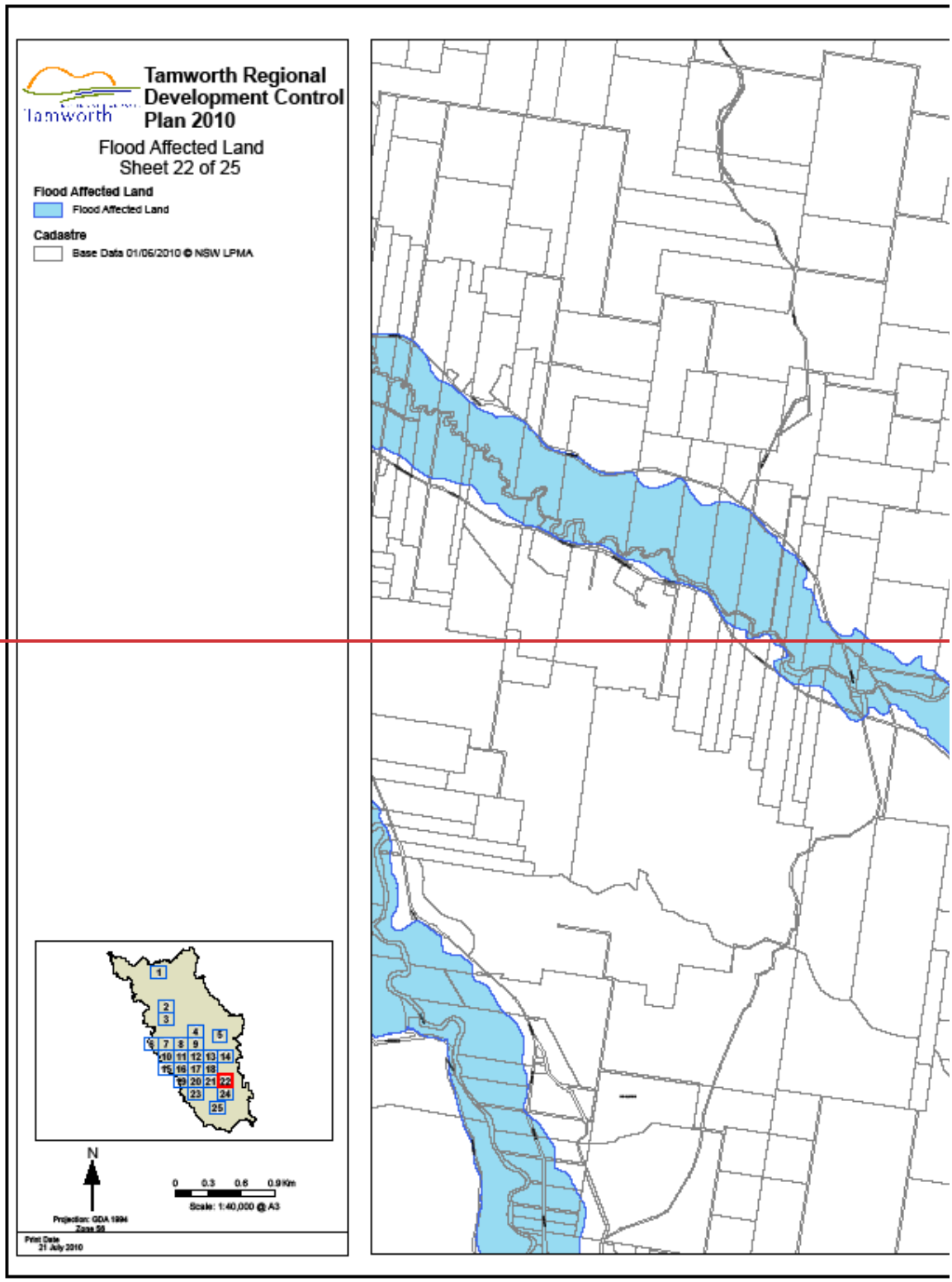

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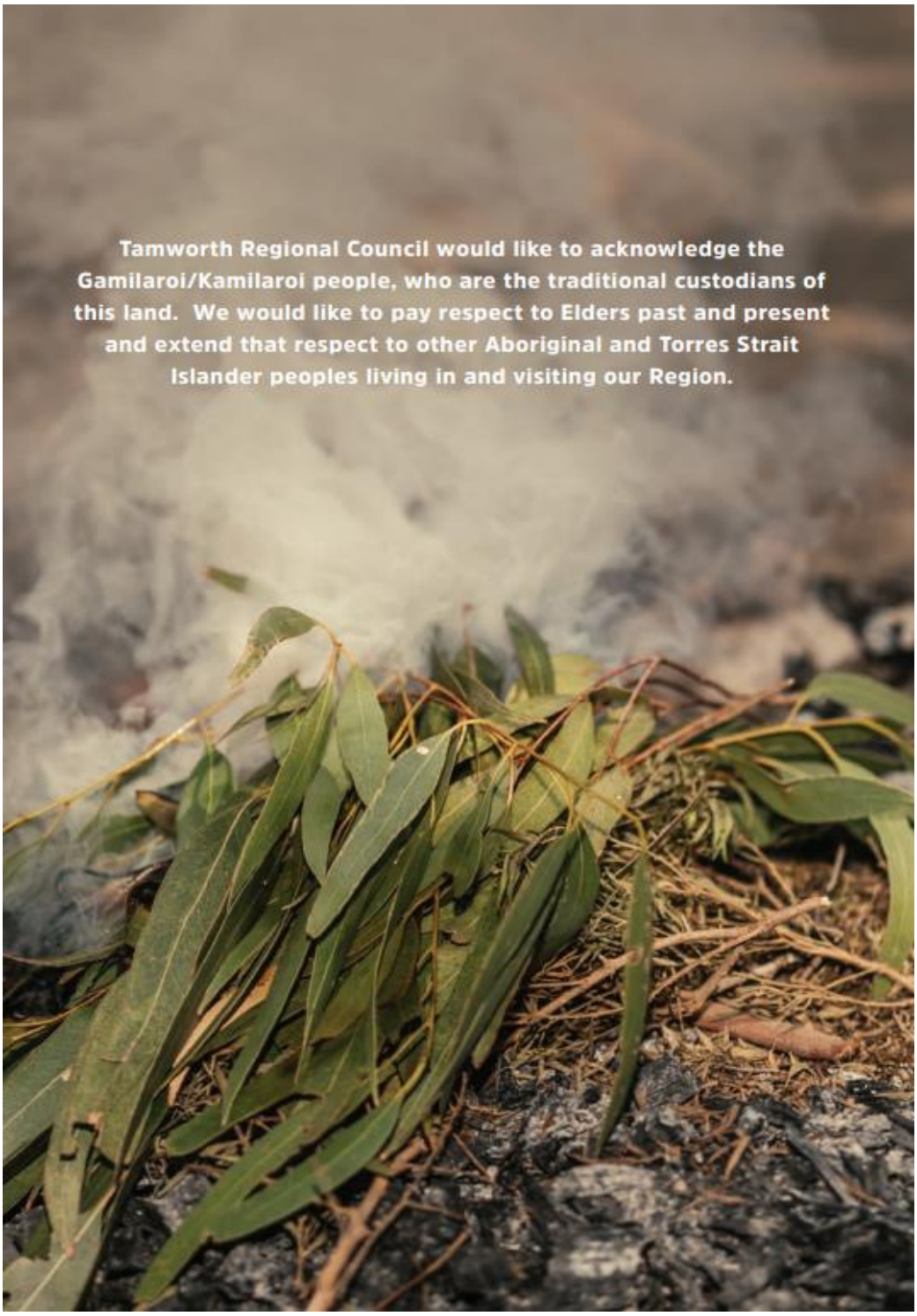


Tamworth Regional Housing Strategy

Draft Version: 21 May 2024

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Tamworth REGIONAL COUNCIL


Tamworth Regional Council would like to acknowledge the Gamilaroi/Kamilaroi people, who are the traditional custodians of this land. We would like to pay respect to Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander peoples living in and visiting our Region.

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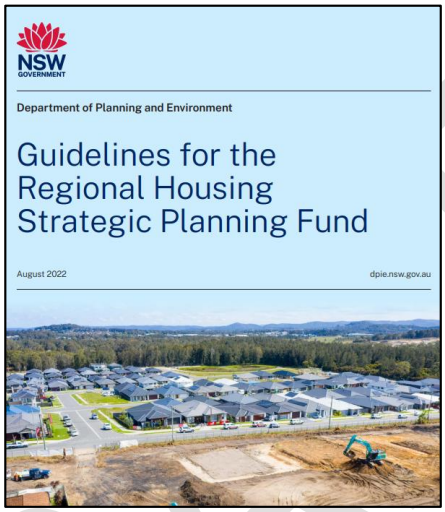
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List of Abbreviations	
Abbreviation	**Term**
ABS	Australian Bureau of Statistics
ANEF	Australian Noise Exposure Forecast
Blueprint 100: Part One	*Tamworth Regional Blueprint 100: Part One*
Blueprint 100: Part 2: LSPS 2020	*Tamworth Regional Blueprint 100: Part Two: Local Strategic Planning Statement 2020 adopted 26 May 2020*
CBD	Central Business District
DPHI	Department of Planning, Housing and Infrastructure
EOI	Expression of Interest
EP&A Act 1979	*Environmental Planning and Assessment Act 1979*
FPA	Flood Planning Area
FSR	Floor Space Ratio
HCA	Heritage Conservation Area
LEP	Local Environmental Plan
LGA	Local Government Area
RHS	Tamworth Regional Housing Strategy
Regional Plan 2041	*New England North West Regional Plan 2041*
PMF	Probable Maximum Flood
SEPP	State Environmental Planning Policy
TACR 2023	*Tamworth Activity Centre Review 2023*
TRC, Council	Tamworth Regional Council
Tamworth Tomorrow Strategy	*Tamworth Tomorrow – Economic Development and Investment Strategy 2022-2026*
TfNSW	Transport for NSW
TIA	Traffic Impact Assessment
TRDCP 2010	*Tamworth Regional Development Control Plan 2010*
TRLEP 2010	*Tamworth Regional Local Environmental Plan 2010*

Acknowledgements

Tamworth Regional Council acknowledges the support of the NSW State Government in the formulation of the Tamworth Regional Housing Strategy (RHS).

The strategy was developed under the Regional Housing Strategic Planning Fund – a housing initiative of NSW Government with the engagement of Wakefield Planning consultancy.



Council also expresses appreciation to the many individuals and groups who participated in workshops and meetings as well as the wider community who participated in the public consultation in November-December 2023.

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Executive Summary

The Tamworth Regional Housing Strategy (RHS) presents Council's vision for the future of land use and housing development in the Tamworth region. The RHS sets a framework for where housing can be delivered to ensure that the needs of the community can be met now and in the future.

The RHS has its basis in the Tamworth Regional Council Blueprint 100 documents, including Council's local strategic planning statement, where housing was highlighted as key issue in the progression of the Tamworth region toward a population of 80,000 and ultimately 100,000 people. Initially adopted in 2020, *Tamworth Regional Blueprint 100: Part One (Blueprint 100: Part One)* and *Tamworth Regional Blueprint 100: Part Two: Local Strategic Planning Statement 2020 (Blueprint 100: Part 2: LSPS 2020),* framed the means by which the community could grow and enjoy a high-quality lifestyle in the period to 2041.

However, the intervening years, marked significantly by the COVID-19 pandemic, have altered living and working patterns, highlighted new priorities, and spurred regional migration. This migration has brought opportunities but also challenges, including increased demand for housing, services, and infrastructure.

The NSW Government identified the need for housing and increased population in the Tamworth Regional Local Government Area (LGA) of 71,956 persons in 2041. Council's *Blueprint 100: Part 2: LSPS 2020* identifies a potential increase of population to 81,000 at 2041 (based on trend data) and 100,000 between 2041 and 2061. Like many parts of regional Australia, Tamworth has experienced rising housing costs which has impacted social and economic stability.



In responding to the housing supply challenges, this RHS considers recent policy developments, including the Australian Government's Housing Australia Future Fund and National Housing Accord, along with actions from the *NSW Housing Strategy 2041* and the *New England North West Regional 2041* (*Regional Plan 2041*). The RHS provides the framework for land use planning for new housing projects and promoting diverse housing solutions. For example, it emphasises the development of townhouses and apartments near town centres, encouraging a mix of housing types to boost supply, affordability, liveability, and community wellbeing.

Planning Hierarchy

The RHS is set within the NSW State planning framework as shown in the following diagram. The *Regional Plan 2041* provides the strategic framework for the region. It is a 20-year land use plan which is updated every 5 years. The *Regional Plan 2041* provides projections for population growth, as does *Blueprint 100: Part 2: LSPS 2020,* which the RHS aims to deliver.

NSW State

Housing 2041
NSW Housing Strategy

↓

Region

New England North West
Regional Plan 2041

↓

Local Government Area

Local Strategic Planning Statement 2020
Tamworth Regional Housing Strategy

Introduction

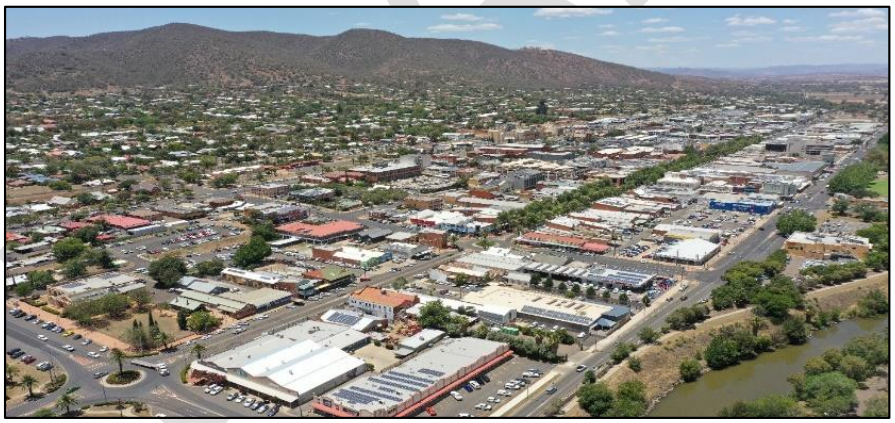
The vision for the Tamworth Regional Housing Strategy (RHS) is grounded in the land use vision of the *Blueprint 100: Part Two: Local Strategic Planning Statement 2020 (Blueprint 100: Part 2: LSPS 2020)*.

Our Vision

A future Tamworth Region will offer housing that meets the needs of a diverse and growing community which is well-designed to provide a wide range of lifestyle and affordability options.

This vision supports well-managed growth that includes:

- Increased densities and affordable housing choices in new land release areas and existing areas;
- Shop top and apartment living in key precincts of Tamworth such as the Tamworth CBD;
- A wide selection of lifestyle blocks in suitable locations;
- Housing opportunities of the regions towns and rural centres are encouraged: and
- Recognition of unique localities including their heritage and neighbourhood character.



Planning Policy Context

NSW Housing Strategy

The overarching vision of the *NSW Housing Strategy* is that:

"NSW will have housing that supports security, comfort, independence and choice for all people at all stages of their lives".



NSW housing system pillars

The vision is reflected in the four pillars of supply, diversity, affordability and resilience of housing.

- **supply**—housing supply delivered in the right location at the right time
- **diversity**—housing is diverse, meeting varied and changing needs of people across their life
- **affordability**—housing that is affordable and secure
- **resilience**—housing that is enduring and resilient to natural and social change.

The objectives in each pillar are interrelated and together will contribute to improved economic, health and social wellbeing outcomes for the people of NSW.

NSW Regional Housing Taskforce

In June 2021 the NSW Government established the Regional Housing Taskforce (the Taskforce) to respond to increasing pressures on the supply and affordability of housing in regional NSW.

The focus of the Taskforce was to:

- Identify and resolve barriers in the planning system to housing supply and affordability;
- Provide recommendations on ways to speed up the delivery of new homes in regional NSW; and
- Find ways to encourage building new houses on appropriately zoned land.

The Taskforce consulted widely with Councils (including Tamworth Regional Council), the development sector, not-for-profit housing providers and community groups. Having considered all the feedback, the Taskforce provided an independent report to the Minister for Planning, Housing and Infrastructure on 29 October 2021.

The task force made five (5) key recommendations for the NSW Government as follows:

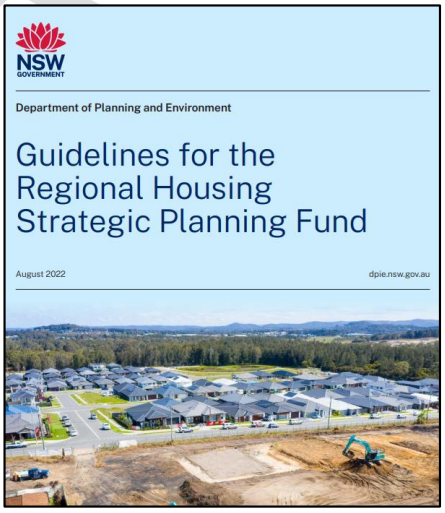
1. Support measures that bring forward a supply of 'development-ready' land;
2. Increase the availability of affordable and diverse housing across regional NSW;
3. Provide more certainty about where, when and what types of homes will be built;
4. Investigate planning levers to help deliver housing that meets short-term needs
5. Improve monitoring of housing and policy outcomes and demand indicators.

The recommendations were supported by 15 supporting targeted interventions that related to the recommendations.

The NSW Government intends to implement all task force recommendations as part of a comprehensive response with a goal to unlock 127,000 new homes in regional NSW over 10 years.

The response builds on the momentum of the *NSW Housing Strategy – Housing 2041* – that includes a range of initiatives to improve data, develop partnerships, speed up assessments, unlock land and enable infrastructure to create a strong housing pipeline across regional NSW.

The whole-of-government response includes existing and newly funded commitments announced as part of the NSW Government's $2.8 billion 2022 Housing Package. Council has been successful in accessing some of this funding for infrastructure works on Duri Road associated with an urban release area. Council also secured funding for the formulation of this RHS under the *Regional Housing Strategic Planning Fund*.



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New England North West Regional Plan 2041 (Regional Plan 2041)

The *Regional Plan 2041* provides an overarching framework to guide subsequent and more detailed land use plans, development proposals, infrastructure funding decisions and housing strategies such as this. It contains various general statements about the future direction of residential development for the region, as well as specific information for the Tamworth Region.

Without limitation, the following key points are important to the RHS;

- Tamworth is expected to be home to 36.4% of the New England North West region's residents by 2041.
- Around 8,542 additional homes will be needed across the wider region over with greater housing diversity and affordable quality housing
- Growth is expected of older single and couple only households driving increased demand for smaller low maintenance dwellings.



- A mix of well-planned infill, greenfield and rural residential locations will be essential. When developing local housing strategies, infill housing is to be prioritised.
- Older people should have the ability to be comfortably housed as they age, in their home or move into seniors housing.
- Councils should consider providing for low-cost dwelling types in their local plans with less bedrooms and car parking on smaller lots to provide cheaper housing options.
- Tamworth Regional Council's priorities for the LGA are to deliver a variety of dwelling types and levels of affordability in Tamworth, including for temporary workers and to promote development that contributes to the unique character of Manilla, Kootingal, Barraba, Nundle and other areas.
- In preparing a land use strategy, rural residential development will be considered a component of residential supply.



A map of Tamworth City indicating future (and existing) areas for residential development is included as Figure 17 in the *Regional Plan 2041*, as shown overpage in **Figure 1**.

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Figure 1: Extract of New England North West Regional Plan 2041

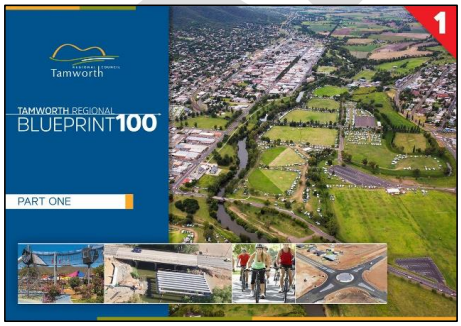
Blueprint 100: Part One

In 2020 Tamworth Regional Council adopted Blueprint 100 which consisted of two parts. Part One is an overarching policy that ties together all of Council's strategies and policies. It provides a guide for the Tamworth Region to maintain a prosperous economy with high living standards as it grows toward a population of 100,000 persons.

Blueprint 100: Part One lists a number of priority themes, one of which is "*Facilitate smart growth and housing choices"*. This includes new residential land at Hills Plain to the north of Tamworth city and Arcadia to the south as well as identifying appropriate locations for rural-residential living.

The Blueprint expresses a concern with a *business-as-usual* approach. The continued expansion into low density rural residential areas is noted as having a number of infrastructure, servicing and community drawbacks. In this housing strategy a more balanced set of growth pathways are identified.

More diverse housing choices and increased housing affordability are strongly promoted in *Blueprint 100: Part One* and these issues feature prominently in this housing strategy.



Blueprint 100: Part Two - Council's Local Strategic Planning Statement

Blueprint 100: Part Two: LSPS 2020 gives effect to the *Regional Plan 2041*, implementing priorities and actions at a more local level in the Tamworth region.

Among other things, the vision for land use expressed in *Blueprint 100: Part Two: LSPS 2020* indicates that "well designed living, play and work areas" are key elements of the future Tamworth area. They are reflected in the more detailed points described under *"facilitate smart growth and housing choices"* and also *"build resilient communities".*

These are explored in this strategy and relate to:

- Increased density and affordable housing
- Shop top and apartment living
- Variety of density housing
- The selection of lifestyle blocks available
- Rural centres provide lifestyle opportunities and have inclusive communities
- Manilla and Kootingal's growth is well-managed
- Options have been provided for the use of rural lands recognising land use and economic trends
- Tourism thrives in towns, villages and across the LGA
- Tamworth's role as a retirement destination.



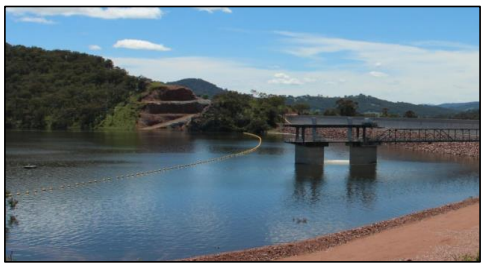
Blueprint 100 – Our Community Plan

The document was prepared as part of the Integrated Planning and Reporting Framework. Together with associated plans (resourcing plan, delivery plan and annual plans and budgets), it provides more details of how the strategies from *Blueprint 100: Part One* and the *Blueprint 100: Part Two: LSPS 2020* will be pursued.

In lock-step with *Blueprint 100: Part One* and the *Blueprint 100: Part Two: LSPS 2020*, it lists 9 strategic focus areas as follow:

1. Water Security
2. A liveable built environment
3. Prosperity and Innovation
4. Resilient and diverse communities
5. Connect our region and its citizens
6. Working with and protecting our environment
7. Celebrate our cultures and heritage
8. A strong and vibrant identity
9. Open and collaborative leadership.

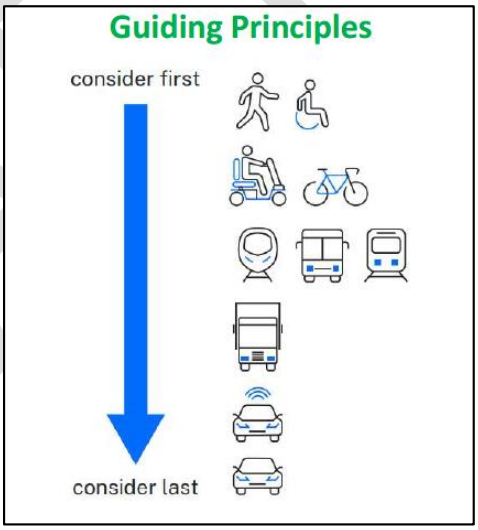
While meeting housing needs is directly addressed within the 'liveable built environment' theme, inter-linkages can be identified between housing and all the other focus areas. For example, water security into the future is essential to support a growing population (Focus area 1), resilient communities depend upon having appropriate residential accommodation (Focus area 4), and properly supporting the different sub-cultures within the region may require different housing types (Focus area 7). This strategy is built upon a recognition of these inter-relationships.



Tamworth Integrated Transport Strategy

Transport strategies are central to considerations of housing and community. Key messages from the Transport Strategy include:

- A move to more 'active' transport – i.e., walking and cycling along with increased provision and use of public transport.
- Streets within residential areas should be considered a part of the residential 'place', and not just an access way.
- New residential subdivisions should be designed to prioritise pedestrian and active movement. Overall location relative to retail and other services is to be considered.



The strategy is supported by the Tamworth Active Transport Strategy 2021 which sits within the Council Strategic Framework for Delivery of Transport.

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State Environmental Planning Policies (SEPPs)

SEPP (Exempt and Complying Development Codes) 2008

The Exempt and Complying SEPP aims to "provide streamlined assessment processes for development that complies with specified development". It includes pathways for a number of residential building types including single dwellings, 1 or 2 storey dual occupancy, manor house or multi dwelling housing (terraces). Although something of a "one size fits all" approach, it does facilitate various forms of infill and greenfield development which have the potential to contribute to housing diversity and more affordable housing.

SEPP (Housing) 2021

The principles of the Housing SEPP are:

a) Enabling the development of diverse housing types, including purpose-built rental housing;

b) Encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability;

c) Ensuring new housing development provides residents with a reasonable level of amenity;

d) Promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services;

e) Minimising adverse climate and environmental impacts of new housing development;

f) Reinforcing the importance of designing housing in a way that reflects and enhances its locality;

g) Supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use; and

h) Mitigating the loss of existing affordable rental housing.

All of the above matters are of direct interest to this housing strategy. The SEPP operates through a number of provisions relating to:

- Infill affordable housing
- Boarding houses
- Supportive accommodation
- Residential flat buildings
- Retention of existing affordable housing
- Diverse Housing
- Residential apartment design

These SEPPs seek to address many of the common concerns and issues surrounding affordable and diverse housing. Notwithstanding this framework, however, housing stress is increasing, both in metropolitan and regional areas.

While SEPPs have been created at the NSW State level as enabling legislation to facilitate development their operation can have unintended effects at the local level. SEPP conditions tend to be 'blind' to local provisions such as those found in Precinct DCPs, and general objectives such as preserving or developing a particular neighbourhood character often based on iconic buildings.



Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)

The *TRLEP 2010* provides the details of land use zones, permissible uses and other statutory requirements for development. In other words, it provides the rules about development across the Tamworth Regional LGA. Of specific interest to this study are the zones that permit residential accommodation and their locations as well as the associated development standards.

This relates to the types of housing development permissible in various areas of the Tamworth Regional LGA and provides the basis for examining the amount of undeveloped or underdeveloped zoned land to get a measure of the availability of housing land.

The Residential zones have been established for the main purpose of providing a variety of residential areas with supporting complementary uses.

The principal residential zones used in the Tamworth Regional LGA are:

R1 – General Residential

The objectives of this zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

All residential accommodation types are allowed in this zone and R1 is considered to be the most important residential zone.

R2 – Low Density Residential

The objectives of this zone are:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

This zone is far more restrictive on *residential accommodation* and promotes dwelling houses on larger lots mostly of 2000m^2 and 4000m^2.



R5 – Large Lot Residential

The objectives of this zone are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide a mix of housing that supports and encourages neighbouring equine-related facilities and is compatible with surrounding land uses and activities.

The only residential type that is allowed is detached houses. The predominant minimum lot size is 2ha

The operation of these three zones, in particular, are reviewed in this strategy.

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RU5 – Village

The village zone is a multi-purpose zone that allows most types of development commensurate with a township environment. Most types of residential accommodation are permitted.

The settlements zoned RU5 include Attunga, Barraba, Bendemeer, Dungowan, Duri, Hanging Rock, Moonbi, Nundle, Somerton, Woolomin and Woolbrook. While these are important communities, these areas can be expected to support only a modest increase in residential accommodation. Minor variations can be considered to improve flexibility.

Other Zones

There are a range of other zones that permit residential accommodation across the Tamworth Regional LGA. These include; employment, mixed use, industrial, rural and conservation zones. For the most part these zones have limited potential for residential growth. The rural zones focus on detached houses and employment zones promote shop top housing for the most part.

However, there is one vital exception in the form of the E2 – Commercial Centre zone. This zone applies to the Tamworth Central Business District (CBD) which has been of significant interest for some decades and highlighted through the Blueprint 100 process.

This strategy addresses the potential to increase higher density forms of residential development such as multi-dwelling housing, residential flat buildings and shop-top housing which are already permitted with consent.



Tamworth Regional Development Control Plan 2010 (TRDCP 2010)

The DCP contains detailed guidelines for development to complement the provisions contained in the *Tamworth Regional Local Environmental Plan 2010.*

Local Government Snapshot

The Tamworth Regional LGA is located in the New England North-West region of New South Wales, about 410 kilometres north-west of Sydney and 580 kilometres south of Brisbane. The Tamworth Regional LGA is surrounded by the rural Shires of Gunnedah, Narrabri, Gwydir, Uralla, Walcha, Upper Hunter, and Liverpool Plains (**Figure 2**). The traditional custodians of the land are the Gamilaroi/ Kamilaroi people.

The Tamworth Regional LGA has an area of 9,893 square kilometres with a current population of 65,246 people. The city of Tamworth provides for one in three of the region's homes and jobs and 43,453 people overall (67% of Tamworth Regional LGA).

Tamworth is a thriving economic and cultural hub of north-western New South Wales which supports a variety of sectors including health care, social assistance, food processing, manufacturing, construction, education, accommodation, food services and agriculture. Tamworth Regional Council's Gross Regional Product in 2022/20223 was $4.13 billion, which represents 0.56% of the state's Gross State Product *(Source – Economy id.*).

Tamworth's efforts to diversify its economy beyond agriculture, since the Second World War, from retail and manufacturing to tourism, have been generally successful. Together with its role as the crossroads of the Liverpool Plains, that has led to its current position, as the chosen destination of one million visitors annually. Visitors explore the natural beauty of the region, participate in one of the multiple cultural and sporting events hosted annually, do business or pursue recreation.

Tamworth Regional Airport as a result has one of the highest passenger flows of any such airport of inland Australia. The intermodal freight facility will further cement Tamworth position as a regional centre. All of these factors, in addition to a long-standing entrepreneurial and innovative spirit, have contributed to the growth of Tamworth which is predicted to achieve a population of 80,000 by 2041.

Tamworth Regional Council is committed to establishing an environment that; fosters partnerships; propagates creative thinking; facilitates a business engagement focus to enable economic activation; increase the region's competitiveness and one that is responsive to the changing needs of the region's stakeholders.

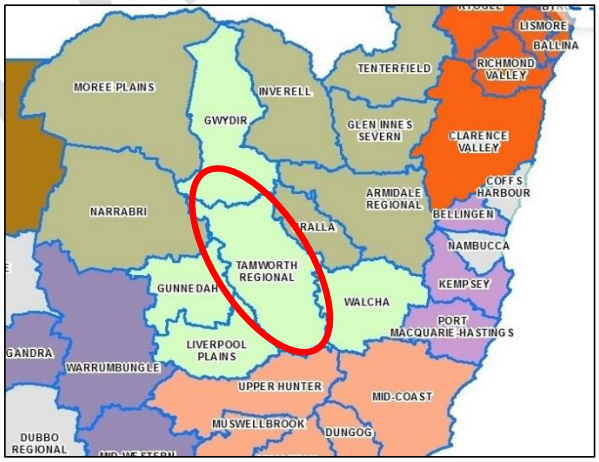


Figure 2: Local Government Areas - Northern NSW

Housing Vision

Our Housing Needs

Housing needs are determined by projected population growth, analysis of likely trends in demographics, including household types, household size, age cohorts and understanding housing preferences. The key drivers of population change are predominantly migration (inward arrivals versus outward departures) and natural change (births versus deaths).

Population change

The population of the Tamworth Regional LGA as of 30 June 2023 was 65,246. The population of Tamworth was 63,677 in 2021 using Australian Bureau of Statistics (ABS) census data, increasing by 8,790 people since 2006. The population of the Tamworth Regional LGA is expected to grow from 63,677 in 2021 to 80,769 by 2041, which equates to an increase of 17,092 persons at an average annual growth rate of 1.1%. This is shown below in **Figure 3**.

In order to understand the interaction of supply and demand for housing within the Tamworth Regional LGA, it is critical to understand population projections. **Table 1**, draws upon three data sets, being ABS Census, Department of Planning Population Projections and *informed decisions* to analysis scenarios of population growth for the Tamworth Regional LGA.

Based on estimates of growth rates from the Census data (both directly and as interpreted by i.d), it is estimated that Total Tamworth Regional LGA population would grow at an annual of between 1.1% and 1.2% over the next 20 years under a "business as usual" scenario. This will result in a total population of around 80,000 people.

It is noted, *Blueprint 100: Part One* set an aspiration population of 100,000 people at 2041 which would bring forward housing requirements significantly.

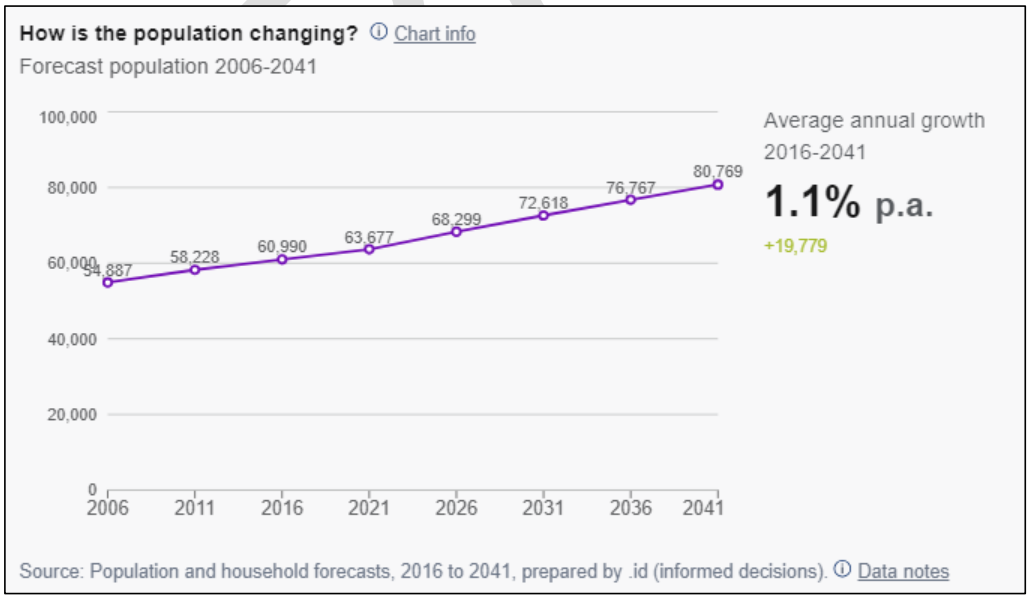


Figure 3: Forecast population 2006-2041

Data Source	2016	2021	Annualised growth	2041 projection	Annual rate used for projection
LGA – as per Census	59,663	63,070	1.12%	78,806	1.12%
LGA - Dept Planning	60,990	62,769	0.58%	71,956	0.69%
LGA - .id ERP	60,990	63,677	0.86%	80,769	1.2%

Table 1: Comparison of Projections using ABS Census, Department of Planning Data, and informed decisions data

Migration

The vast majority of migration to the Tamworth region originates from neighbouring regions, to the north, south and west. International migration is also an important contributor to population growth as evidenced by increasing numbers of overseas arrivals, particularly in the last five to ten years as shown below in **Figure 4**.

Overall, 5,289 people who were living in Tamworth Regional Council in 2021 were born overseas, and 32% arrived in Australia within 5 years prior to 2021. Local historical migration patterns (inward and outward) affecting the region between 2011 and 2016 are demonstrated below in **Figure 5**.

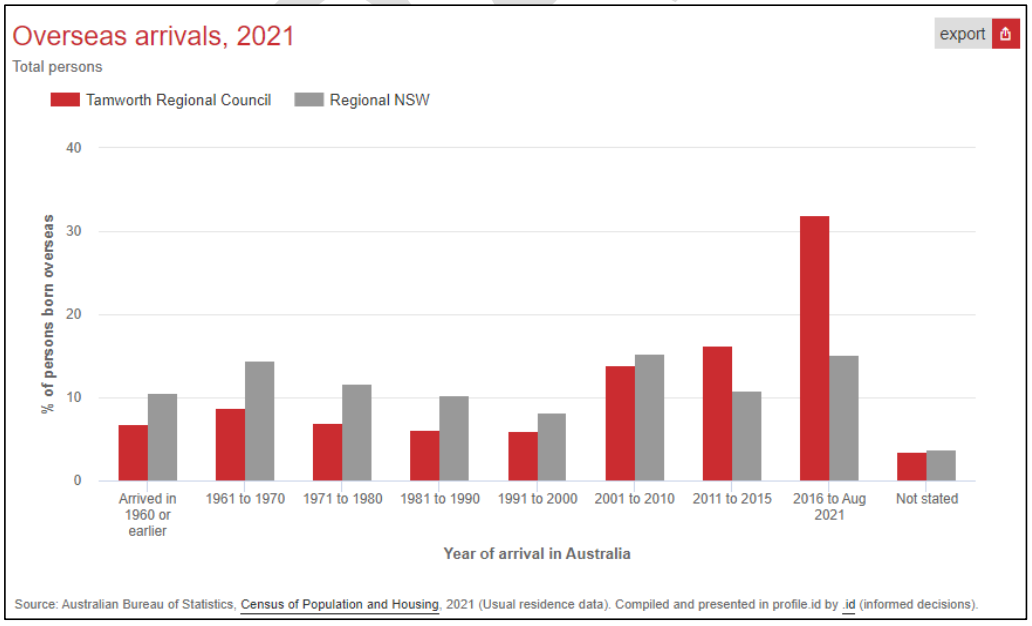


Figure 4: Overseas arrival comparison between Tamworth Regional LGA and Regional NSW

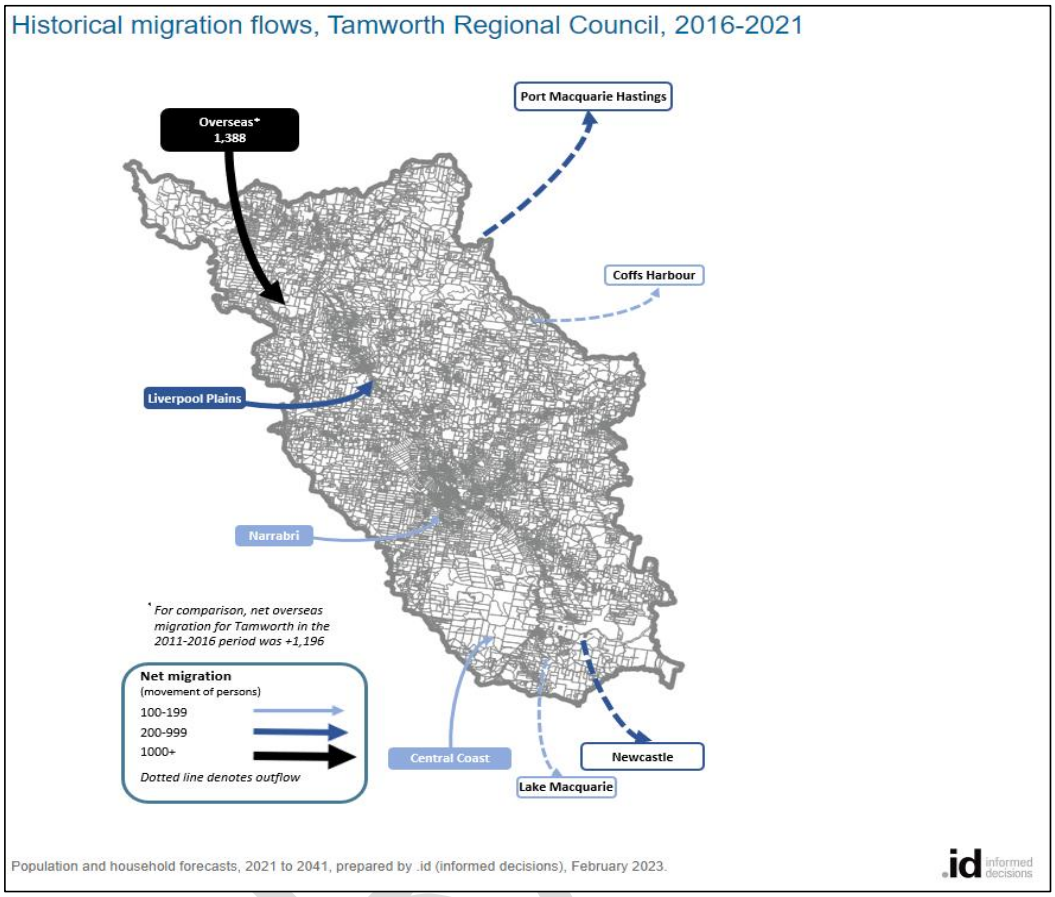


Figure 5: Historical migration flows

Race/Cultural Identity

According to the 2021 Census data published by the ABS, the Tamworth region records a smaller proportion of persons born overseas (8.4%) when compared to the Regional NSW (12.2%). However, between 2016 and 2021 the number of persons born overseas has increased by 1244 people or 30.8%. The largest change in persons born overseas is for those born in:

- Vietnam (+278 persons)
- India (+268 persons)
- Nepal (+175 persons)

The Tamworth region records a higher proportion of persons identifying as Aboriginal or Torres Strait Islander (12.7%) when compared to the Regional NSW (6.6%), NSW (3.3%) or Australia (2.9%).

The Tamworth region's racial profile appears to be undergoing significant change in recent years. Growth in south-east Asian immigration is evident in comparison to a reduction in British and Irish persons migrating to the region.

Age profile

According to the ABS Census of Population and Housing 2021 the Tamworth region's age profile generally mirrors the profile of Regional NSW with some minor exceptions.

The Tamworth region has a higher proportion of pre-school and school aged children and a smaller proportion of elderly, seniors, empty nesters and older workers when compared to Regional NSW as a whole. Young workers aged 25-34 are well represented along with parents and homebuilders aged 35-49.

Figure 6 below shows the service age groups of Tamworth Regional Council in 2021 compared to Regional NSW. The breakdown of age structure shows that there was a higher proportion of people in the younger age groups (0 to 17 years). This could reflect a higher birth rate over previous years, and/or families are moving to the area to provide a better environment to raise their children. This also correlates with Tamworth Regional LGA's larger household size and household occupancy compared to NSW.

Overall, 24.4% of the population was aged between 0 and 17, and 25.9% were aged 60 years and over, compared with 21.4% and 29.1% respectively for Regional NSW.

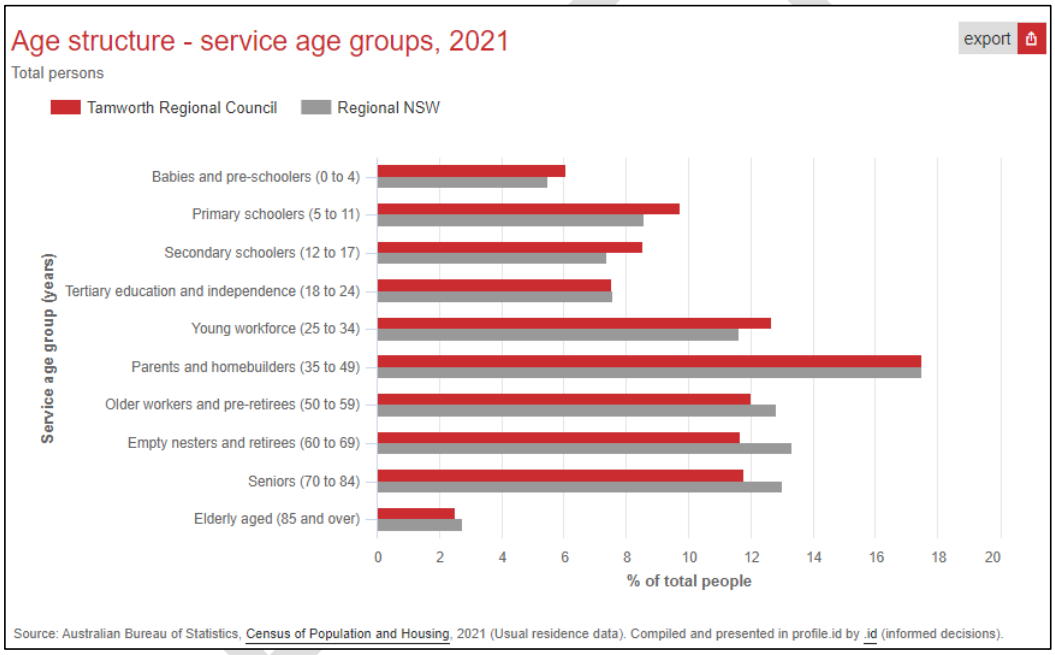


Figure 6: Household size comparison between Tamworth Regional LGA and Regional NSW

Household size

Table 2 shows the household composition by the number of persons usually resident for the Tamworth Regional LGA as at the 2006, 2011, 2016 and 2021 Census. **Figure 7** shows how this compares to the statistical average across Regional NSW. The breakdown of dwelling sizes has remained largely the same but data suggest a drop-off in households of between 2 persons and 5 persons. The largest increase was of 1 person households at 2.6%.

Two person households continue to remain the most popular household size in the Tamworth Regional LGA, at 34.7% of all households. This is followed by 1 person households at 28.4%. Households with 5 or more persons are comparatively rare.

No of persons	2006 (%)	2011 (%)	2016 (%)	2021 (%)
1 person	25.8	26.5	27.4	28.4
2 persons	35.6	36.5	35.4	34.7
3 persons	15.1	14.6	14.6	14.4
4 persons	13.7	13.2	13.1	13.1
5 persons	6.8	6.2	6.2	6.0
6 + persons	2.8	2.7	3.0	3.1
	100	100	100	100

Table 2: Household size 2006-2021 (ABS Census 2021)

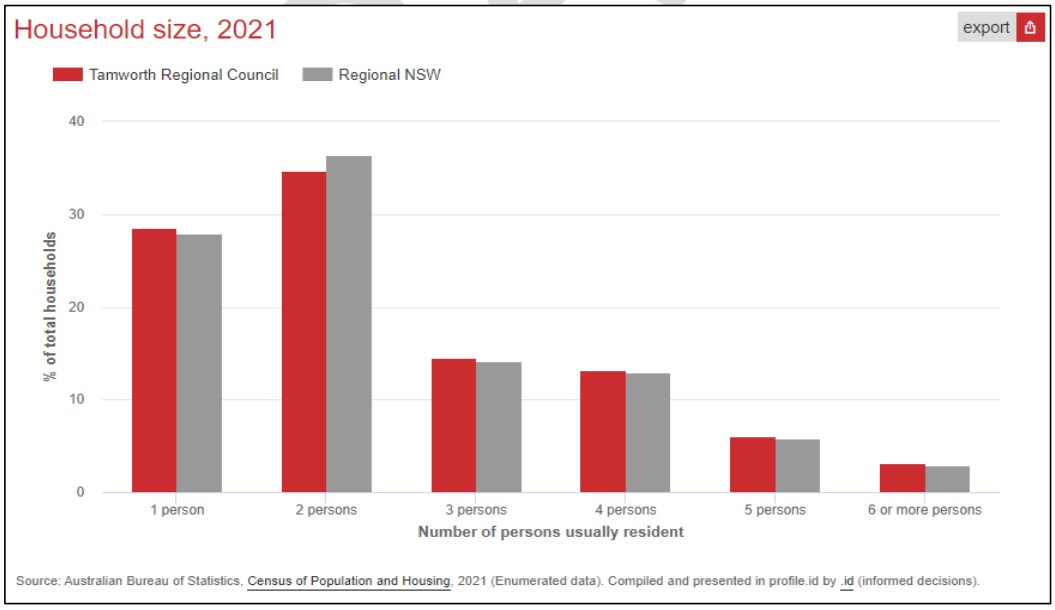


Figure 7: Household size comparison between Tamworth Regional LGA and Regional NSW

Household occupancy

In 2021, the average household occupancy in the Tamworth Regional LGA was 2.4 people. The average household occupancy rate has remained relatively stable between 2006 to 2021. The household occupancy sits below the NSW average of 2.6 persons per dwelling, however is consistent with Regional NSW of 2.4 persons per dwelling.

Household composition

Figure 8 shows the distribution of different household types in the Tamworth Regional LGA. The dominant household type in 2021 were lone persons, which made up 26.5% of households within the LGA compared with 26.1% across Regional NSW. The proportion of couples without children in the Tamworth Regional LGA (26%) was lower than Regional NSW (27.7%), while couples with children are generally consistent with Regional NSW (24.7% v 24.8%). **Table 3** demonstrate that smaller household types make up a significant portion of the overall housing composition in the Tamworth Regional LGA.

Forecast household types for the period 2016-2041 reflect the ongoing trend for increases in single person households. Single person households are predicted to be the largest cohort by the year 2041. The next most significant cohort is that of couples without dependents.

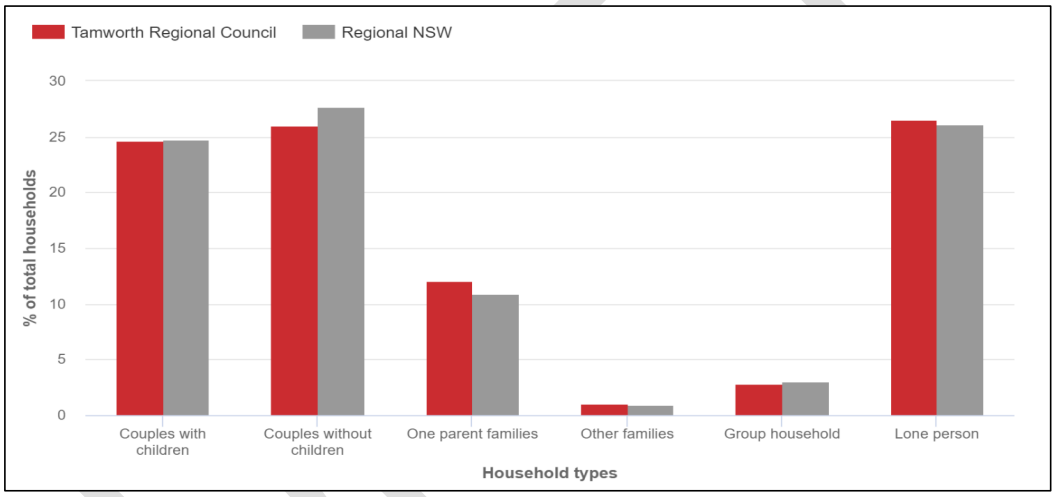


Figure 8: Household composition comparison between Tamworth Regional LGA and Regional NSW

Tamworth Regional Council	2016		2026		2041		Change between 2016 and 2041
Type	Number	%	Number	%	Number	%	Number
Couple families with dependents	6,375	25.8	6,986	24.9	8,095	24.5	+1,720
Couples without dependents	6,968	28.2	8,020	28.6	9,468	28.7	+2,500
Group households	747	3.0	779	2.8	878	2.7	+131
Lone person households	6,929	28.0	8,151	29.0	9,807	29.7	+2,878
One parent family	3,211	13.0	3,602	12.8	4,133	12.5	+922
Other families	504	2.0	548	2.0	626	1.9	+122

Table 3: Forecast household type

Household income

Household Income is one of the most important indicators of socio-economic status. **Table 4** shows the weekly household income for the Tamworth Regional LGA, compared to Regional NSW and NSW. Tamworth Regional LGA's weekly medium household income is $1,416. Analysis of household income levels in Tamworth Regional Council in 2021 compared to Regional NSW shows that there was a smaller proportion of high-income households (those earning $3,000 per week or more) and a similar proportion of low-income households (those earning less than $800 per week).

Overall, 14.6% of the households earned a high income and 25.8% were low-income households, compared with 16.7% and 26.0% respectively for Regional NSW.

Occupation

Figure 9 shows the occupation of employed residents in the Tamworth Regional LGA benchmarked against Regional NSW. The industries with the highest amount of employed residents were that of health care and social assistance (5,010 people or 18.3%), retail trade (2,876 people or 10.5%) and education and training (2,685 people or 9.8%).

	Median weekly household income	Median monthly mortgage repayment	Median weekly rent
Tamworth Regional LGA	$1,416	$1,517	$300
Regional NSW	$1,466	$1,300	$420
NSW	$1,829	$2,167	$375

Table 4: Median household income and payments (ABS Cenus,2021)

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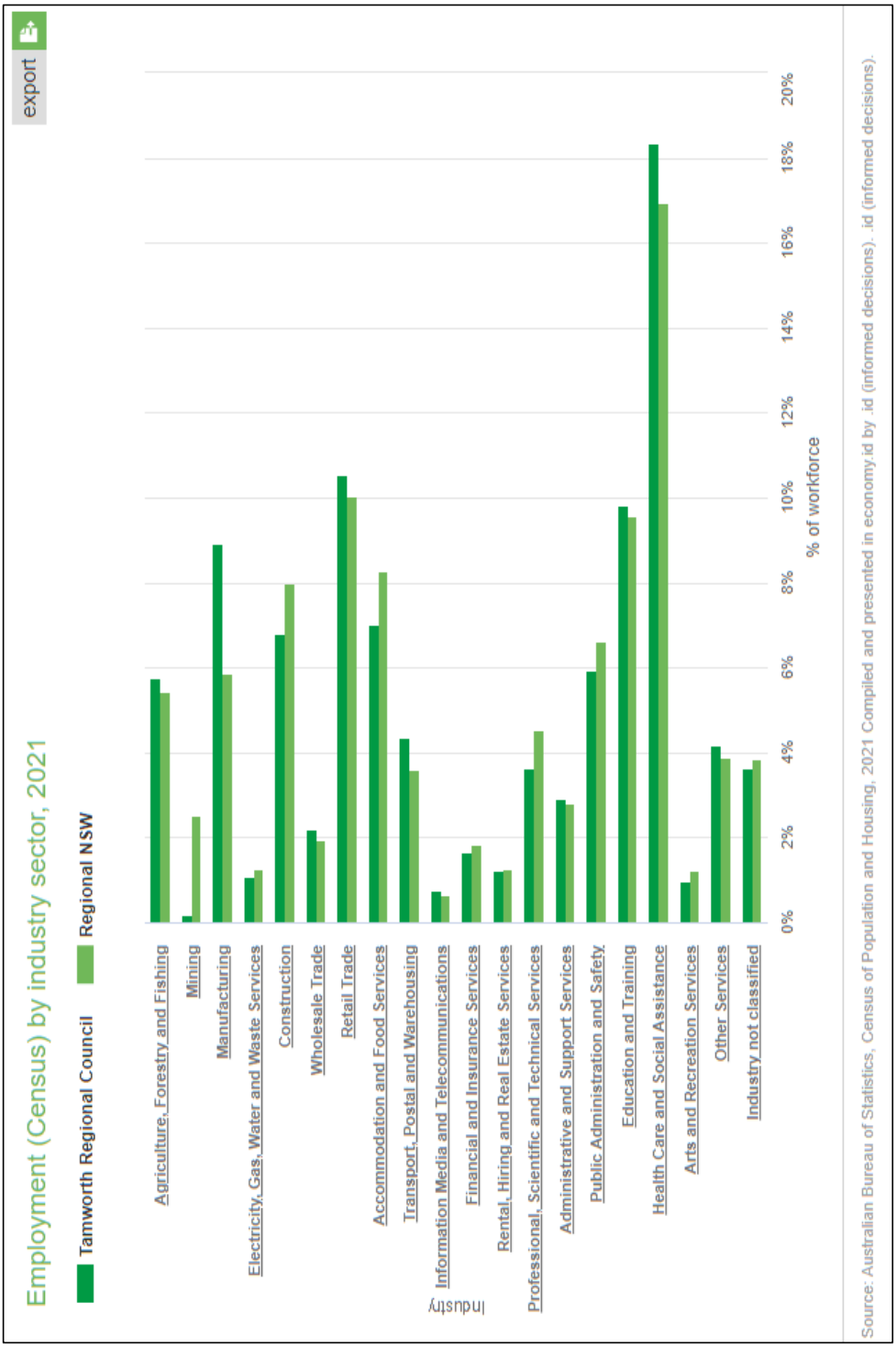


Figure 9: Employment by industry comparison between Tamworth Regional LGA and Regional NSW

Housing Tenure

Analysis of changes to housing tenure in the Tamworth Regional Council LGA in 2021 compared to Regional NSW (**Figure 10**) shows that there was a smaller proportion of households who owned their dwelling, a similar proportion purchasing their dwelling and a larger proportion who were renters.

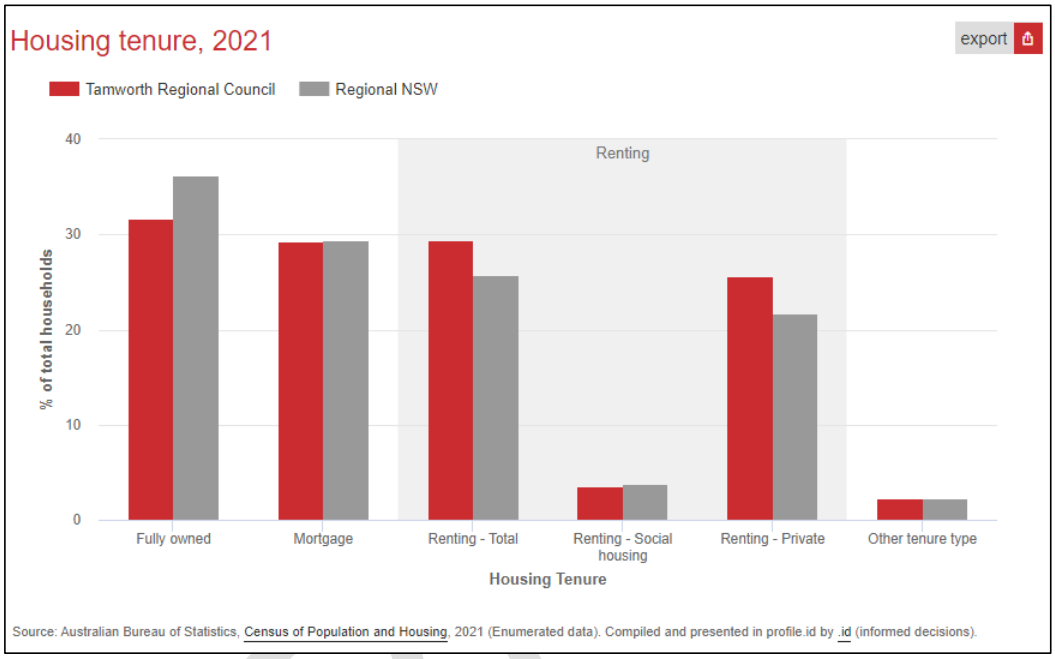


Figure 10: Housing tenure comparison between Tamworth Regional LGA and Regional NSW

Housing needs conclusions

The Tamworth region features a demographic profile largely comparable to the rest of regional NSW and in many regards, NSW as a whole. Steady and sustained population growth is facilitated by a combination of natural increase and inward migration which has increased in recent years.

Household size and composition demonstrate an upward trend for smaller households which may also explain the increase in renters and fewer owner-occupiers. The Tamworth Region's residential development industry has traditionally been heavily reliant on the family occupied, single dwelling residential market. However, this cohort is now equally matched by lone person households and couples without children.

Recent growth in migration from south-east Asian countries consisting of predominantly small family units or individuals may explain some of the increases in rental properties and a decrease in home ownership. Moreover, new entrants are likely to rent in the short to medium term, moving on to permanent occupation once established.

In conclusion, it would appear that evidence of an ageing population and increases in single person households are likely to result in growing demand for low cost, low maintenance housing on smaller premises located close to the CBD and other precincts where services and high amenity are accessible

Item	Measurement	Census 2021	
Population	Number of persons in 2021	63,677	
Aboriginal and/or Torres Strait Islander	% of population		12.70%
Settlement hierarchy	Classification	Local Government Area	
Median age	Number of years	39	
Private dwellings	Number of dwellings	25,915	
Housing occupancy rate	persons per household	2.4	
Household composition	Family households	16,167	68.5%
	Lone person households	6,726	28.5%
	Group households	722	3.1%
Housing structure	Separate houses	20,808	89.0%
	Multi dwelling housing	2,157	9.2%
	Residential flats	419	1.8%
Housing size	Studio/1 bedroom	871	3.8%
	2-3 bedrooms	13,016	56.1%
	4 or more bedrooms	9,314	40.1%
Tenure	Owned outright	7,934	35.0%
	Owned with mortgage	7,382	32.6%
	Rented	7,336	32.4%
Vacant Houses	As noted by Census Officer	2,290	8.9%
Household income	Median weekly	$1,416	
Mortgage repayments	Median monthly	$1,517	
Rental payments	Median weekly	$300	
Housing stress	Mortgage (as a percentage of total mortgages)		10.70%
	Rental (as a percentage of total rentals)		32.80%
In full or part-time employment	% of persons in labour force		89.80%
Unemployed	% of persons in labour force		4.50%
Away from work	% of persons in labour force		5.70%
Population Growth Rate	% p.a.		1.10%

Table 5: Summary Snapshot of the Tamworth Regional LGA

Meeting Housing Needs

Building Approvals

Building approvals in the Tamworth region, for all housing types, demonstrates a relatively stable and improving pattern over the last 10 years as shown below in **Figure 11**.

In total, 3,824 dwellings were issued with a form of construction approval between July 2013 and June 2023. This equates to an average of 382 building approvals per year.

Dwelling by type

The Tamworth region features a wide variety of housing options; however, residential dwelling construction has traditionally been dominated by owner occupied detached dwellings as shown in **Figure 12**. In both the 2016 and 2021 Census years the region recorded a higher relative percentage of separate dwellings when compared to the Regional NSW average, reflecting historical preferences. This is also reflected in **Figure 13** which demonstrated a strong preference for 3 to 4 bedroom detached dwellings.

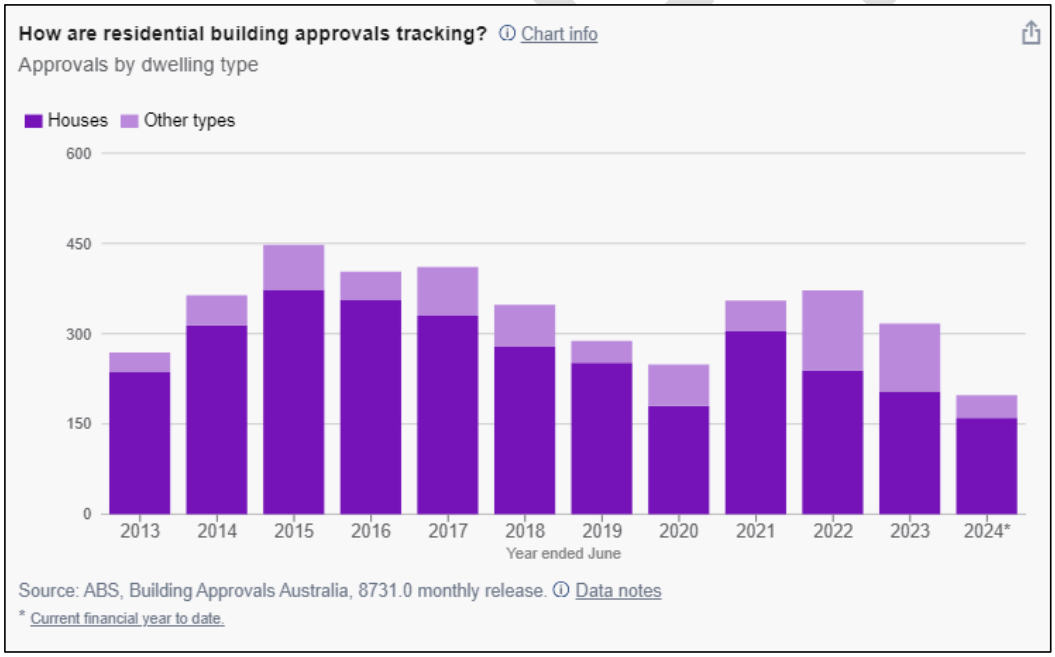


Figure 11: Residential building approvals

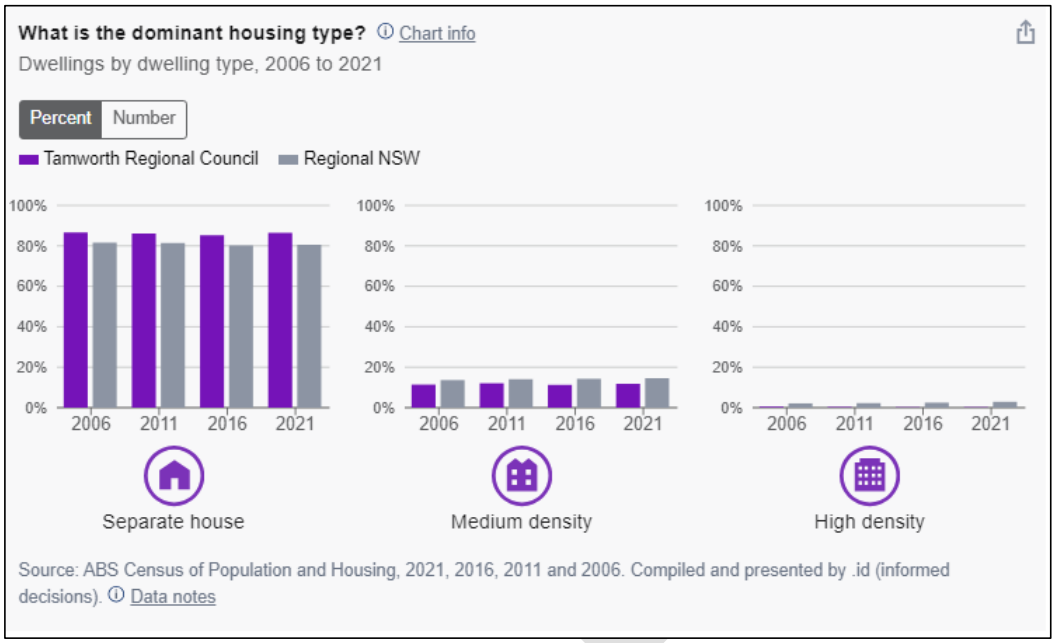


Figure 12: Dominant dwelling type comparison between Tamworth Regional LGA and Regional NSW

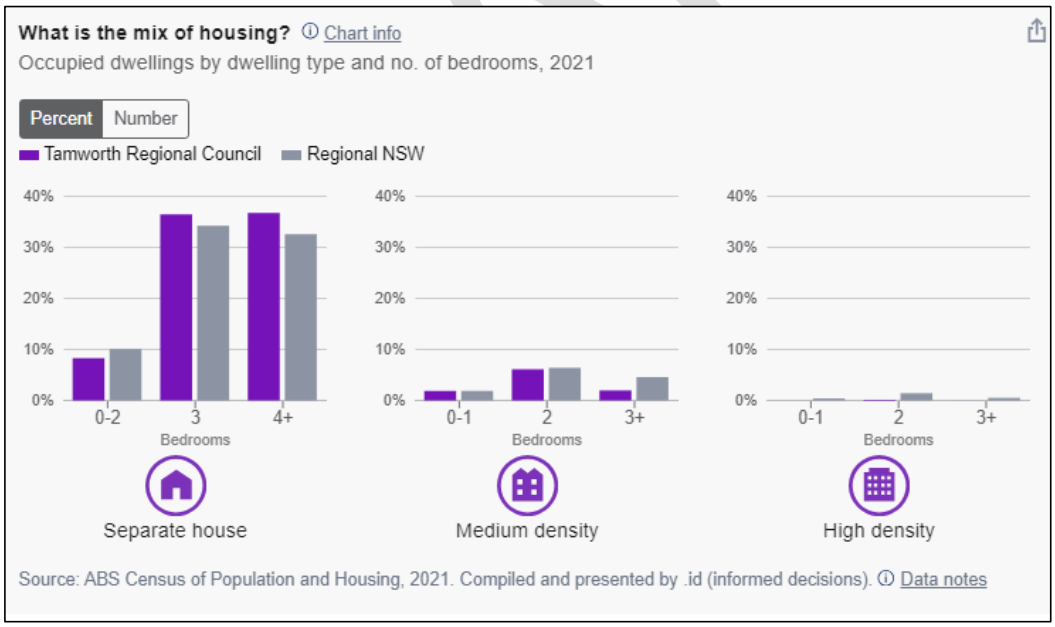


Figure 13: Mix of housing types comparison between Tamworth Regional LGA and Regional NSW

Table 6 provides a further breakdown and comparison of dwelling structure between 2016 and 2021. Notably, the separate houses dominate the housing stock and comprises a higher proportion of overall stock compared to Regional NSW. There has been a slight increase in the number of medium density dwellings constructed during the inter-census period and interestingly the number of caravans and cabins and 'other' dwellings have decreased significantly. This type of housing stock generally provides housing for the low-income households. The reduction in the number of caravan, cabins and 'other' housing from 2016 to 2021 could likely be attributed to lockdowns associated with COVID-19 that restricted tourism and travel.

Tamworth	2021			2016			Change
Dwelling type	**Number**	**%**	**Regional NSW %**	**Number**	**%**	**Regional NSW %**	**2016 to 2021**
Separate house	23,914	86.5	80.6	22,186	85.2	80.2	+1,728
Medium density	3,254	11.8	14.6	2,937	11.3	14.3	+317
High density	60	0.2	2.9	53	0.2	2.5	+7
Caravans, cabins	233	0.8	1.2	329	1.3	1.7	-96
Other	45	0.2	0.4	357	1.4	0.7	-312
Not stated	136	0.5	0.4	167	0.6	0.7	-31
Total Private Dwellings	**27,642**	**100.0**	**100.0**	**24,235**	**100.0**	**100.0**	**+1,613**

Table 6: Dwelling structure (Source: ABS, Census of Population and Housing 2011 and 2016.)

New dwelling construction

Similarly, a review was undertaken of both observed take-up rates of new dwelling construction in the key growth areas. This indicates the degree to which vacant land is actually being translated into dwellings. **Table 7** below shows actual dwelling construction rates in key growth areas. This includes on new lots created from greenfield as well as on existing subdivided lots.

A total of 1104 dwellings were constructed in the main growth areas between the 2016 and 2021 censuses while a further 610 were constructed from 2021 to end 2023. This constitutes a fairly consistent 7% growth rate per annum over the survey period. While results are a little variable across areas, there is no consistent evidence of a slow-down in dwelling production through to end 2023.

Area Name	No. of new dwellings 2016-2021	% growth per annum 2016-2021	No. of new dwellings 2021-2023	% growth per annum 2021-2023
Calala	197	7%	121	8%
Kootingal	45	18%	6	3%
North Tamworth/Hills Plain/Moore Creek	242	8%	127	7%
Hillvue	287	9%	133	7%
Moonbi	23	2%	45	9%
Westdale	310	7%	178	7%
West Tamworth	82	2%	67	4%
TOTAL HOUSES	**1104**	**7%**	**610**	**7%**

Table 7: Houses Constructed in Main Growth Areas

Housing preference

Different areas within the Tamworth region have developed different roles in fulfilling housing demand. **Table 8** is a summary of the key demographic groups and the areas of attraction within and around the city of Tamworth.

Rural areas outside of the city of Tamworth attract a significant proportion of retirees and fewer young adults and young families. However, new urban release areas such as Hills Plain offering larger lots in a semi-rural setting and located a short distance from the urban core have become very desirable for young families and couples.

Housing supply forecasts

The projections suggest that between 3,827 and 7,374 additional dwellings will be required in the Tamworth Regional LGA from 2021 to 2041 as shown in **Table 9**. Averaged over a 20-year period, this means between 191 and 356 new dwellings will be needed each year. By comparison, average annual dwelling approvals for the 10 years between 2013 and 2023, was 382 dwellings per year.

The LGA's ability to accommodate new dwellings in the future is largely influenced by the amount of land available for residential development. It is important to note that not all vacant land has the propensity to be developed for new housing due to environmental, land use or geographical constraints.

Demographic Group	Area
Young Families	Calala (urban), Hillvue, North Tamworth, Oxley Vale, Westdale, West Tamworth
Mature Families	Moore Creek, Daruka, Tintinhull, Hallsville, Warral, Kingswood, Nemingha, Calala (rural)
Young Adults	South Tamworth, Tamworth CBD, East Tamworth, West Tamworth (central), West Tamworth (Coledale)
Empty Nesters	East Tamworth, West Tamworth (central), CBD, South Tamworth
Retirees	East Tamworth, West Tamworth (central), CBD, South Tamworth

Table 8: Demographic Groups - Tamworth

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Data Source	Additional Persons	Dwellings at 2.4 persons / dwelling in 2041
Additional people in the next 20 years - ABS data	15,736	6,556
Additional people in the next 20 years - Dept Planning data	9,187	3,827
Additional people in the next 20 years - .id ERP data	17,699	7,374

Table 9: Analysis of New Dwelling Requirements for Next 20 years (2041)

Urban residential lands

There is capacity within the existing R1 – General Residential and R2 – Low Density Residential areas to accommodate 8,806 dwellings under existing planning controls as shown in **Table 10**.

In the future, Arcadia (South Tamworth, Hillvue and Surrounds) and Stratheden (Oxley Vale) are expected to be developed, together with ongoing growth at Hills Plain and surrounds. There is considerable available potential within existing greenfield lands. There are some 1,368 allotments with some form of approval, and a potential 6,729 lots already zoned that could be subdivided. Together, this land can cater for another 21,134 people, taking the LGAs population to around 86,380 people. This development is, however, largely standard residential lots with detached housing. The Tamworth Regional LGA has only 10% of its housing as medium density and less than 1% as high density.

Locality	Lots subject to a Subdivision Works certificate	Approved Lots	Potential Lot Yield of Vacant Land	Total Potential Lot Supply for R1 & R2 zoned land
Hills Plain	379	633	1,503	
Calala	21	453	0	
South Tamworth, Hillvue and Surrounds	139	8	2,642	
Oxley Vale	9	21	1,325	
Westdale	66	0	235	
Mount Falcon and Surrounds	0	253	498	
Kootingal	95	0	309	
Manilla	0	0	217	
Totals	**709**	**1368**	**6,729**	**8,806**

Table 10: Lot Yield Analysis of R1 - General Residential and R2 - Low Density Residential Area - Approved Subdivisions and Vacant Land

Rural residential lands

Rural residential land is principally zoned R5 – Large Lot Residential under the *TRLEP 2010* with a minimum lot size of 2ha. A significant issue relates to the theoretical supply of 2ha lots which derived from the area of lands with a lot size of 2ha taking into account fragmentation, established estates and 25% allowance for services. When calculated the theoretical supply of 2ha lots is 1,836 lots. This theoretical supply is spread across four main areas as shown below in **Table 11**.

The practical availability of 2ha lots; however, is much less (223 lots) when vegetation and existing planning controls, particularly the limits of water supply, are considered. This is shown in **Table 11** under the 'LSPS 2020 Practical Supply Analysis' column. This analysis shows that while in theory Council has an abundance of rural residential land zoned, the practical supply is much less and heavily influence by the requirement for reticulated water and environmental constraints.

Locality	Calculated Area (Gross	Calculated Area (less 25%)	Potential Lot Yield of Vacant Land (2ha)	LSPS 2020 Practical Supply Analysis
Hallsville /Moore Creek / Daruka	1,908	1,336	668	96
Moonbi Hinterland	773	541	271	20
Tintinhull / Nemingha	1,240	868	434	97
Piallamore / Nundle Road	1,254	878	439	10
Total	5,175	3,672	**1,836**	**223**

Table 11: Estimates of Potential Additional Lots R5 – Large Lot Residential Lots (2ha)

Summary of Supply of Urban Residential and Rural Residential Lands

In consideration of current planning provisions, the Tamworth Regional LGA has a theoretical supply (potential lot yield of vacant land) of 10,642 residential zoned lots. However, when considering the practical supply of R5 – Large Lot Residential zoned lots, the capacity of residential zoned lots is 9,029. Overall, this equates to a supply for 23 years and could cater for an additional 21,669 people in the Tamworth Regional LGA. Barriers to unlocking this land are discussed further in the Priorities of this RHS.

Affordable housing

Affordable housing is housing available to very low to moderate income households. Housing is usually considered affordable where the cost of rent of paying a mortgage does not absorb more than 30% of the gross income of a very low to moderate income households. Very low to moderate income households are defined in legislation, with the income ranges published annually.

Affordable housing (including affordable rental housing) are used to describe housing that is owned by government or a registered community housing provider, and rented to a mix of very low to moderate income households.

Housing stress

Housing stress is defined by the National Centre for Social and Economic Modelling (NATSEM) to occur when total payments for either mortgage repayments or rent are more than 30% of the gross (before tax) household income.

In 2021, of the 25,341 households in the Tamworth Regional LGA, there were 2,165 households (8.5%) experiencing housing stress. This is dominated by the 1,651 households in rental stress as shown below in **Figure 14**.

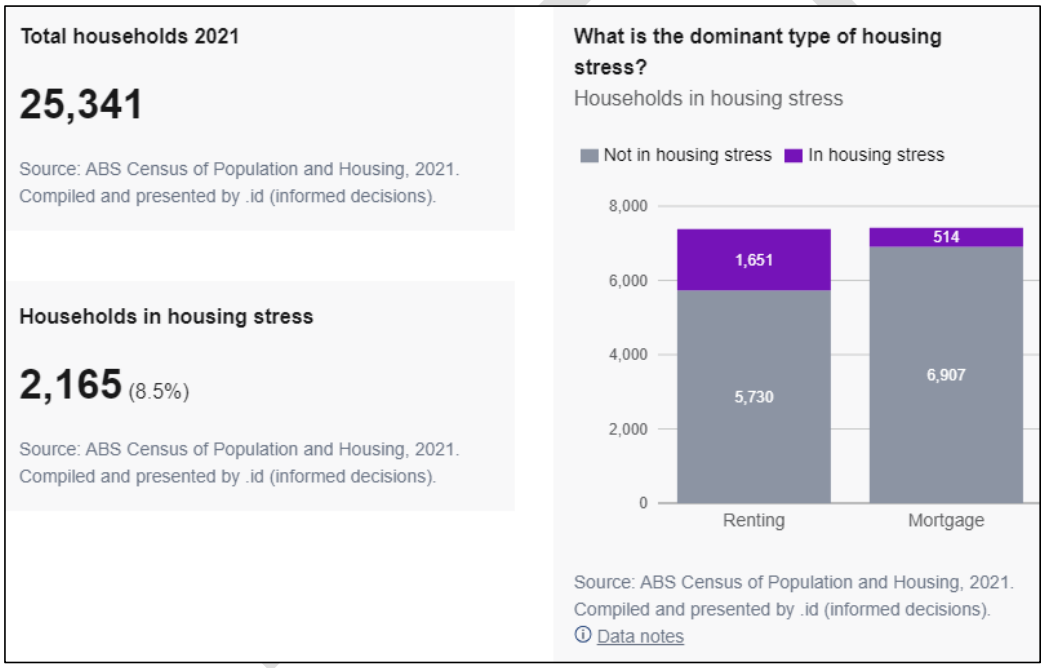


Figure 14: Dominant type of housing stress

Affordable housing needs

It is estimated that 1,150 households have an unmet need for affordable housing in the Tamworth Regional LGA. This represents 4.9% of all households compared to 5.0% for Regional NSW. This is shown below in **Figure 15**. From a spatial point of view housing affordability varies considerably across the Tamworth Regional LGA. Essentially, the further the distance from the Tamworth CBD more affordable housing becomes. This is shown in **Figure 16**.

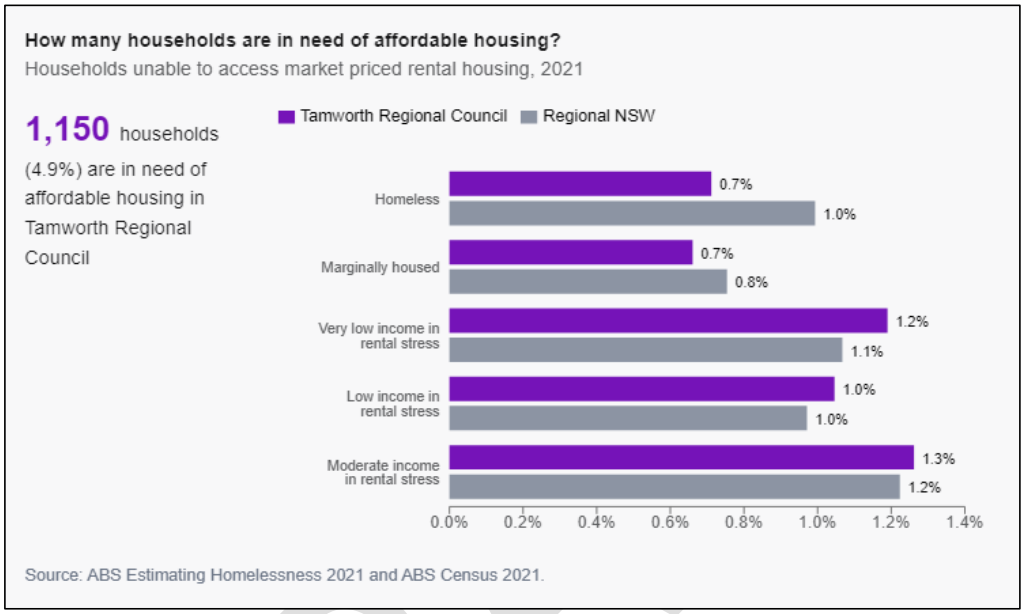


Figure 15: Households in need of affordable housing

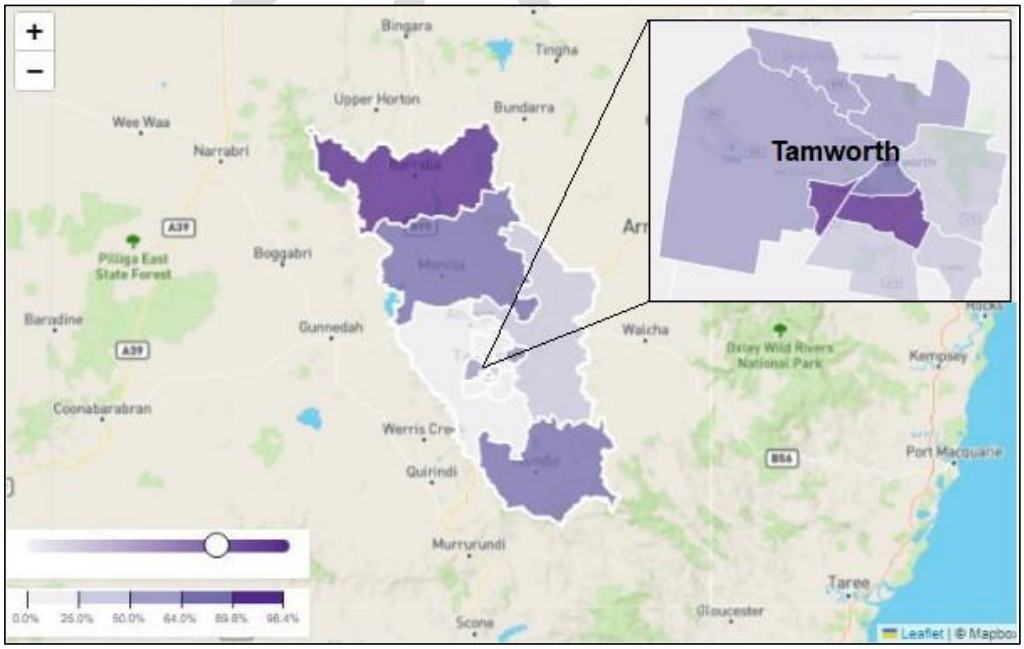


Figure 16: Housing Affordability by Area (source id profile)

The Tamworth housing affordability monitor gives a snapshot of affordability for different income levels within the Tamworth Regional LGA for buying a home and renting. This is shown in **Figure 17** and **Figure 18**.

This indicates a significant gap in affordability particularly for very low- and low-income earners. The current market conditions dictate that very low-income household cannot afford to purchase or rent an entry level or median house or unit based on current market prices. Furthermore, low-income households are restricted to entry level units to purchase and affordable renting is restricted to units.

In part this is likely to be due to the housing mix where medium and high-density housing represents only 10% and 1% respectively of total housing stock across the LGA. In general, housing stress across the LGA is more likely to be experienced by people in rental accommodation rather than with mortgages. Altogether some 5.6% of all households in the LGA are either in rental stress, marginally housed or homeless.

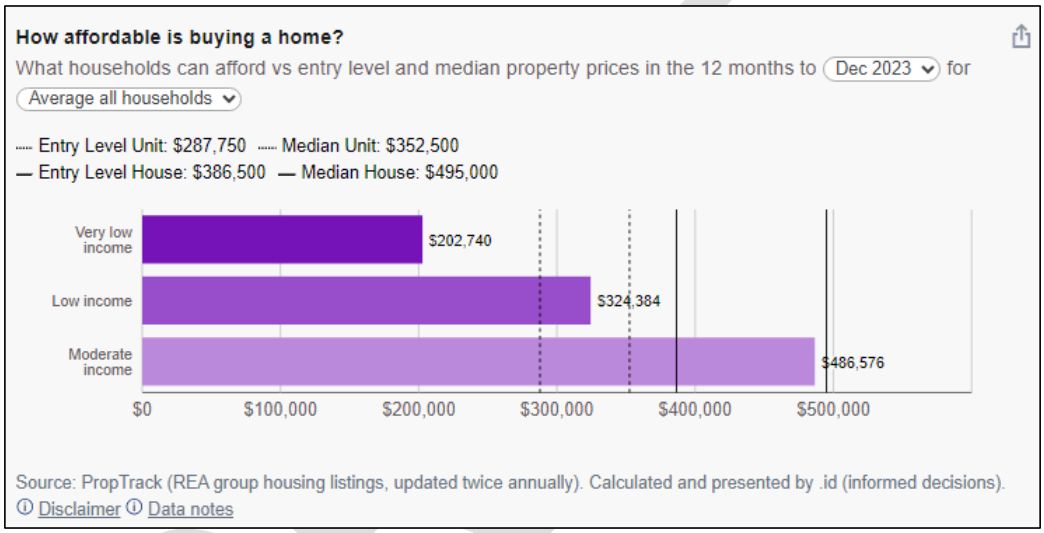


Figure 17: Housing Affordability Dec 2023



Figure 18: Rental Affordability Dec 2023

Housing supply gaps

Key findings from the evidence base informing this housing strategy suggest Tamworth Regional LGA is currently delivering sufficient housing supply to keep up with projected demand and that there is sufficient theoretical capacity under current planning controls to accommodate demand to at least 2041. If medium density and shop top housing infill development becomes more feasible over time, a much higher number of dwellings can be accommodated within the existing zoned land supply.

Council is in the early stages of the structure planning process for lands in Kootingal and Kingswood area south of Burgmanns Lane. These lands are identified in Council's strategic planning documents as future large lot investigation areas. However, beyond this based on the existing supply and pipeline, there is little evidence to warrant the identification of any further urban investigation or release areas within the first 5 to 10 years of this strategy. However, housing supply should continue to be monitored and reviewed regularly against projected demand to determine where rezonings are warranted in response to localised or changed circumstances.

The predominant housing stock in the Tamworth Regional LGA is typically 3-4 bedrooms single detached dwellings. This lack of housing diversity coupled with smaller household size and significant increase in lone person and couple only households are likely to result in a growing unmet demand for smaller and low maintenance dwellings. The Tamworth Regional LGA has only 10% of its housing as medium density and less than 1% as high density. This strategy should provide greater emphasis on facilitating these housing types within established infill areas close to services to balance out the strong market preference for delivering larger detached dwellings in new urban release areas.

There is growing number of households in the Tamworth Regional LGA struggling with housing affordability and are living in housing stress. There is also a gap in the supply of social and affordable housing in a tight rental market.

Land use opportunities and constraints

Land use opportunities

Green infrastructure

Green infrastructure is our network of green spaces and natural systems and includes parks, open space, street trees and gardens as well as bushland and waterways. Green infrastructure is essential to creating healthy and liveable environments and to adapt to and mitigate the effects of climate change.

Housing diversity

The provision of alternative densities and smaller minimum lot sizes in greenfield and infill locations will encourage a wider range of housing choice. Delivering the right housing choice in the most appropriate locations will be essential to ensuring urban design, precinct character and infrastructure requirements are met.

Infill development in the right locations

There is a need to prioritise growth within established urban areas and focus on density as opposed to urban sprawl. The benefits of compact urban settlements include greater infrastructure efficiency, vibrancy, proximity to services and revitalisation of underutilised centres. There is a key opportunity to facilitate infill development and a mixture of housing types within the CBD, Westdale, North Tamworth and West Tamworth.

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Existing urban release areas

The Tamworth Regional LGA has five (5) urban release areas which are at different stages of residential development and include:

- Hills Plain (Moore Creek)
- Redbank (Calala)
- The Outlook (Calala)
- Carinya School (Calala); and
- Arcadia (Hillvue)

There is future capacity for approximately 3,410 additional lots within these existing urban release areas based on recent development trends and current zoning in each area. It is noted, Redbank is fully developed while Hills Plain, The Outlook and Arcadia will be the primary drivers for new dwellings in the urban release areas. The Carinya School urban release area only has limited capacity if ever acted upon.

Residential investigation areas

The *Regional Plan 2041* and *Blueprint 100: Part 2: LSPS 2020* identify investigation areas for future residential land release. These areas will be subject to structure plans and will require detailed investigation to consider their suitability for residential development and potential yield prior to rezoning. Future residential investigation areas are located at Oxley Vale (Stratheden), Westdale, Kingswood area south of Burgmanns Lane and lands in Kootingal and surrounds. These areas have the theoretical capacity to accommodate new housing to meet expected population growth beyond 2041.

Constraints

There are a range of environmental constraints which can place limitations on future development. Land use patterns, topography, landscape and a diversity of lot sizes offer a variety of residential environments within the Tamworth Regional LGA. New housing types and design will be largely influenced by existing environmental constraints and land uses. The key environmental and land use constraints include:

- Natural hazards (flooding and bushfire);
- Landscape and environmental significance;
- Biodiversity;
- Topography;
- Land use incompatibility;
- Natural and cultural heritage;
- Future Infrastructure; and
- Agricultural and rural lands.

It is Council's view that almost all of the identified constraints are manageable. Some of the constraints are being "managed" by largely avoiding residential development in those locations, and instead finding suitable locations for housing elsewhere. That is indeed the case for agricultural and rural lands, flood prone land, industrial land, and land with biodiversity or other special environmental value. Water security is an issue that has been raised by many people during the consultation process for this strategy. It is also an issue that has been identified in Council's strategic planning documents including *Blueprint 100: Part One* and *Blueprint 100: Part 2: LSPS 2020*.

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Engagement

Today's Tamworth region is not just made up of the city and towns with history and character but most importantly is made up with the people who live in them now. By understanding the thoughts and views of communities across the LGA we can better work with our communities to ensure that future planning considers the things that our communities find important.



Community Survey

A community survey was conducted through Council's "Have Your Say" web page between 14 November 2023 and 12 December 2023. 351 people responded with useful insights into their circumstances and useful advice on the current and future housing needs for the community.

An analysis of the Community survey results is included as Appendix 1.

Survey of Real Estate Agents

Real estate agents are at the pointy end of the housing market. Their insights offer an "on the ground" perspective that can help explain many of the trends that we see.

Real estate agents from Tamworth and the District were contacted directly by phone, and an interview was conducted to seek their response to a number of questions.

The findings of the community survey and real estate agent consultation served to reinforce the sentiments expressed in the other workshops, forums and meetings.

Insights from the Community

- The broadest agreement is the need to address housing affordability.
- There is a broad consensus on the need for further development in the Tamworth Region.
- The density and character of neighbourhoods are considered central considerations by over 50% of respondents.
- The issue of water security was frequently raised.
- Social and community housing should be distributed across the city and region.

Insights from Real Estate Agents

- People are looking for affordable housing options in the Tamworth Region.
- The rural centres (Manilla, Nundle and Barraba) have continual interest.
- There is demand for quality inner city living, but car parking issues need to be addressed.
- Price issues tend to drive people's preparedness to be flexible with the type of housing they will purchase.
- Demand for conventional residential lots continues to be in the Tamworth City area, while rural towns and villages all have many vacant lots.
- Social housing needs to be carefully considered.
- Different housing types (e.g., medium density, shop-top housing) are something to consider in the Tamworth City area.
- Minimum lot sizes should be reduced in Tamworth.
- Council needs to facilitate more supply of rural residential land.
- A more streamlined approvals processes is required for housing development – faster turnaround of DAs.

Moving Forward

This housing strategy should be considered a "living document". It will need to be continually monitored and reviewed to ensure that the housing needs of the community are met. Fundamental to this process will be ongoing feedback from the community in relation to what is working and what needs to be updated.

Council is excited to work with residents to ensure the Tamworth region remains a great place to live.



Priority 1: Provide for sustainable growth that is supported by infrastructure

Priority 1.1: Water security for continued growth

Water security is an issue that has been raised by many people during the consultation process for the RHS. It is also an issue that has been identified in Council's strategic planning documents including *Blueprint 100: Part One* and *Blueprint 100: Part 2: LSPS 2020*.

Australia is the world's driest inhabited continent, and also has the most variable climatic conditions which lead to extended periods of drought. In a good rainfall year, our water reservoirs and groundwater storages are replenished and there is usually plenty of water for all. However, during times of drought, severe deficits occur both in terms of water quantity and also water quality. This causes major issues especially for human wellbeing when water supplies fall below necessary levels.

Water security is also an issue of international concern, and has been defined by United Nations – Water in the following manner:

> *The capacity of a population to safeguard sustainable access to adequate quantities of acceptable quality water for sustaining livelihoods, human well-being, and socio-economic development, for ensuring protection against water-borne pollution and water-related disasters, and for preserving ecosystems in a climate of peace and political stability.*

As the population of the Tamworth Regional LGA grows through time, it will place increasing demands on limited water sources. At the same time, warming of the climate may lead to more evaporation of water from catchments, and consequently less flow into the water supply reservoirs. To sustain an increasing population, it will be essential to achieve a number of outcomes to increase the supply of, and reduce the demand on, water resources.



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The *Namoi Regional Water Strategy 2023* provides a number of suggestions for increasing water supply. These include:

- Changes in dam reserves – which could be progressed in the short term while longer term initiatives are being investigated;
- Pipelines west of Tamworth (linked to dams from the Namoi Valley) or east of Tamworth (linked to the Manning catchment);
- Water treatment facilities; and
- Off-river storages.

To support continued housing growth, Council can continue to investigate alternate water supply options from the greater Tamworth area and advocate to both the State and Federal Governments for water security is the region.

At the same time as exploring options to *increase* supply, it is essential to look at options for *reducing demand.* Options to reduce demand include the following:

- Reducing leakage;
- Use of smart metering together;
- Reuse of grey water;
- Water use efficiency (including at the utility level and end user level); and
- Promoting locally available resources not currently being used, such as rainwater harvesting.



Priority 1.2: Reduce barriers to unlock housing supply

A significant amount of undeveloped, residential zoned land is located around the city of Tamworth. The majority of this land is located at Hills Plain, Stratheden and Arcadia with smaller pockets of undeveloped land scattered around the city.

In addition to zoned but undeveloped land, the *Regional Plan 2041* identifies other areas for investigation for housing development; in particular, the Kingswood Area south of Burgmanns Lane as shown in **Figure 19** below.



Figure 19: Kingswood Area south of Burgmanns Lane identified within the Regional Plan 2041

The barriers to both developing existing land and/or investigating new housing areas include fragmentated land ownership, the need for costly studies over large areas, or challenges in funding the extension and augmentation of essential infrastructure. In some circumstances, further strategic planning work may be required in relation to structure plans for a neighbourhood or a Planning Proposal to amend the *TRLEP 2010*.

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Council can take the lead in reducing these barriers at a neighbourhood or catchment level to avoid a piecemeal approach to housing development. This includes seeking grant funding for infrastructure or environmental studies, preparing structure plans and initiating re-zonings. The structure plan process has previously been successfully completed for the Arcadia estate (**Figure 20**).

Council should be proactive and flexible in looking at other areas that may not be specifically identified within a strategy. Locations with few constraints that can capitalise on existing infrastructure should be considered for housing. This includes:

- Investigating land zoned R2 Low Density Residential, which may be suitable for up-zoning to R1 General Residential or reduction in minimum lot size to increase dwelling density and yield; or
- Identifying surplus government land located, in or adjacent, to urban areas, which may no longer be needed for public purposes and could be developed for housing. Such land may need to re-classified or re-zone.



Figure 20: Extract of Structure Plan for Arcadia estate

Priority 1.3: Rural residential development in the Tamworth Hinterlands

Rural residential land is principally zoned R5 Large Lot Residential under the *TRLEP 2010* with a minimum subdivision lot size of 2ha. This land is generally located in the Tamworth hinterlands, notably Hallsville/Moore Creek, Moonbi Hinterland, Tintinhull and Piallamoore / Nundle Road (**Figure 21**).

Despite the large availability of zoned land, there remains very little subdivision development in the Tamworth hinterlands.

Although a number of site-specific physical constraints prevent subdivision (bush fire, biodiversity, slope, access), the primary obstacle to rural residential subdivision appears to be Tamworth Regional Council's requirement for reticulated town water to be provided to a subdivision. This requirement applies to all subdivisions with limited exemptions. This blanket style requirement for reticulated town water is in response to concerns with availability of bore water arising from a number of community water schemes and concerns of septic tank contamination of bore water.

Unfortunately, the extension of reticulated town water is not being undertaken by developers as it is cost-prohibitive. This has subsequently stifled new rural residential subdivisions in the R5 Large lot Residential zone.

It is considered that Council's historic blanket approach to provision of reticulated town water to R5 zoned subdivisions is not appropriate and a more-balanced approach should be adopted, whereby reticulated water:

- **Is** required for lots **less than 5ha**
- **Is not** required for lots **5ha or above**, subject to evidence of a sustainable and potable, alternate water supply.

This balanced approached is not new for the region. Tamworth Regional Council already supports 5ha subdivisions without reticulated town water in other rural areas.

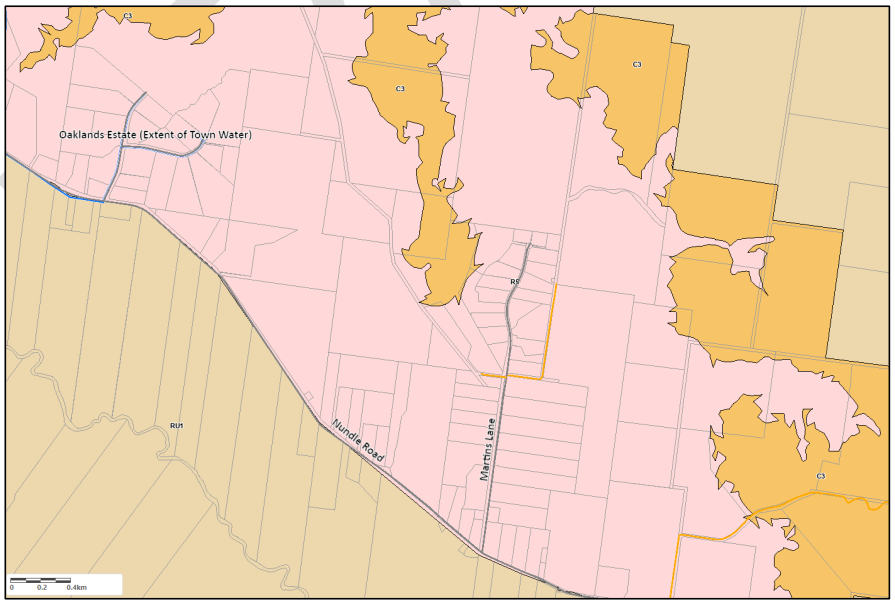


Figure 21: R5 Large Residential zoned land around Piallamoore that may be suitable for 5ha subdivision as water does not extend past Oaklands Estate

The proposed approach to the R5 Large Lot Residential zone is consistent with Council's standard practice elsewhere.

Furthermore, the 5ha lot size has the following advantages:

- *Blueprint 100: Part 2: LSPS 2020* identifies a demand for, but shortfall in 5ha lots over a 22-year period;
- A 5ha lot is sufficient size to provide opportunities in relation to hobby farming and equine activities;
- A 5ha lot is considered of sufficient size to respond to potential constraints such as biodiversity and bush fire;
- A 5ha lot size effectively reduces the number of potential bores and septic systems by at least 50% compared to a traditional 2ha subdivision; and
- Where a 2ha minimum lot size under the *TRLEP 2010* continues to apply, a 5ha lot has potential for further subdivision in the future should Council's reticulated water supply be extended.

Where 5ha subdivisions are taken up without any connection to the Council's town water, there would be less demand on Council's reticulated supply which in turn may boost the City's long-term water security.

Actions		Links to Priority
1.1	Council continues to work with, and advocate to, the NSW and Commonwealth governments for water security for Tamworth.	1.1
1.2	Identify opportunities for Council to lead actions to unlock potential land supply through: • Applying for grants for items such as infrastructure or environmental assessments; • Preparing Structure Plans in conjunction with landholders; and • Council initiated re-zonings.	1.2
1.3	Review areas zoned R2 Low Density Residential to identify land suitable for up-zoning to R1 General Residential or reduction in minimum lot size.	1.2
1.4	Work with other agencies to identify surplus Council and state government land that may be suitable, in consideration of market implications, for re-classification and/or re-zoning for housing development.	1.2
1.5	Remove the requirement to provide reticulated town water to rural residential lots 5 hectares or more in area, where a sustainable and potable alternate water supply is available.	1.1, 1.3

Priority 2: Increasing diversity and choice in housing

Priority 2.1: Promote infill development within existing urban areas

Infill housing is crucial to accommodating the housing needs of the ageing population, young workers, smaller families and lower income groups. It has a number of significant benefits including use of existing infrastructure, increase to the viability of public transport, protection of agricultural land from urban sprawl and economic benefits to local shopping centres with a larger base of customers.

Generally, in-fill housing is described as dual occupancies (e.g., two dwellings on one property), semi-detached dwellings (duplex), multi-dwelling housing (3 or more single storey units) or residential flat buildings (multi-storey unit developments). Where subdivision is proposed, infill housing is also known as integrated housing.

Over recent years, the Tamworth region has experienced growth in-fill housing and further growth is essential to address housing shortages, in particular, affordable accommodation options.



Minimum Lot Size Provisions for Infill Housing

It is often desirable for in-fill housing, such as a duplex, to be able to be subdivided to allow the individual sale of units.

In this regard, the *TRDCP 2010* stipulates a density of 300m^2 per dwelling/unit for infill development such as dual occupancies and multi-dwelling housing. Clause 4.1A of the *TRLEP 2010* allows the creation of torrens title lots down to 450m^2 where the subdivision and medium density development form part of a single development application (integrated housing development). Otherwise, the prescribed minimum lot size applies to any new torrens title lot created.



To subdivide a duplex or multi-dwelling housing development onto the recommended area of 300m^2, the subdivision must be undertaken as Strata or Community Title.

Compared to a Torrens Title subdivision, Strata or Community Title subdivisions have by-laws and fees associated with a corporation. For smaller integrated housing projects, or projects where there is no common property, such red-tape and costs are unnecessary.

Amending the *TRLEP 2010* to permit Torrens Title subdivision down to 300m^2 for approved medium and high-density development would add greater flexibility for developers and help promote infill development in existing urban areas. Such provisions would best suit infill development with independent access and services for dwellings/units. Where an infill development relies on shared driveways or utilities, a Strata Title or Community Title subdivision would remain more suitable.

The creation of vacant lots would remain subject to traditional minimum lot size provision.



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Review Car-parking Standards for Infill Housing

The provision of multiple car parking spaces can often represent a significant disincentive for in-fill housing development. The requirement to provide both resident and visitor parking spaces can be costly to construct and reduces the amount of developable land for floor space.

Within the Tamworth Regional LGA, the number of car parking spaces required for housing development is specified within the *TRDCP 2010*, with the parking requirements for residential development the same across the city of Tamworth.

It is recommended that Council adopt a place-based approach to car parking requirements. Specifically, precincts should be identified that are in close proximity to commercial centres, transport links, health services, education and public amenities. Such precincts provide opportunities to reduce on-site parking requirements as residents can take advantage of walking, cycling and public transport instead of private vehicle usage.

Two initial precincts recommended for investigation for reduction in residential, parking requirements are West Tamworth, either side of Bridge Street, and North Tamworth around the Tamworth Base Hospital and associated health area.

The West Tamworth precinct recommended for investigation is bound by Gipps Street, Ebsworth Street, the railway line and Mahony Avenue. Bridge Street runs centrally through the precinct. It affords an excellent opportunity for reduced on-site parking requirements as a large range of services and amenities are within walking distance.

The North Tamworth area to be investigated comprises an existing cluster of health, aged care, research, tourism and education facilities. The area is generally bordered by the Base Hospital, Tribe Street, Peel Street and Darling Street.

Additional areas around the city of Tamworth may also be suitable for reduced parking for residential development and ongoing review of the *TRDCP 2010* is recommended.



Priority 2.2: Encourage a diverse range of housing

Housing diversity means a range of housing types, sizes, styles and price points. Diverse housing choice is important to address cost-of-living pressures and assist people transitioning through life stages.

In Tamworth, the current housing supply is dominated by traditional housing with 86.5% of housing being provided by separate dwelling houses.

Given the shortfall in housing needs for the community, there is scope for alternate forms of housing and accommodation to fill this gap. This is in addition to other traditional infill housing supported under Priority 2.1.

Manufactured Homes, Caravans and Other Alternate Housing Options

In recent years, there has been increase in alternate housing such as manufactured homes, caravans, “tiny homes” and modular homes which provide a cost-effective form of housing, particularly for young and ageing family members. Unfortunately, these forms of housing are subject to a complex legal and State planning framework. Both Council and property owners experience frustration determining minimum building standards, approval requirements and utility connections.



In 2023, the NSW Government commenced a phased review of regulations governing this overall type of housing. The outcome of this review remains uncertain, but is of critical importance. Council will continue to advocate to the NSW Government for timely completion of these reforms.

Secondary Dwellings in Rural Areas

Another alternate form of housing that should be encouraged are secondary dwellings in rural areas. A secondary dwelling, commonly known as a granny flat, is currently prohibited in rural areas. This limits the opportunities for rural property owners to retire on their property.



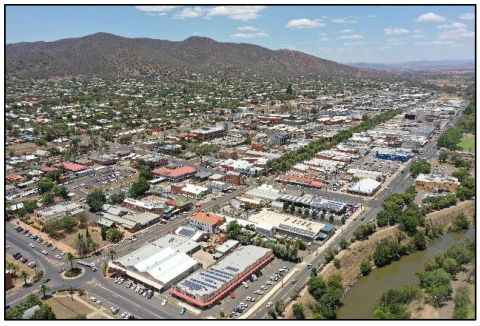
With the Tamworth region projected to see an increase in older age groups, it is important that older people have the ability to be comfortably housed and retain the option to remain on their property. Permitting secondary dwellings in the RU1 Primary Production and RU4 Primary Production Small Lots zones would enable ageing in place and succession planning on rural properties.

Increased opportunities to retire on farm, may also reduce the competition for aged and affordable accommodation within rural communities and the Tamworth City.

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Shop-top Housing

Blueprint 100: Part 2: LSPS 2020 encourages shop-top housing in Peel Street and Bridge Street and apartment living in Kable Avenue.



These areas are currently subject to floor space ratio (FSR) controls under the *TRLEP 2010*. It is recommended that a review of the FSR controls be undertaken to ensure that they are fit-for-purpose and do not unnecessarily restrict the ability to provide shop-top housing.

As part of this review, it is also recommended that Council investigate the floor space ratio limits applied to other local centres (generally zoned E1 Local Centre) around the city. Facilitating small-scale shop-top housing in these locations will provide another accommodation option for residents.



Priority 2.3: Provide sufficient temporary workers accommodation

The Tamworth Regional LGA is partly located within the New England Renewable Energy Zone (**Figure 22**) and is expecting large demand for workers accommodation in relation to renewable energy projects. In addition, the Tamworth regional LGA experiences large influxes of workers associated with agriculture (Namoi Jobs Precinct), meat processing, manufacturing (i.e., livestock industries) and construction.

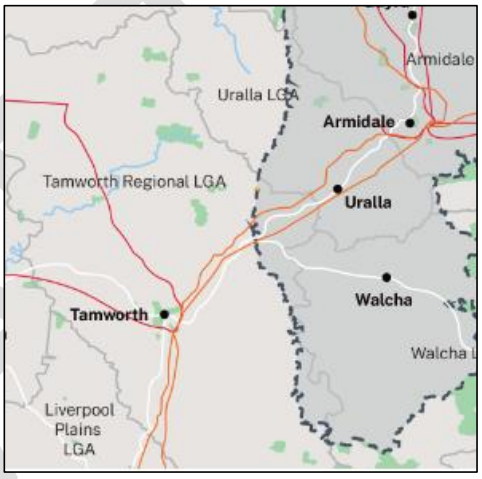


Figure 22: New England Renewable Zone in relation to Tamworth Regional LGA

In October 2021, the Regional Housing Taskforce highlighted the need for a standardised planning approach for seasonal and temporary workers' accommodation. In response, the NSW Government prepared a draft Temporary and Seasonal Workers' Accommodation Toolkit, which was on exhibition from 16 August to 27 September, 2023. The feedback from submissions is currently under consideration by DPHI with the final package still to be finalised. In addition to the state-wide package under development by DPHI, Council must also collaborate with DPHI to identify local solutions for temporary workers accommodation with an emphasis on renewable energy, intensive agriculture and agricultural production areas.

Action		Links to Priority
2.1	Amend integrated housing provisions in the *TRLEP 2010* to enable Torrens Title subdivision of smaller lots for medium-density and high-density development in the R1 General Residential zone.	2.1
2.2	Consider a reduction in parking standards for medium and high-density development within Tamworth in areas with high accessibility to key services and public transport.	2.1
2.3	Advocate to the NSW Government for reforms to diverse housing choices including, but not limited to, manufactured homes, “tiny homes”, moveable dwellings, modular buildings and caravans.	2.1, 2.2
2.4	Review floor space ratio provisions in employment zones to ensure that they are “fit-for-purpose” and do not restrict the provision of shop-top housing.	2.1, 2.2
2.5	Permit secondary dwellings in zones RU1 Primary Production and RU4 Primary Production Small Lots to enable additional rural housing and ageing in place.	2.2
2.6	Collaborate with the Department of Planning, Housing and Infrastructure to enable temporary workers accommodation in suitable locations across the LGA, with emphasis on renewable energy, intensive agriculture and agricultural production areas.	2.3

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Priority 3: Improve housing affordability and reduce housing costs

Priority 3.1 Support social and affordable rental housing

Social housing is government subsidised, long term, rental housing for vulnerable people or people on very low incomes with a housing need. Social housing includes public, community and Aboriginal housing.

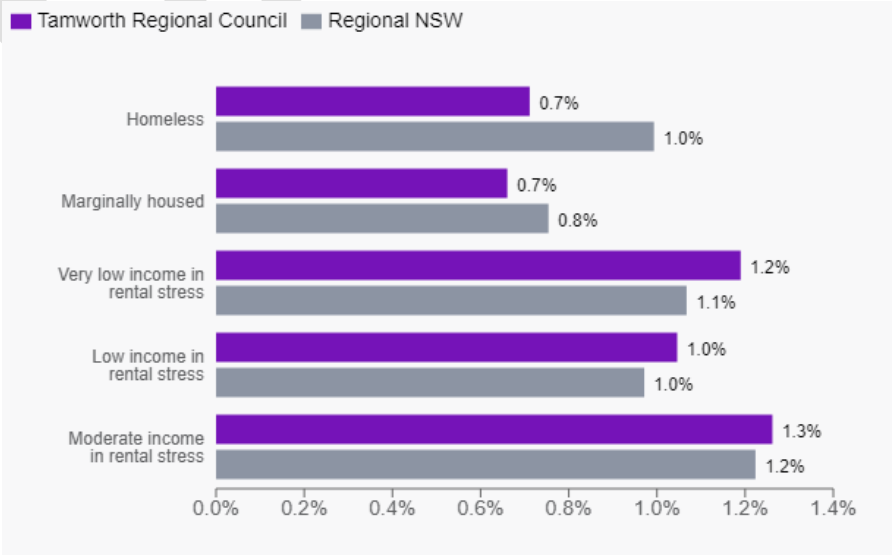
Affordable rental housing is provided for very low to moderate income households, whereby the amount of rent is reduced so that these households can meet other basic living costs. Providing affordable rental housing is a distinct issue, separate from house prices and building costs. Many developers are not incentivised to build affordable rental housing as they do not provide a very high return on investment, especially in regional areas. With the State Government focused on the delivery of social housing, there is a significant gap in the delivery of affordable housing in the Tamworth region.

The provision of social and affordable rental housing is of critical importance with 1,150 (4.9%) households at the 2021 census in need of affordable housing, of which 168 persons (0.7%) were identified as homeless as shown in ABS data below.



Council should work with other agencies and community housing providers to address the demand for social and affordable rental housing. This includes, but is not limited to:

- Identifying land across Tamworth and other communities that is suitable for social and affordable rental housing;
- Streamlining approvals for affordable rental and social housing, particularly accessible accommodation;
- Working with Aboriginal housing providers to ensure the housing needs of the Aboriginal community are addressed; and
- Undertaking community engagement to reduce the stigma associated with social housing.



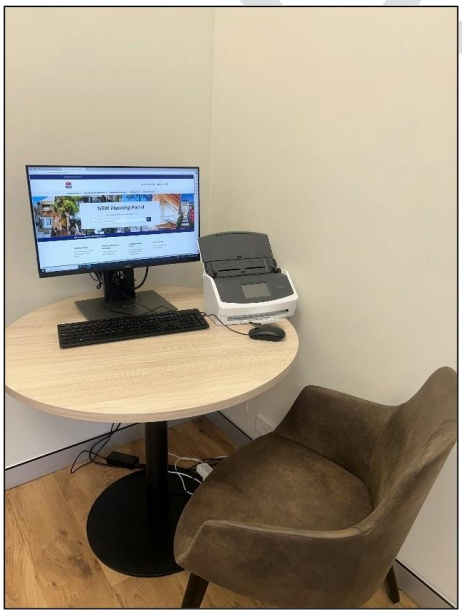
Priority 3.2: Reduce costs associated with the planning system

The NSW planning framework can influence the cost of housing through delays in assessment times and new reforms that increase building costs.

Council is committed to reducing the 'red tape' associated with the development, whilst still ensuring appropriate outcomes are achieved for the community.

One of the biggest changes to the planning system in recent years is the introduction of the NSW Planning Portal. Council staff have undergone training in the use of the system; however, challenges still exist for both Council and the community to effectively incorporate the NSW Planning Portal into the day-to-day assessment process.

Although the NSW Planning Portal is developed by the State Government, Council still has an advocacy role on behalf of the local community to seek continued improvements to the system that will streamline the assessment process and deliver faster determination times.



At the local level, Council reduces assessment times through the implementation of a 'fast track' assessment process for low-impact developments identified within the *TRDCP 2010*. Council should consider a review this process with the aim of broadening the types, and locations, of development where a "fast-track" assessment of a Development Application could apply.

Council will also be pro-active in identifying other enhancements to the NSW Planning System that may improve assessment times and reduce costs. This can include seeking further expansion of fast-track assessments (e.g., exempt and complying development) or reviewing proposed reforms to identify and reduce potential costs for the community.

Priority 3.3 Review Council policies for opportunities to reduce or defer costs

Council has developed a number of engineering standards that guide the design and construction of infrastructure for housing development and subdivisions. The costs associated with the construction of infrastructure can vary significantly depending on the standard of construction.



Council can review its engineering guides and development control plan to identify any opportunities to reduce infrastructure costs. Examples include relaxing instances when footpaths are to be constructed, allow overhead electricity instead of underground, or by removing the requirement to connect certain services, e.g., town water for rural residential blocks – (refer Action 1.5).

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Infrastructure such as road upgrades, parks and playgrounds are also funded through Council contributions levied on new development and subdivisions.

These contributions will always play an important role in the growth of the Tamworth region and it is not recommended that Council stop levying contributions. Rather, Council must review its policies to ensure contributions remain fair and equitable.

The review of policies also provides Council an opportunity for creative thinking in relation infrastructure and contributions. This includes the role of large-scale renewable energy projects, voluntary planning agreements, payment timing, deferred payment agreements and cost-sharing.



Ultimately, it is critical that any decision in relation to infrastructure requirements or contributions does not come at the expense of poor urban design outcomes or shifting the cost of infrastructure onto the ratepayers.

Action		Links to Priority
3.1	Engage with the NSW Department of Communities and Justice, Local Aboriginal Land Councils, Landcom, NSW Department of Planning, Housing and Infrastructure, and consider opportunities for Council to partner with community housing providers to facilitate the supply of affordable and low-cost housing.	3.1
3.2	Work with Aboriginal Housing Providers to ensure housing needs of the Aboriginal community are addressed.	3.1
3.3	Advocate to the NSW Government for continued improvements to the NSW Planning System that streamline assessments and reduce cost of housing, including reforms to the NSW Planning Portal and complying development approval pathways.	3.2
3.4	Broaden the types and location of development where a “fast-track” assessment of a Development Application would apply.	3.2
3.5	Review engineering standards and infrastructure requirements for housing development and subdivisions to potentially improve affordability.	3.3
3.6	Review contributions plans to ensure levies are fair and equitable.	3.3
3.7	Investigate opportunities to incentivise housing development through discounts or delayed payments associated with infrastructure costs and/or contributions.	3.3

Priority 4: Facilitate Liveable Communities

Priority 4.1 Urban design enhances liveability

The term 'liveability' is used to describe the quality and satisfaction of living in an area. Aspects that influence liveability include safety, attractiveness, the environment and sustainability. These contribute to a 'sense of place' as well as a person's overall health and wellbeing.

With the projected growth of the Tamworth region and an increase in infill development, ensuring the 'liveability'' of communities is essential. A theme that was reflected throughout the community engagement process.

For new developments, liveability could be enhanced through local provisions in a development control plan. Such provisions may include:

- Increased landscaping in developments and new streets;
- Consideration of 'safer-by-design' principles (e.g., lighting, passive surveillance);
- Installation of public art (where practical) into new subdivisions or development; and
- Creation of shared spaces for recreation and local events.



Public land also provides an opportunity to enhance liveability. Roads, footpaths, parks and unused public land could be enhanced though measures such as plantings, street furniture and public art. Larger spaces could be used to bring the community together through temporary events or breakout spaces for workers.

Where practical, local achievements in urban design and sustainability should be showcased throughout the community and local development industry.

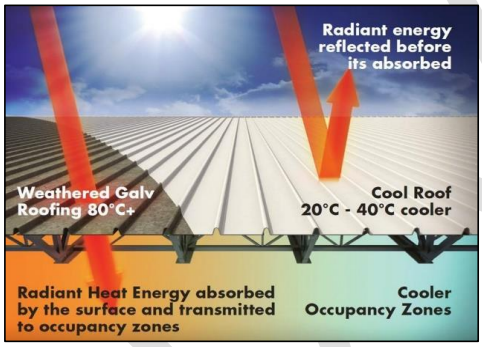


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Priority 4.2: Sustainable buildings and places

Sustainable buildings and places can directly support housing affordability through the reduction of costs associated with water and energy bills. In addition, sustainable development creates a more resilient community in the face of an uncertain climate.

The conversion of green space to built surfaces is a primary driver of increasing heat in cities. In 2022, Council completed an investigation of urban heat within two precincts of Tamworth city. This strategy identified a number of cooling mechanisms (e.g., building materials, greener areas) to mitigate urban heat islands around Bridge Street and the Tamworth CBD. Adoption and expansion of these mechanisms across the broader city and region could also reduce summer heat in residential areas and reduce the use of air conditioning units.



Similarly, greater use of on-site water capture or installation of secondary water supplies for non-potable uses (garden, toilet), can reduce the amount of town water usage for a household. Reduction in town water usage for households would also contribute to water security for the region.

Priority 4.3: Connected communities

The ability for residents to access and move through their neighbourhood is important, particularly for higher density neighbourhoods.



The built environment can be designed to enable people to come together and use facilities within their local area through the provision of pathways, end of trip facilities for cyclists, and public transport facilities such as bus shelters.

Access and movement through a neighbourhood has a number of positive outcomes including:

- More active and vibrant communities;
- Greater passive surveillance;
- Walking and cycling can improve physical health and wellbeing;
- Increased independence for older people; and
- Promotion of sustainability by reducing traffic and pollution.



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Action		Links to Priority
4.1	Investigate DCP standards that contribute to liveable communities such as tree planting, green streets, shared spaces and safer-by-design principles.	4.1
4.2	Explore opportunities to increase public art through the development assessment framework.	4.1
4.3	Review the Tamworth Urban Heat Island Report for cooling recommendations that would benefit urban areas across the Tamworth region.	4.1, 4.2
4.4	Investigate controls for on-site water capture and re-use for all single dwellings and small-scale medium density developments (single storey, no more than four dwellings) and the installation of secondary water supplies for non-potable uses (garden, toilet, etc).	4.1, 4.2
4.5	Review opportunities to provide active transport facilities such as pathways and end of trip facilities for cyclists in centres and employment hubs.	4.3
4.6	Work with the local development industry to trial and showcase locally relevant sustainable home design responses.	4.1, 4.2, 4.3

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Priority 5: Promote rural communities

The Tamworth region includes a number of significant rural communities, including Barraba, Kootingal, Manilla, and Nundle. Nemingha, being central between Tamworth City and Kootingal is also a centre of interest.

These communities are important centres for surrounding rural populations providing shops, services and amenities. With changing trends in renewable energy and agricultural production, these communities can take advantage of potential demand for housing and jobs in the region. With good access to the city of Tamworth, rural communities have capacity to provide affordable housing and lifestyle living. Rural centres should also cater for ageing-in-place where people can live in their residence of choice as they grow older with access to support services.

Reviewing planning controls to promote lifestyle living and in-fill housing development for rural communities will promote diverse and affordable housing which are key priorities of this housing strategy.

It is also important to distinguish that the characteristics and needs of rural communities differ significantly from the city of Tamworth. Where practical, housing actions for rural communities must be supported by broader precinct planning to identify other commercial, infrastructure and community opportunities that will support housing growth. In this regard, precinct planning has been undertaken and included within the RHS for the communities of Barraba, Kootingal, Manilla, Nemingha and Nundle.

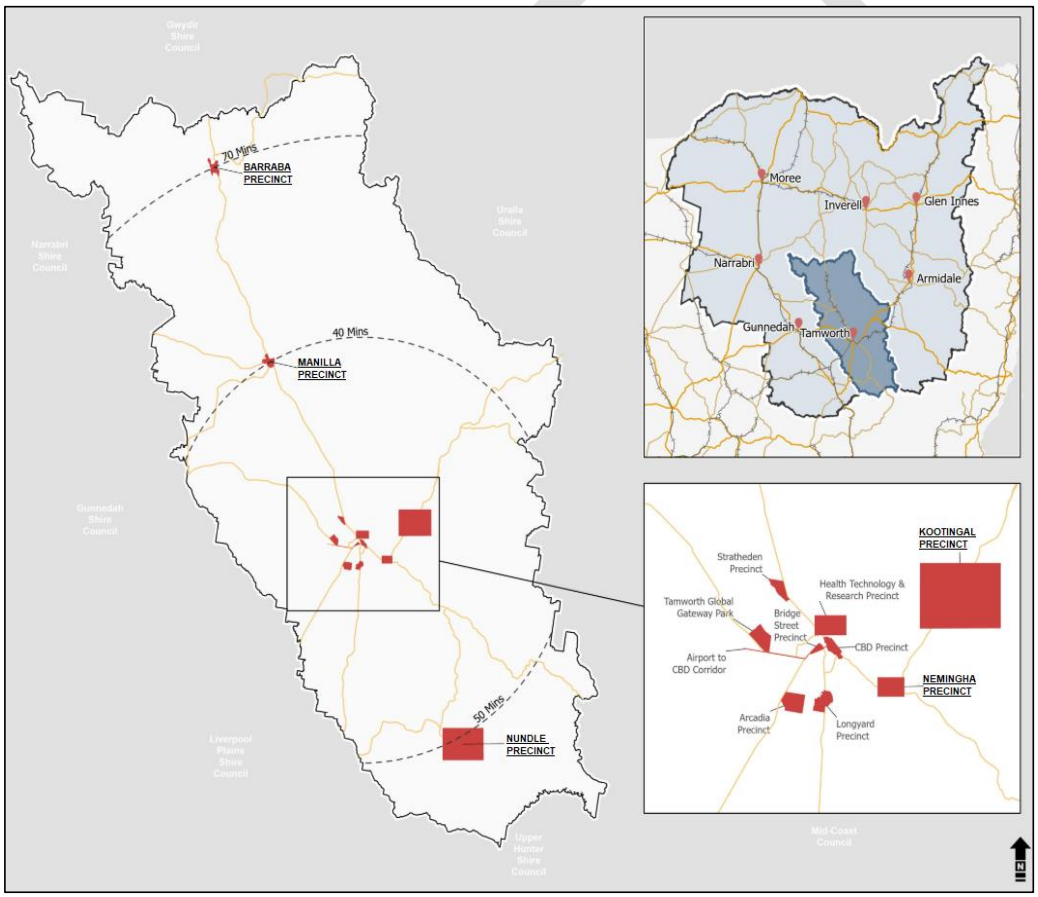
Many other rural villages are located across the Tamworth region, notable among which are; Attunga, Bendemeer, Dungowan, Duri, Hanging Rock, Moonbi, Somerton, Woolbrook and Woolomin. These villages have existing zoned land and experience limited growth. As such, precinct planning has not been undertaken for these villages; however, their role in the community is significant. The Actions within this housing strategy will broadly apply and benefit these villages.





The Actions to Promote Rural Communities are in addition to the Actions already identified under the other priorities of this housing strategy. There are number of actions including, (but not limited to), infrastructure investigation, partnership with other agencies and developer incentives, that will benefit the entire LGA including rural communities.

ACTIONS	
5.1	Review minimum lot sizes provisions applicable to the RU5 Village zone.
5.2	Permit “multi-dwelling housing” and “residential flat buildings” in the RU5 Village zone and adopt car parking standards appropriate to this zone.
5.3	Investigate LEP and/or DCP provisions to promote lifestyle living around rural townships.
5.4	Identify primary production zoned land that is not required for primary production purposes, and is well located to town centres, for future investigation for residential development.
5.5	Review and implement Precinct Plans for the communities of Barraba, Kootingal, Manilla, Nemingha and Nundle.



Barraba

Barraba has a proud agricultural and resource development history and continues to be an important part of the wider Tamworth regional community. With a town population of 1,035 (2021 Census), Barraba has a strong rural character and is an important services centre for localities in the north of the Tamworth region.

Barraba has a number of strengths that translate to good opportunities to support housing growth for the future. This includes:

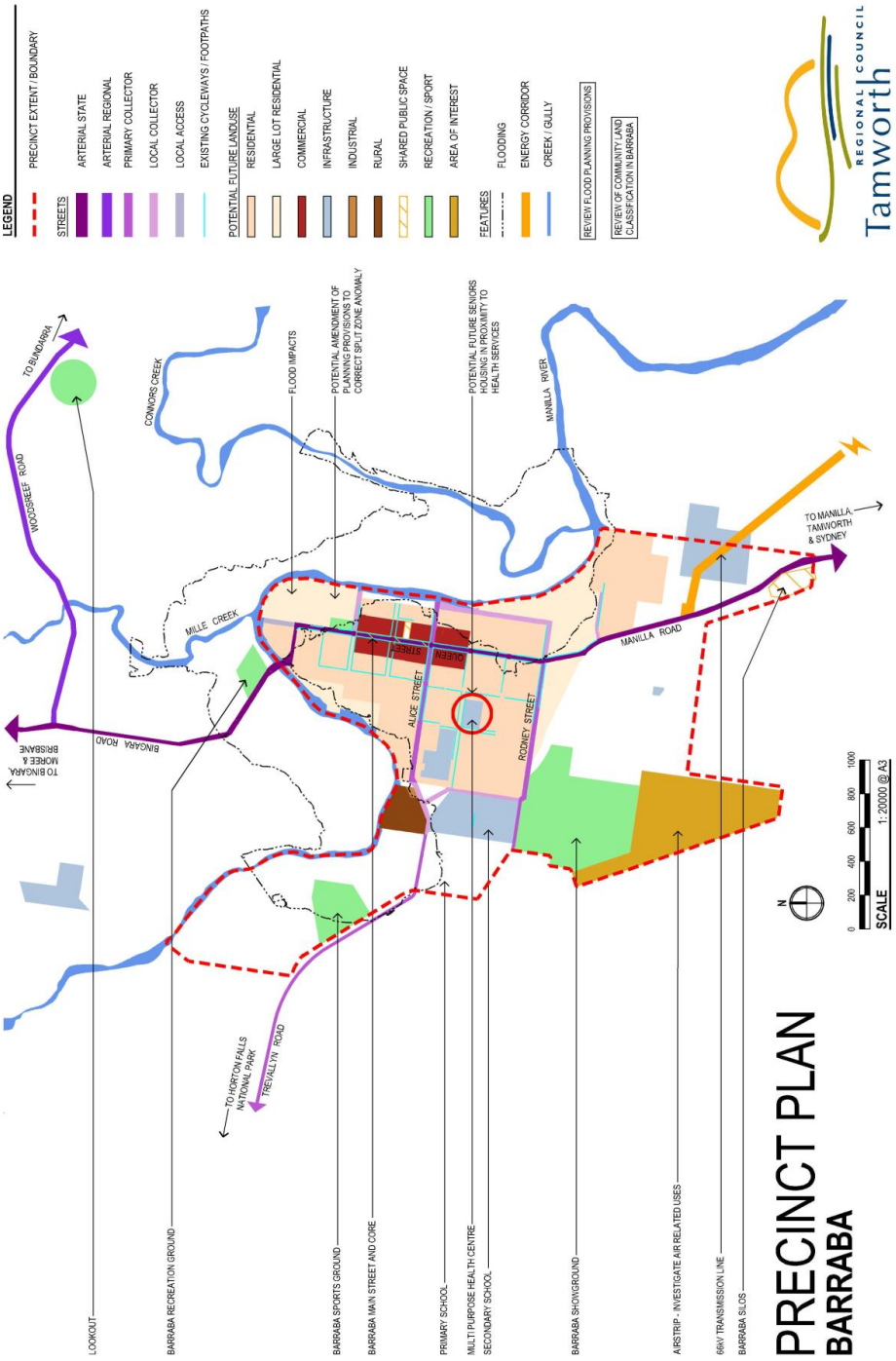
- Available land near town for rural lifestyle blocks, 'boutique' farming and green energy such as solar farms;
- Vacant land suitable for potential new housing;
- Big Sky/Dark Night (low light spill) – Eco-tourism and astronomy tourism;
- Water and sewer infrastructure to support medium density development in the RU5 Village zone;
- Affordable housing with below average rent and mortgage repayments being increasingly attractive for people working from home; and
- Heritage and historical buildings and sites.

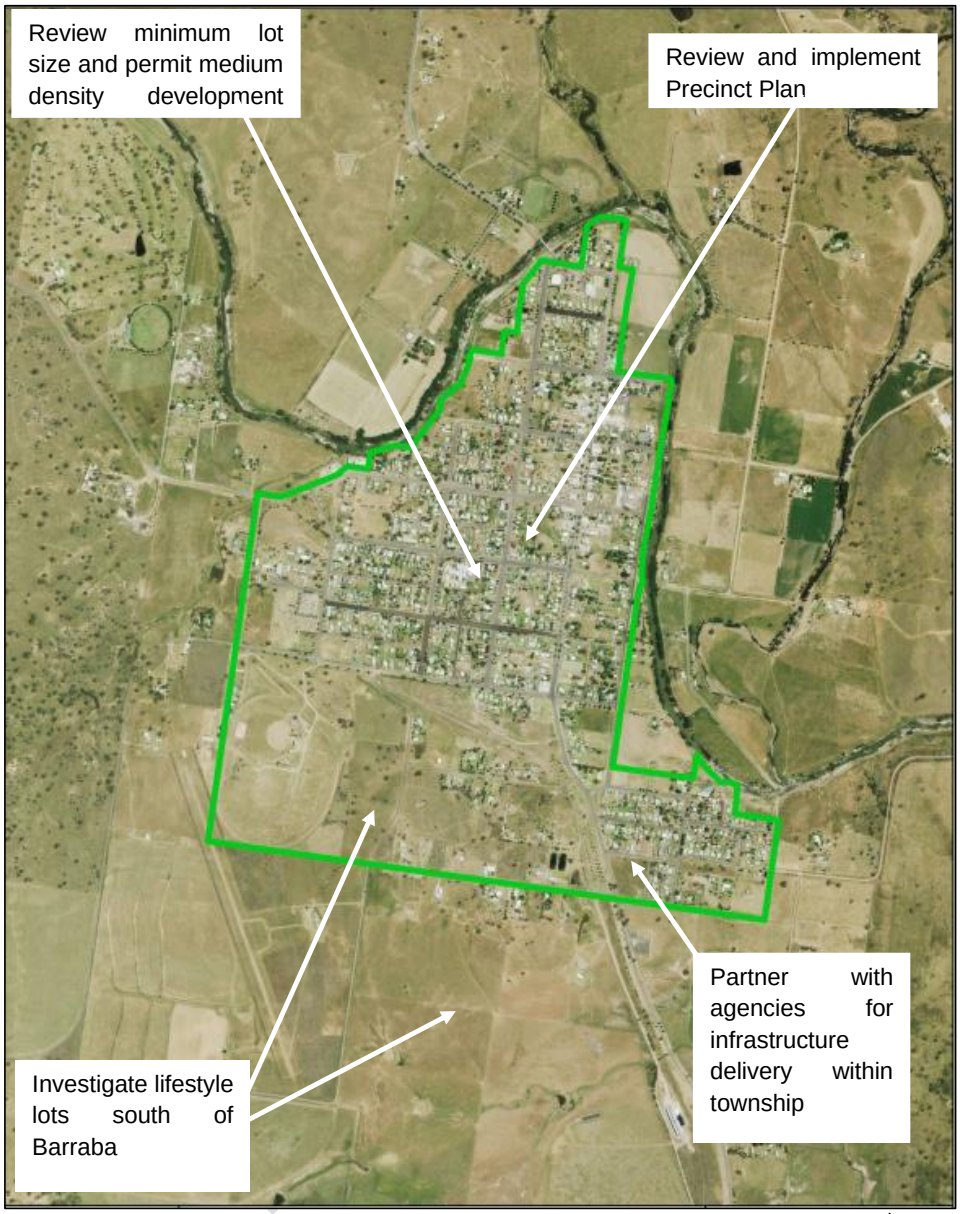
Precinct planning has been completed for Barraba that identifies these planning opportunities to promote the community, which in turn will support housing development.

Population	1,035
Median Age	60
All Private Dwellings	656
Median Weekly Rent	$190
Median Monthly Mortgage	$659

2021 Census QuickStats: Barraba (Urban Centres and Localities), ABS




LEGEND
PRECINCT EXTENT / BOUNDARY
STREETS
ARTERIAL STATE
ARTERIAL REGIONAL
PRIMARY COLLECTOR
LOCAL COLLECTOR
LOCAL ACCESS
EXISTING CYCLEWAYS / FOOTPATHS
POTENTIAL FUTURE LANDUSE
RESIDENTIAL
LARGE LOT RESIDENTIAL
COMMERCIAL
INFRASTRUCTURE
INDUSTRIAL
RURAL
SHARED PUBLIC SPACE
RECREATION / SPORT
AREA OF INTEREST
FEATURES
FLOODING
ENERGY CORRIDOR
CREEK / GULLY
REVIEW FLOOD PLANNING PROVISIONS
REVIEW OF COMMUNITY LAND CLASSIFICATION IN BARRABA
REGIONAL COUNCIL
Tamworth
TO BUNDARRA
WOODSREEF ROAD
CONNORS CREEK
FLOOD IMPACTS
POTENTIAL AMENDMENT OF PLANNING PROVISIONS TO CORRECT SPLIT ZONE ANOMALY
POTENTIAL FUTURE SENIORS HOUSING IN PROXIMITY TO HEALTH SERVICES
MANILLA RIVER
TO MANILLA, TAMWORTH & SYDNEY
MILLE CREEK
QUEEN STREET
ALICE STREET
RODNEY STREET
MANILLA ROAD
BINGARA ROAD
TO BINGARA MOREE & BRISBANE
TO HORTON FALLS NATIONAL PARK
TREVALLYN ROAD
LOOKOUT
BARRABA RECREATION GROUND
BARRABA SPORTS GROUND
BARRABA MAIN STREET AND CORE
PRIMARY SCHOOL
MULTI PURPOSE HEALTH CENTRE
SECONDARY SCHOOL
BARRABA SHOWGROUND
AIRSTRIP - INVESTIGATE AIR RELATED USES
66kV TRANSMISSION LINE
BARRABA SLOS
N
SCALE
0
200
400
600
800
1000
1: 20000 @ A3
PRECINCT PLAN
BARRABA



Barraba

Tamworth Regional Housing Strategy Actions

Kootingal

Being conveniently located on the New England Highway approximately 20km north-east of Tamworth, Kootingal has maintained solid population growth with 2,313 people in the locality and 1,862 people living in the township itself (2021 Census). Due to its proximity, Kootingal benefits from the employment, educational and community opportunities in Tamworth City.

Kootingal has a number of strengths that translate to good opportunities for the future:

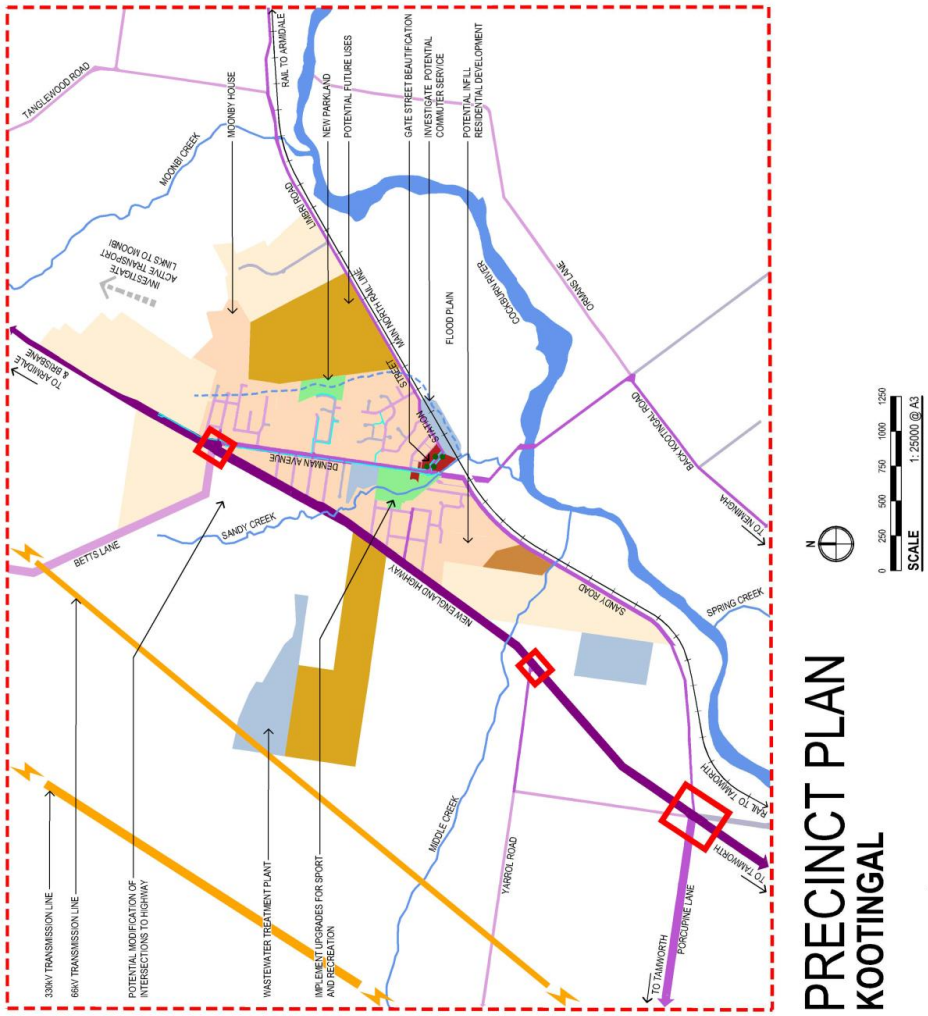
- R1 General Residential zoning within the township that supports medium-density development
- Available land near town for rural lifestyle blocks, 'boutique' farming, farm stay, eco-tourism and green energy (e.g., solar farms);
- Ready access to Tamworth;
- Affordable housing with below average rent and mortgage repayments; and
- Main North Railway Line.

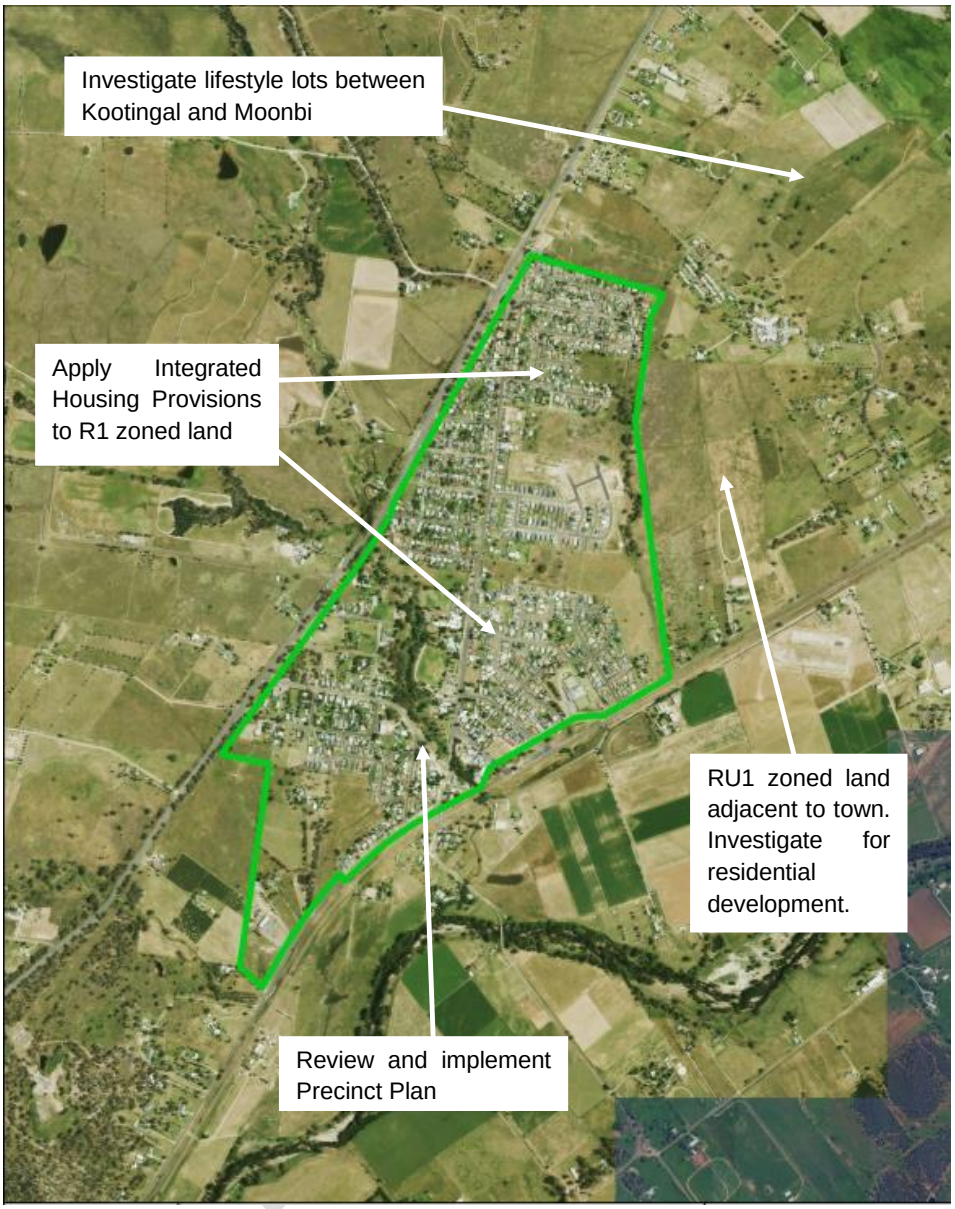
Kootingal has developed over many years maintaining a distinctive character and resilient community and continues to provide goods and services to the growing population. It is anticipated that by providing additional opportunities for residential development and encouraging more commercial and community focused entrants into Kootingal, service levels will be increased to support housing growth.

Population	1,862
Median Age	39
All Private Dwellings	785
Median Weekly Rent	$310
Median Monthly Mortgage	$1300

2021 Census QuickStats: Kootingal (Urban Centres and Localities), ABS




LEGEND
PRECINCT EXTENT / BOUNDARY
KEY INTERSECTION
STREETS
ARTERIAL STATE
PRIMARY COLLECTOR
LOCAL COLLECTOR
LOCAL ACCESS
EXISTING CYCLEWAYS / FOOTPATHS
RAIL INFRASTRUCTURE
POTENTIAL FUTURE LANDUSE
RESIDENTIAL
LARGE LOT RESIDENTIAL
INFRASTRUCTURE
COMMERCIAL
RECREATION / SPORT
INDUSTRIAL
AREA OF INTEREST
STREET BEAUTIFICATION
FEATURES
CREEK / GULLY
ENERGY CORRIDOR
DRAINAGE LINE
INVESTIGATE ACTIVE TRANSPORT OPPORTUNITIES THROUGHOUT KOOTINGAL
REVIEW FLOOD PLANNING PROVISIONS
REGIONAL COUNCIL
Tamworth
PRECINCT PLAN
KOOTINGAL
SCALE 1: 25000 @ A3
0 250 500 750 1000 1250
N
TANGLEWOOD ROAD
MOONBI CREEK
MOONBY HOUSE
RAIL TO ARMIDALE
NEW PARKLAND
POTENTIAL FUTURE USES
GATE STREET BEAUTIFICATION
INVESTIGATE POTENTIAL COMMUTER SERVICE
POTENTIAL INFILL RESIDENTIAL DEVELOPMENT
LIMBRIDGE ROAD
MAIN NORTH RAIL LINE
FLOOD PLAIN
COCKBURN RIVER
ORAMS LANE
INVESTIGATE ACTIVE TRANSPORT LINKS TO MOONBI
TO ARMIDALE & BRISBANE
STREET
KAMILAH
DENMAN AVENUE
BLACKWOODS HILL ROAD
TO NEMINGHA
BETTS LANE
SANDY CREEK
NEW ENGLAND HIGHWAY
SANDY ROAD
SPRING CREEK
RAIL TO TAMWORTH
TO TAMWORTH
MIDDLE CREEK
YARROL ROAD
TO TAMWORTH
PORCUPINE LANE
330kV TRANSMISSION LINE
66kV TRANSMISSION LINE
POTENTIAL MODIFICATION OF INTERSECTIONS TO HIGHWAY
WASTEWATER TREATMENT PLANT
IMPLEMENT UPGRADES FOR SPORT AND RECREATION



Kootingal

Tamworth Regional Housing Strategy Actions

Manilla

Manilla has maintained a solid population since its settlement fluctuating with the fortunes of primary production. Approximately 2,386 people live in the Manilla locality (2021 Census) with about 2,014 in the town itself. Being located about 35 minutes away by car, Manilla benefits from the employment, educational and community opportunities in Tamworth City.

Manilla is identified in Council's Blueprint 100 documents as one of the main towns in the Tamworth Region where slow growth can be expected. The town is primarily zoned R1 General Residential in recognition of this potential.

Opportunities within Manilla to support housing growth include:

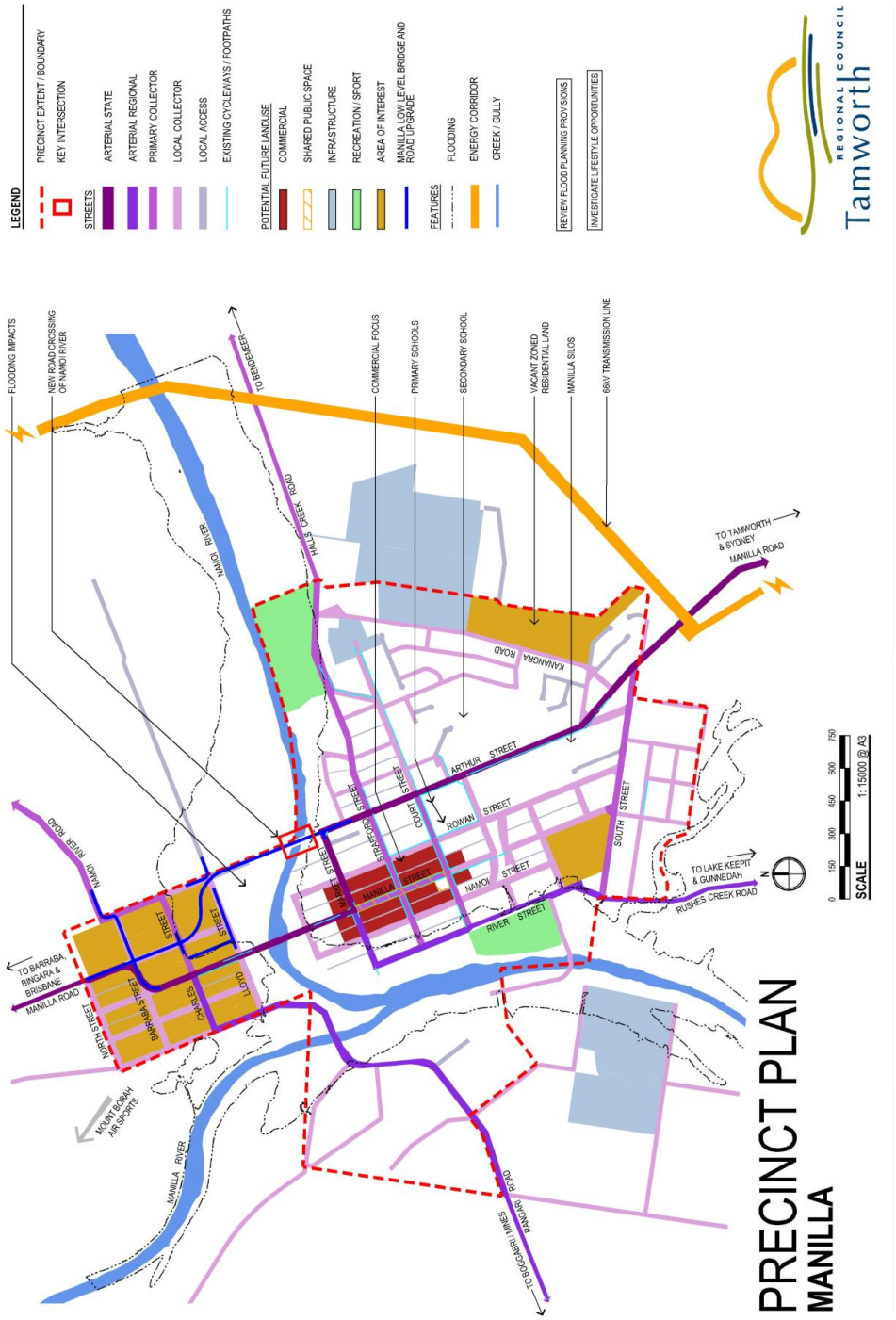
- Available land near town for rural lifestyle blocks, 'boutique' farming, farm stay, eco-tourism and green energy (e.g., solar farms);
- Good water supply from Namoi and Manilla Rivers and the recent investment in water treatment facilities;
- Ongoing investment in the poultry industry offers opportunities for Manilla and the wider region;
- Access to Tamworth to the south and mines to the west (via Rangari Road) will strengthen employment opportunities; and
- Affordable housing with below-average rent and mortgage repayments.

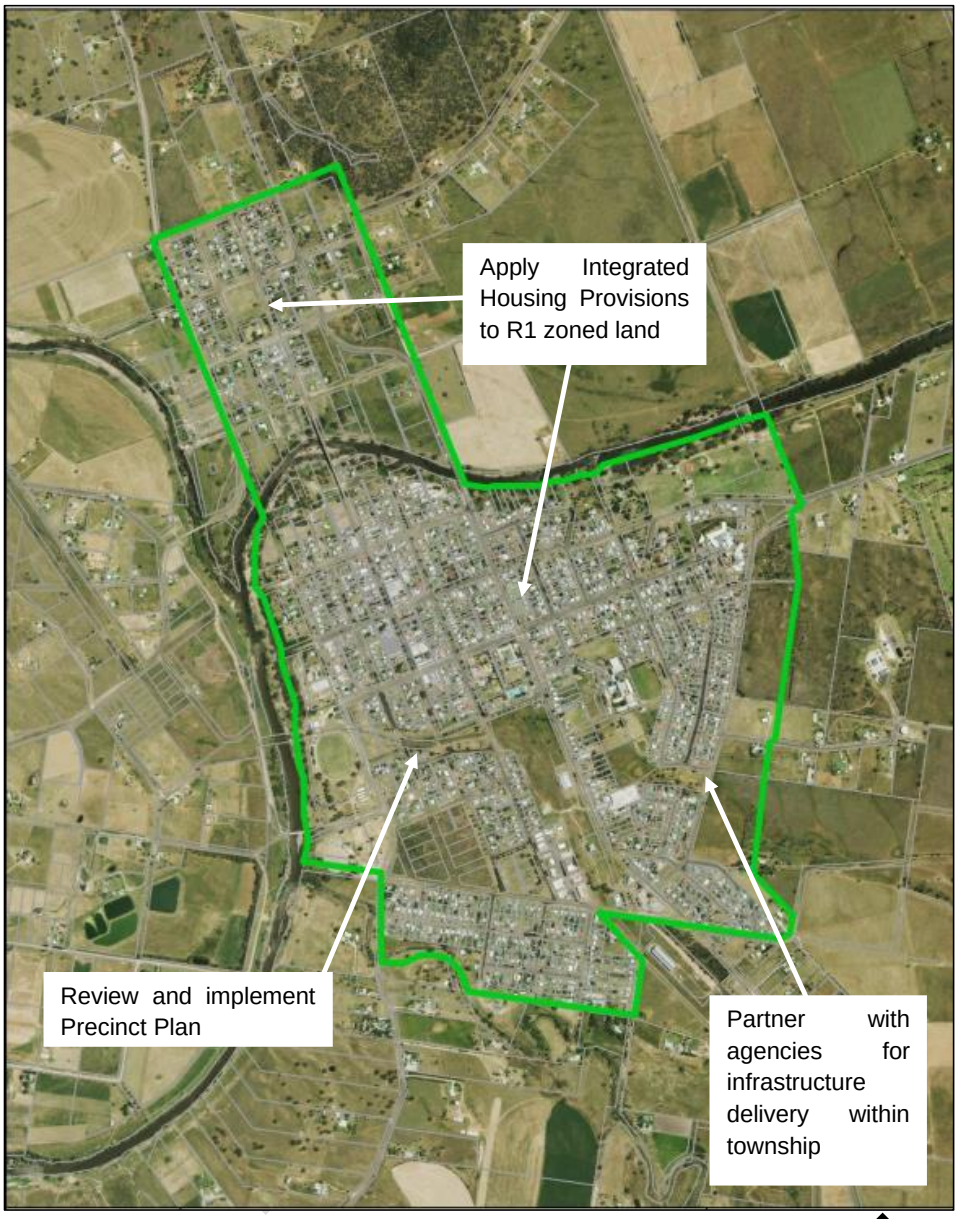
Manilla has developed over many years and remains an important service centre located centrally in the North West of NSW. It is anticipated that by providing additional opportunities for rural lifestyle development and encouraging more commercial and community focused entrants into Manilla, service levels will be increased to support housing growth.

Population	2,014
Median Age	48
All Private Dwellings	1,009
Median Weekly Rent	$260
Median Monthly Mortgage	$1,083

2021 Census QuickStats: Manilla (Urban Centres and Localities), ABS




LEGEND
PRECINCT EXTENT / BOUNDARY
KEY INTERSECTION
STREETS
ARTERIAL STATE
ARTERIAL REGIONAL
PRIMARY COLLECTOR
LOCAL COLLECTOR
LOCAL ACCESS
EXISTING CYCLEWAYS / FOOTPATHS
POTENTIAL FUTURE LANDUSE
COMMERCIAL
SHARED PUBLIC SPACE
INFRASTRUCTURE
RECREATION / SPORT
AREA OF INTEREST
MANILLA LOW LEVEL BRIDGE AND ROAD UPGRADE
FEATURES
FLOODING
ENERGY CORRIDOR
CREEK / GULLY
REVIEW FLOOD PLANNING PROVISIONS
INVESTIGATE LIFESTYLE OPPORTUNITIES
REGIONAL COUNCIL
Tamworth
FLOODING IMPACTS
NEW ROAD CROSSING OF NAMOI RIVER
TO RENGEMEER
COMMERCIAL FOCUS
PRIMARY SCHOOLS
SECONDARY SCHOOL
VACANT ZONED RESIDENTIAL LAND
MANILLA SILOS
66kV TRANSMISSION LINE
TO TAMWORTH & SYDNEY
MANILLA ROAD
NAMOI RIVER
HALLS CREEK ROAD
KAMANORA ROAD
ARTHUR STREET
COURT STREET
ROWAN STREET
STRATFORD STREET
MANILLA STREET
NAMOI STREET
RIVER STREET
SOUTH STREET
TO LAKE KEEPIT & GUNNEDAH
RUSHES CREEK ROAD
NAMOI RIVER ROAD
TO BARRABA, BINGARA & BRISBANE
MANILLA ROAD
NORTH STREET
BARRABA STREET
CROSS STREET
LLOYD STREET
MOUNT BORAH AIR SPORTS
MANILLA RIVER
RANCH ROAD
TO BOOROOBAH
N
SCALE
0
150
300
450
600
750
1:15000 @ A3
PRECINCT PLAN
MANILLA



Manilla

Tamworth Regional Housing Strategy Actions

Nemingha

Nemingha is a small centre located on the New England Highway approximately 5km east of the Tamworth CBD. It services a location population of 705 people (2021 Census), with 202 people located within the urban centre.

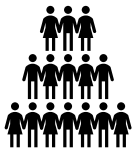
Nemingha is serviced by a reliable reticulated water supply, being connected to the Tamworth reticulated water network. The town is also fully serviced by reticulated sewer. There are local employment opportunities in a range of businesses from vehicle parts fabrication to rural supplies and hotel/motel operations. Nemingha benefits from being less than 10 minutes to the regional city of Tamworth, which provides access to a wide range of employment opportunities, education, health care and social and sporting activities.

Improved community-focused services in Nemingha would provide local residents and the residents of surrounding localities with additional conveniences, without the need to travel to Tamworth for everyday essentials and medical services.

Key recommendations for Nemingha as a result of precinct planning and the RHS are:

- Investigate urban residential and lifestyle opportunities on the urban limits;
- Investigate potential re-zoning of existing land commercial and industrial land uses to reflect their current use;
- Potential improvements to pedestrian connectivity, safety and amenity; and
- Adopt Integrated Housing provisions to encourage greater medium density development on the R1 General Residential zone.





Population

202



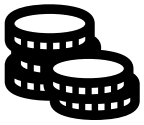
Median Age

50



All Private Dwellings

105



Median Weekly Rent

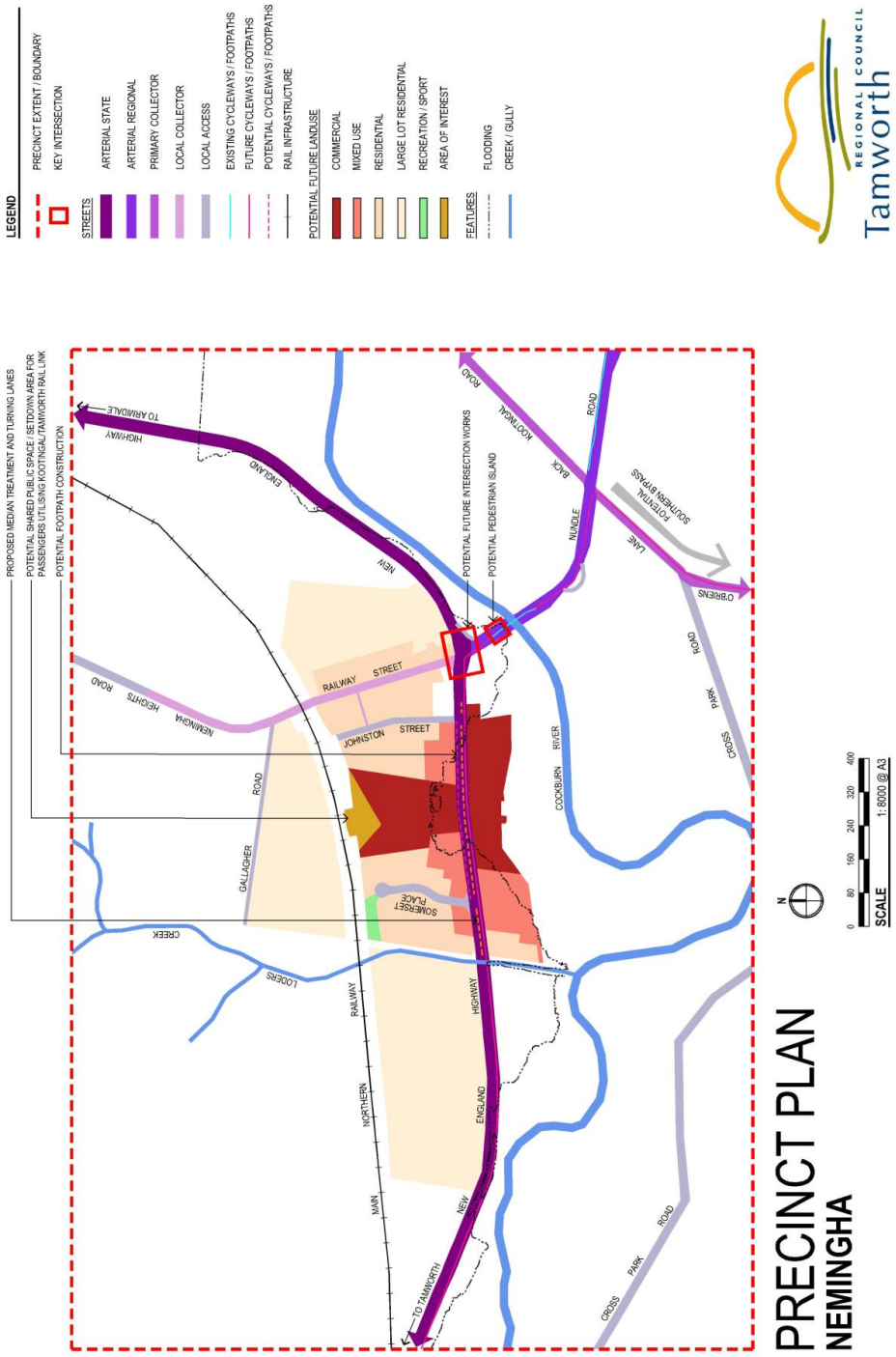
$300



Median Monthly Mortgage

$1,300

2021 Census QuickStats: Nemingha (Urban Centres and Localities), ABS


LEGEND
PRECINCT EXTENT / BOUNDARY
KEY INTERSECTION
STREETS
ARTERIAL STATE
ARTERIAL REGIONAL
PRIMARY COLLECTOR
LOCAL COLLECTOR
LOCAL ACCESS
EXISTING CYCLEWAYS / FOOTPATHS
FUTURE CYCLEWAYS / FOOTPATHS
POTENTIAL CYCLEWAYS / FOOTPATHS
RAIL INFRASTRUCTURE
POTENTIAL FUTURE LANDUSE
COMMERCIAL
MIXED USE
RESIDENTIAL
LARGE LOT RESIDENTIAL
RECREATION / SPORT
AREA OF INTEREST
FEATURES
FLOODING
CREEK / GULLY
PROPOSED MEDIAN TREATMENT AND TURNING LANES
POTENTIAL SHARED PUBLIC SPACE / SETDOWN AREA FOR PASSENGERS UTILISING FOOTING/ALTAMWORTH RAIL LINK
POTENTIAL FOOTPATH CONSTRUCTION
POTENTIAL FUTURE INTERSECTION WORKS
POTENTIAL PEDESTRIAN ISLAND
TO ARMIDALE
HIGHWAY
ENDEAVOUR
NEW
RAILWAY
STREET
JOHNSTON
NEMINGHA
HEIGHTS
ROAD
GALLAGHER
ROAD
SOMERSET
PLACE
CREEK
LODERS
RAILWAY
NORTHERN
MAIN
NEW
ENGLAND
HIGHWAY
TO TAMWORTH
COCKBURN
RIVER
KOOTINGAL
ROAD
BLACK
ROAD
NUNDLE
LANE
POTENTIAL
SOUTHERN BYPASS
O'BRIENS
ROAD
PARK
CROSS
PARK
ROAD
CROSS
N
SCALE
0
80
160
240
320
400
1:8000 @ A3
PRECINCT PLAN
NEMINGHA



Nemingha

Tamworth Regional Housing Strategy Actions

Nundle

Nundle is a vibrant small town nestled at the foot of the picturesque Great Dividing Range at the head of the Peel River. With a local population of 482 people, 314 within the town, Nundle is a unique community with a strong, independent identity.

The tourism industry has developed strongly in recent years due to a well organised events-focused approach and the revitalisation/re-use of historical buildings driven by new and existing residents.

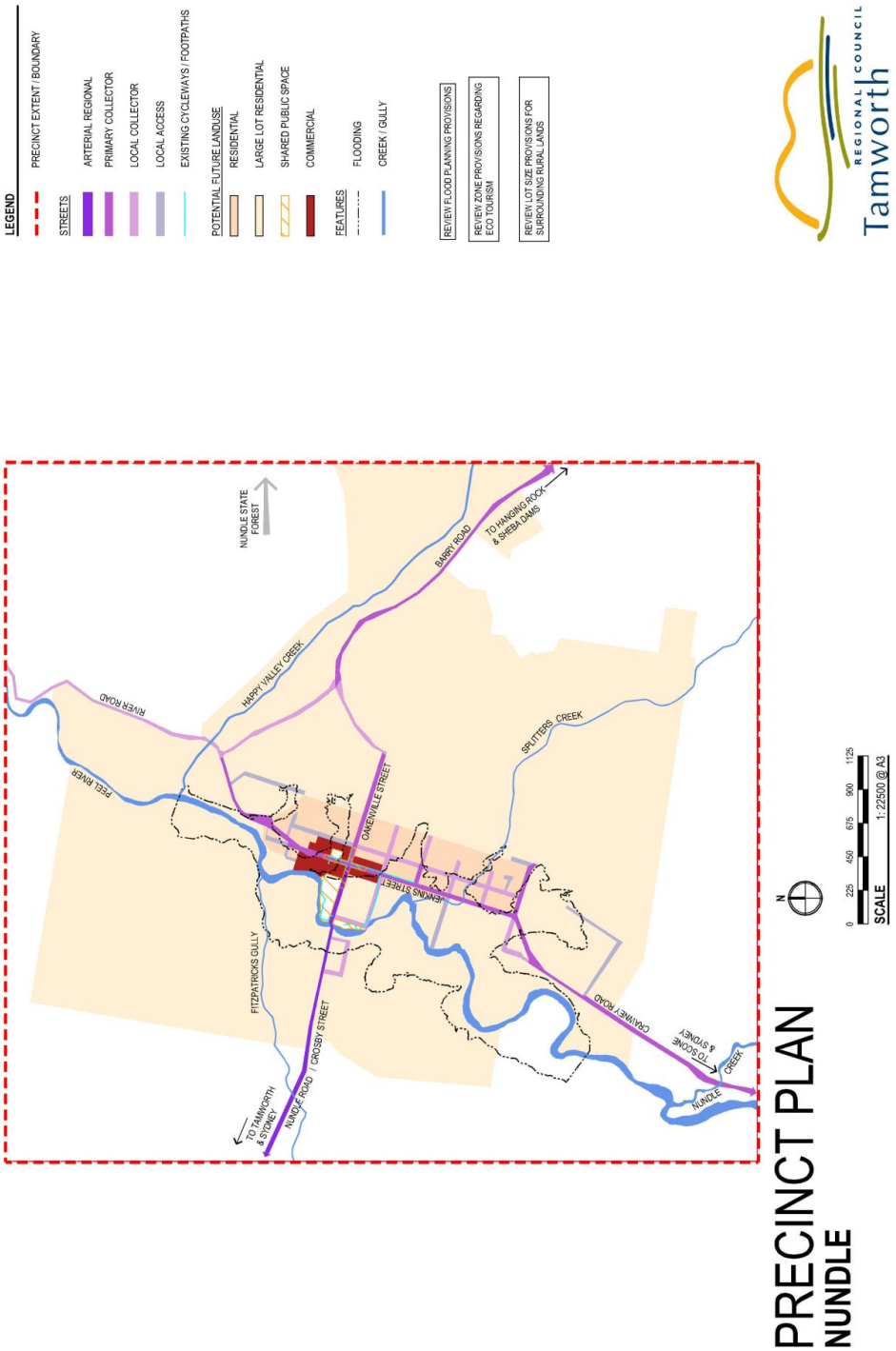
Nundle is zoned RU5 Village and vacant lots suitable for urban residential development are readily available in Nundle. Larger lot residential development opportunities are accessible to the east and south of the town. There is potential to extend the R5 Large Lot Residential zone should future investigations reveal sufficient demand. Rural zoning and minimum lot size provisions are also identified for potential future review as part of a rural lands review.

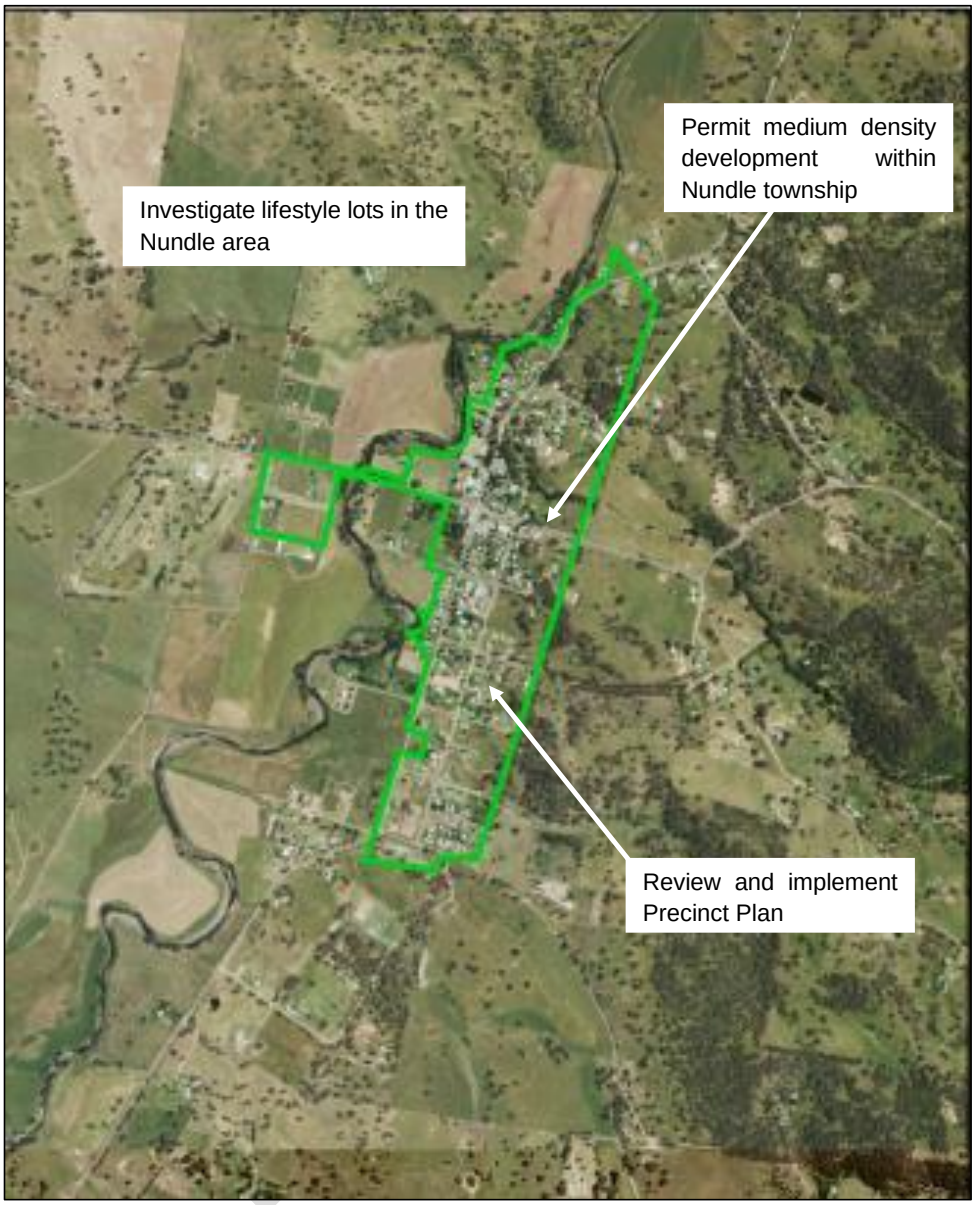
It is anticipated that by further encouraging tourism and economic development opportunities, Nundle will continue to establish itself as a short-stay destination and a permanent settlement option for people looking for a total lifestyle change or improved work/life balance.

Population	314
Median Age	56
All Private Dwellings	157
Median Weekly Rent	$200
Median Monthly Mortgage	$1,000

2021 Census QuickStats: Nundle (Urban Centres and Localities), ABS




LEGEND
PRECINCT EXTENT / BOUNDARY
STREETS
ARTERIAL REGIONAL
PRIMARY COLLECTOR
LOCAL COLLECTOR
LOCAL ACCESS
EXISTING CYCLEWAYS / FOOTPATHS
POTENTIAL FUTURE LANDUSE
RESIDENTIAL
LARGE LOT RESIDENTIAL
SHARED PUBLIC SPACE
COMMERCIAL
FEATURES
FLOODING
CREEK / GULLY
REVIEW FLOOD PLANNING PROVISIONS
REVIEW ZONE PROVISIONS REGARDING ECO TOURISM
REVIEW LOT SIZE PROVISIONS FOR SURROUNDING RURAL LANDS
NUNDLE STATE FOREST
BARRY ROAD
TO HANGING ROCK & SHEBA DAMS
HAPPY VALLEY CREEK
RIVER ROAD
PEEL RIVER
SPLITTERS CREEK
OAKEVILLE STREET
JENKINS STREET
FITZPATRICKS GULLY
CROSBY STREET
NUNDLE ROAD
TO TAMWORTH & SYDNEY
CRAWNEY ROAD
TO BOOKE & SYDNEY
NUNDLE CREEK
N
SCALE
0
225
450
675
900
1125
1:22500 @ A3
PRECINCT PLAN
NUNDLE



Nundle

Tamworth Regional Housing Strategy Actions

N

Delivery and Implementation

The priorities and objectives for housing will be implemented through:

Planning - Council will work with the NSW Government towards planning controls that can deliver well located, diverse housing options of quality design.

Educate/Promote – Council will provide information, customer service, community consultation and stakeholder engagement to raise awareness and encourage an ongoing exchange of ideas and involvement in local housing issues.

Leadership - Council will lead by example by supporting innovative and collaborative approaches to the delivery of diverse housing supply in the right locations.

Policy development - Council will address housing issues by developing policies, strategies and action plans that draw on evidence-based research and analysis, best practice and innovative approaches.

Collaborate - Council will work with neighbouring Councils, developers, investors, government departments, agencies, peak bodies, business and community organisations through formal and informal partnerships.

Advocate – Council will advocate for the community needs and interests to the Australian and NSW Government and the private sector.

Monitoring and Reviews

To ensure the stated priorities, objectives and actions of this strategy are being delivered, ongoing monitoring of its implementation and a review process are required. The monitoring of this strategy will involve:

- An annual review of housing demand, delivery and supply against the actions to ensure this strategy and planning controls are responding to the priorities in a timely manner;
- A review every five years is proposed to re-examine the evidence-base, demographic changes, housing needs and housing stock against the broader intent of *Blueprint 100: Part 2: LSPS 2020*; and
- A 10-year review of this strategy will ensure that the 20-year vision, the evidenced-based assessments and planning contexts align with the actions, community views and actions of the *Regional Plan 2041*.

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Tamworth Regional Housing Strategy – Actions Table

Tamworth Regional Council recognises that the responsibility for taking action to address housing issues rests with a wide range of stakeholders including; Government Agencies, the development industry, finance sector, not-for-profit organisations and the wider community. The following table identifies those sections of Council with particular responsibilities.

Timeframe for action	Short term	Medium term	Long term
	0 – 5 years	5 – 10 years	10+ years

Priority 1: Provide for sustainable growth that is supported by infrastructure

Actions		Links to Priority	Responsibility	Timeframe
1.1	Council continues to work with, and advocate to, the NSW and Commonwealth governments for water security for Tamworth.	1.1	OGM Councilors	Short term Ongoing
1.2	Identify opportunities for Council to lead actions to unlock potential land supply through: • Applying for grants for items such as infrastructure or environmental assessments; • Preparing Structure Plans in conjunction with landholders; and • Council initiated re-zonings.	1.2	OGM All Directorates Future Communities Division	Short and medium term Ongoing
1.3	Review areas zoned R2 Low Density Residential to identify land suitable for up-zoning to R1 General Residential or reduction in minimum lot size.	1.2	Future Communities Division	Medium term
1.4	Work with other agencies to identify surplus Council and state government land that may be suitable, in consideration of market implications, for re-classification and/or re-zoning for housing development.	1.2	OGM All Directorates Future Communities Division	Medium team
1.5	Remove the requirement to provide reticulated town water to rural residential lots 5 hectares or more in area, where a sustainable and potable alternate water supply is available.	1.1, 1.3	Development Division	Short term

Priority 2: Increasing diversity and choice in housing

Action		Links to Priority	Responsibility	Timeframe
2.1	Amend integrated housing provisions in the *TRLEP 2010* to enable Torrens Title subdivision of smaller lots for medium-density and high-density development in the R1 General Residential zone.	2.1	Future Communities Division	Short term
2.2	Consider a reduction in parking standards for medium and high-density development within Tamworth in areas with high accessibility to key services and public transport.	2.1	Development Division	Short term
2.3	Advocate to the NSW Government for reforms to diverse housing choices including, but not limited to, manufactured homes, "tiny homes", moveable dwellings, modular buildings and caravans.	2.1, 2.2	OGM Liveable Communities Directorate	Short term ongoing
2.4	Review floor space ratio provisions in employment zones to ensure that they are "fit-for-purpose" and do not restrict the provision of shop-top housing.	2.1, 2.2	Future Communities Development Division	Short/medium term
2.5	Permit secondary dwellings in zones RU1 Primary Production and RU4 Primary Production Small Lots to enable additional rural housing and ageing in place.	2.2	Future Communities Division	Short/medium term
2.6	Collaborate with the Department of Planning, Housing and Infrastructure to enable temporary workers accommodation in suitable locations across the LGA, with emphasis on renewable energy, intensive agriculture and agricultural production areas.	2.3	OGM Liveable Communities Directorate	Short/medium term

Priority 3: Improve housing affordability and reduce housing costs

Action		Links to Priority	Responsibility	Timeframe
3.1	Engage with the NSW Department of Communities and Justice, Local Aboriginal Land Councils, Landcom, NSW Department of Planning, Housing and Infrastructure, and consider opportunities for Council to partner with community housing providers to facilitate the supply of affordable and low-cost housing.	3.1	OGM	Short term Ongoing
3.2	Work with Aboriginal Housing Providers to ensure housing needs of the Aboriginal community are addressed.	3.1	OGM	Short term Ongoing
3.3	Advocate to the NSW Government for continued improvements to the NSW Planning System that streamline assessments and reduce cost of housing, including reforms to the NSW Planning Portal and complying development approval pathways.	3.2	OGM Councilors Development Division	Short term Ongoing
3.4	Broaden the types and location of development where a “fast-track” assessment of a Development Application would apply.	3.2	Development Division	Short/medium term
3.5	Review engineering standards and infrastructure requirements for housing development and subdivisions to potentially improve affordability.	3.3	Development Engineering Division	Medium term
3.6	Review contributions plans to ensure levies are fair and equitable.	3.3	Future Communities Division	Short term
3.7	Investigate opportunities to incentivise housing development through discounts or delayed payments associated with infrastructure costs and/or contributions.	3.3	Development Future Communities Division	Medium term

Priority 4: Facilitating liveability

Action		Links to Priority	Responsibility	Timeframe
4.1	Investigate DCP standards that contribute to liveable communities such as; green streets, tree planting, shared spaces, and safer by design principles.	4.1	Development Division	Medium term
4.2	Explore opportunities to increase public art through the development assessment framework.	4.1	Development Division Creative Communities & Experiences Division	Short term
4.3	Review the Tamworth Urban Heat Island Report for cooling recommendations that would benefit urban areas across the wider Tamworth region.	4.1, 4.2	Future Communities Division	Medium term
4.4	Investigate controls for on-site water capture and re-use for all single dwellings and small-scale medium density developments (single storey, no more than four dwellings) and the installation of secondary water supplies for non-potable uses (garden, toilet, etc).	4.1, 4.2	Development Division Development Engineering Division	Medium term
4.5	Review opportunities to provide active transport facilities such as pathways and end or trip facilities for cyclists in centres and employment hubs.	4.3	Regional Services Directorate	Short/Medium term
4.6	Work with the local development industry to trial and showcase locally relevant sustainable home design responses.	4.1, 4.2, 4.3	Development Division Development Engineering Division	Medium/long term

Priority 5: Promote rural communities

ACTIONS		Responsibility	Timeframe
5.1	Review minimum lot sizes provisions applicable to the RU5 Village zone.	Future Communities Division	Short/medium term
5.2	Permit "multi-dwelling housing" and "residential flat buildings" in the RU5 Village zone and adopt car parking standards appropriate to this zone.	Future Communities Division Development Division	Short/medium term
5.3	Investigate LEP and/or DCP provisions to promote lifestyle living around rural townships.	Future Communities Division Development Division	Short/medium term
5.4	Identify primary production zoned land that is not required for primary production purposes, and is well located to town centres, for future investigation for residential development.	Future Communities Division	Medium term
5.5	Review and implement Precinct Plans for the communities of Barraba, Kootingal, Manilla, Nemingha and Nundle.	Future Communities Division (Strategic Planning and Place Management Teams)	Medium term

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APPENDIX 1

Tamworth Regional Housing Strategy

Community Survey Statistics and Analysis

Analysis of Responses

Also see Community Survey Report further below

1. Do you live in the Tamworth Area?

The overwhelming majority of respondents currently reside in the Tamworth region, with only 2 declaring to have previously lived in the region. Of these, 222 reside in Tamworth City (including Tamworth, North Tamworth, East Tamworth, Calala, South Tamworth, Hillvue, West Tamworth, Coledale, Westdale, Oxley Vale), 65 in rural or semi-rural areas within 10km of the city, 51 in one of the other towns and villages within the Council area, and 14 on other rural land within the Council area, giving a broadly, but not exclusively, urban and suburban perspective to the results.

2. In which suburb, village or locality do you live?

Responses revealed a varied makeup of suburbs and localities represented in the survey. Many respondents, 89, reside in North, East, South or West Tamworth or the CBD, with significant segments in Hillvue (43) and Calala (34), while a disproportionately large number of respondents are resident in Manilla (26), compared, for example, with Kootingal (11).

3. What sort of dwelling do you live in?

A clear majority of respondents listed their dwelling as a single house on its own block of land (307), with 22 listing a house with two dwellings on a block of land, 11 in a unit in a multi-unit development, and the remainder evenly split between other options.

4. What type of tenure do you have?

On the matter of tenure, most respondents own with mortgage (167), slightly less than a third own outright (107), and a little over a fifth are renting (64), with the next largest segment cohabiting with family (5), and occupying social housing/emergency accommodation (3).

5. Which of the following do you think are important issues for the Tamworth Regional Council to consider when it comes to housing?

The question of priorities for Tamworth Regional Council to consider as regards housing yielded interesting responses, with many respondents listing multiple factors and offering alternative ideas in the 'Other' section.

Of the listed categories, the affordability of housing was considered a priority by almost 70% of respondents (241), while a majority of 59% considered, or also considered, the density of neighbourhoods to be a central concern (207), followed by 54% the character of neighbourhoods (191). Of the concerns selected by fewer than 50% of respondents, notable segments are recorded for Homelessness at 48% (167), the design of new housing at 38% (133) and seniors housing at 35% (124). Leaving aside 'None of the above', the availability of temporary worker's accommodation, on the other hand, emerges as the category of least concern among respondents, attracting 17% of respondents (61).

Of the user-proposed answers to the question, a wide variety of different issues were selected. Those listed multiple times by different respondents include greater public services (10), encouraging a greater distribution of new housing around Tamworth generally and/or encouraging new building on rural land (5), and Security/Crime (3).

6. In what neighbourhood-type do you live in?

Would you like to provide any comments about where you live and/or your choice above?

What are the three main things that you like about the neighbourhood where you live?

38% of respondents reside in an area built in the second half of the 20th century (134), followed by 25% in a post 2000 subdivision (88), 15% in an older area, 12% on a rural residential lot, and 9% on a rural property, while 2 responded 'None of the above'.

User comments generally revolved around three major themes. Firstly, that the cost of housing in Tamworth, especially rentals, is increasingly prohibitive. Secondly, that crime is a major concern for residents. Thirdly, a significant number of respondents located beyond the urban area emphasised the quiet, country lifestyle as the primary reason for either choosing the area, or else being the greatest feature of living in that area. Residents similarly expressed a desire to see the character of East Tamworth preserved, while concerned that the expansion of housing had outstripped, or is about to outstrip, the capacity of local infrastructure.

Similarly, in response to the question of the three main things liked about the area, the most commonly valued qualities were 'Quiet', 'Open space', 'Safe' and 'Community', as well as 'Convenience'. Residents of Manilla in particular valued the strength and manageable size of the local community. Aesthetics featured frequently, especially in praise for the architecture and urban design of East Tamworth.

7. Does your current residence suit your needs?

If not, what limitations have you encountered? (i.e. affordability, availability, school zoning etc).

The vast majority of respondents (83%) were satisfied that their current residence suits their needs. Of the 17% who responded in the negative, by far the most commonly cited limitation was 'affordability' and connected issues, such as the need for a larger home in light of an expanding family. The quality of infrastructure and school zoning also feature multiple times.

8. Do you think more dwellings should be constructed within Tamworth City, or elsewhere in the Council area so that more people can live here?

67% of respondents answered positively that more dwellings should be constructed within Tamworth City or elsewhere in the Council area (241). The comments of those who answered 'No' (56) almost unanimously expressed concern at the ability of existing infrastructure to cope, and the current situation of congested living in the city.

If yes, where do you think these new dwellings should be built?

Of those who answered 'Yes', responses were fairly evenly split between the listed options, with many respondents choosing multiple options (***Note: The multiple options are reflected in the % calculations, which will not total 100%***).

42% agreed with 'Allowing for the development of more rural residential type of developments close to Tamworth' (149), 42% with 'Subdivide new areas of land on the outskirts of Tamworth' (148), 39% with 'On vacant allotments in the existing areas' (136), 36% with 'Redevelopment in or near the Tamworth CBD area' (126), 34% with 'By conversion of brownfield sites' (118), 29% with 'In areas of town with old houses following demolition of an existing old house' (102)

and 29% with 'As additional dwellings on existing larger blocks through the construction of duplexes and/or secondary dwellings' (101).

User comments again identified concern at infrastructure to support such new dwellings, and at the loss of either attractive or productive land in the process.

9. What sort of dwellings do you think would be best to build?

Similarly, responses were divided on the kind of dwellings that would be best to build. Of the 349 respondents to this question, the only answer to garner a majority was 'Single dwelling on its own', while 47% answered 'Adding a second smaller dwelling' or 'Apartment buildings' (164 each), 38% 'Large lot residential development' (134) or 'Medium density style developments' (131), 33% 'Rural residential' (116) and 21% 'Hobby Farms' (74). Among the comments provided to this question, recurring themes were concerns that new dwellings would be too small, lack diversity in appeal to different potential buyers/tenants, or again outstrip infrastructure capacity. One respondent pointed out the absence of retirement village style development in the listed categories, given the ageing population.

10. What do you see as the main benefits of the development types you identified?

The principal benefits of the development types identified by respondents generally fall into the following categories - suitability of development to the context of Tamworth, discouraging overpopulation, tackling the affordability crisis, encouraging more 'family-friendly' neighbourhoods in the city, sustainability and accessibility.

11. What do you see as the three most threatening things about future development?

In identifying three threats, water security was listed first by a significant number of respondents and is evidently a major concern across the Tamworth Region.

Recurring themes for the most threatening things about future development frequently highlighted overpopulation, inadequate infrastructure, development which negatively impacts quality of life, unplanned and uncontrolled urban sprawl, and the loss of green areas.

12. How comfortable would you be with having more community / social housing in your neighbourhood?

On the possible construction of more community/social housing in the neighbourhood, enthusiasm fluctuated wildly even with the same locality. While there was far from unanimous consensus, generally speaking this enthusiasm was weakest in East Tamworth, moderate to strong in South Tamworth, Oxley Vale, Kootingal and Manilla, and quite evenly split in Calala and Hillvue.

If you are not extremely comfortable about these types of housing, what measures (if any) could be taken to make you more comfortable?

In terms of alleviating resident concerns at the construction of such housing, respondents expressed a common wish that security issues be taken into consideration by the Council, with many urging that such housing not be densely concentrated and that it be distributed across a far larger area. Otherwise, many respondents requested that such areas be well-lit, with ample coverage of security cameras along with a more robust police presence.

13. What is your age?

The respondents to the survey exhibited a largely typical spread across adult age groups:

- Under 18: 0
- 18-24: 5% (16)
- 25-34: 18% (62)
- 35-44: 24% (83)
- 45-54: 20% (69)
- 55-64: 19% (67)
- 65 and over: 15% (54)

14. Gender - Are you?

Unlike with the age groups, the gender split was skewed towards Male - 63% of respondents, compared to 30% female and 7% declaring no gender.

15. What best describes your household type?

Many respondents, 43%, listed their household type as 'Family with children' (151), while a further 31% listing 'Couple without children' (108), 15% 'Single person' (51) and 3% 'Share house' (11). Of those who responded 'Other', the most common type was a variant of 'Single parent', at 3% (11).

16. What best describes your main activity?

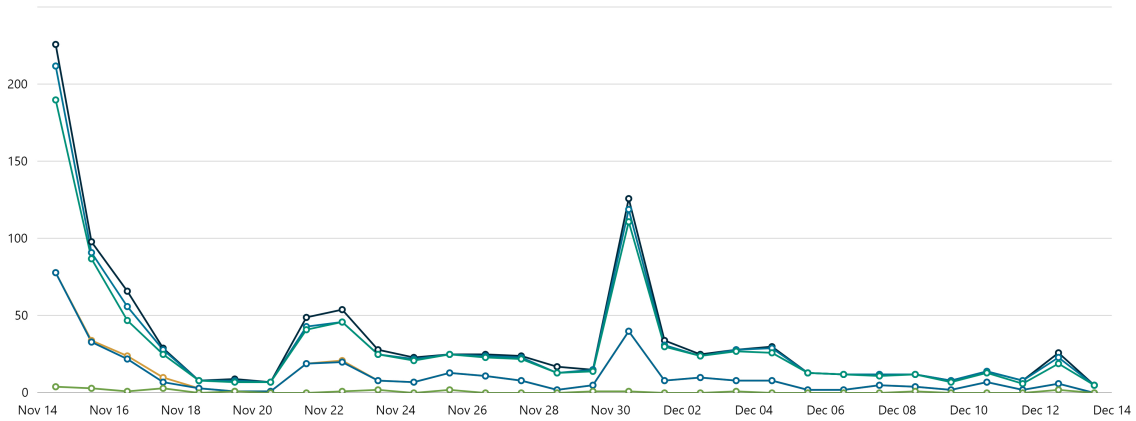
The majority of respondents, 57%, described their main activity as 'Employee' (201), with the next most common being the 17% who marked 'Business owner/operators' (58), 15% 'Retired' (54), 5% 'Not in paid workforce or study', and 1% 'Student'. Of the 17 respondents who described their main activity under 'Other', a plurality listed 'Carer'. A caveat to bear in mind with this data is that since 95% of all respondents were aged 25 and over, the total of students listed is almost certainly unrepresentative of the true demographics of Tamworth.

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My TRC Online Community

Report Type: Project
Project Name: Have Your Say on future housing needs in the region
Date Range: 14-11-2023 - 13-12-2023
Exported: 13-12-2023 13:16:00

Performance Summary
Information regarding key visitation and utilisation metrics for your Site or projects.



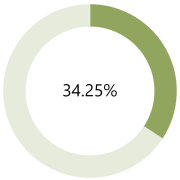
1,056 Views	984 Visits	862 Visitors	349 Contributions	332 Contributors	23 Followers

Views - The number of times a Visitor views any page on a Site.
Visits - The number of end-user sessions associated with a single Visitor.
Visitors - The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.
Contributions - The total number of responses or feedback collected through the participation tools.
Contributors - The unique number of Visitors who have left feedback or Contributions on a Site through the participation tools.
Followers - The number of Visitors who have 'subscribed' to a project using the 'Follow' button.

Conversions

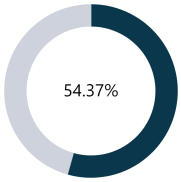
Information regarding how well your engagement websites converted Visitors to perform defined key actions.

Feedback



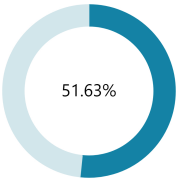
Percentage of visits where at least **1 contribution** was made.

Attention



Percentage of visits that lasted at least **1 active minute**.

Actions



Percentage of visits where at least **2 actions** were performed.

Participation

Information regarding how people have participated in your projects and activities.

Contributions by Activity
Contributions by Activity is a breakdown of contributions across each tool

Activity	Contributions	%
Form	349	100%

Top Activities
Top Activities is the top 5 tools that received the highest contributions

Activity	Page Name	Contributions	Contributors
Form	Have Your Say on future housing needs in the region	349	332

Projects

The current number and status of your Site's projects (e.g. engagement websites)

Engagement Time

3	15	57
Days	Hours	Minutes

Nov 14th 2023	Tuesday
Peak Visitation Date	Peak Visitation Day

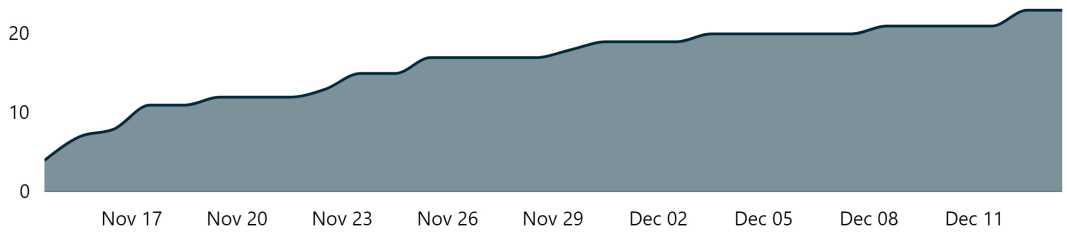
Top Visited Pages
Summary information for the top five most visited Pages.

Page Name	Visitation %	Visits	Visitors
Have Your Say on future housing needs in the region	100%	979	858

People

Information regarding who has participated in your projects and activities.

Follower Activity
Information regarding the activity of registered Members who have 'followed' or subscribed to one or more projects.



23 Total Followers	23 New Followers	23 Total Follows	23 New Follows

Total Followers - The number of unique Members who have 'followed' at least one project.
New Followers - The number of new unique Members who have 'followed' at least one project within the specified reporting date range.
Total Follows - The number of total 'follows' performed by all Followers across all projects. Each Follower may record multiple Follows.
New Follows - The number of new total 'follows' performed by all Members across all projects within the specified reporting date range.

Visitor Profile
Visitor Profile is a comparison between new visitor and returning over the selected period



First Time - The number of Visitors that are visiting a Site for the first time within the reporting date range.
Returning - The number of Visitors that have made more than one Visit to a Site within the reporting date range.

Acquisition

Information regarding the method by which Visitors arrived to your Site or projects.

Referral Types
Referral traffic is the segment of traffic that arrives on your website through another source, like through a link on another domain.



Direct - Visitors who have arrived at a Site by entering the exact web address or URL of the page.
Search Engine - Visitors who have arrived at a Site via a search engine. Such as Google, Yahoo, etc.
Websites - Visitors who have arrived at the Site after clicking a link located on an external website.
Social Media - Visitors who have arrived at a Site by clicking a link from a known social media site such as Facebook, X, LinkedIn, etc.
Campaigns - Visitors who have arrived through a campaign (using a UTM). See your email campaign report for more details on campaigns sent from this platform.

Downloads

Information regarding your downloads, the total set of unique documents downloaded, total downloads of all files, and your top downloads.

1
Total Documents

1
Total Downloads

Top Downloads
Top file downloads in your selection, ordered by the number of downloads.

File Title	File Type	Downloads
Houses.jpg	JPG	1

Email Campaigns

Information regarding your email campaigns, your total campaigns, the total number of recipients, and your top campaigns by click-through rate (clicks as a percentage of total recipients).

1
Email Campaigns Sent

672
Total Recipients

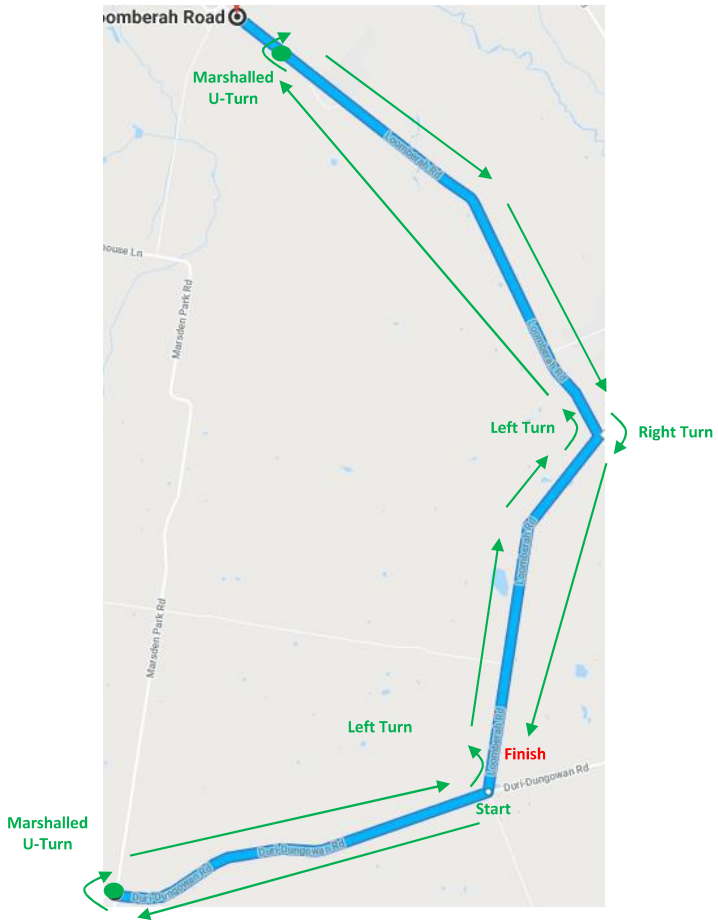
18.01%
Click-through Rate

Top Campaigns
Top email campaigns that have activity in your selection, ordered by click-through rate (clicks as a percentage of total recipients).

Campaign Name	Recipients	Clicks	Click-through Rate
Have Your Say on future housing needs in the region	672	121	18.01%

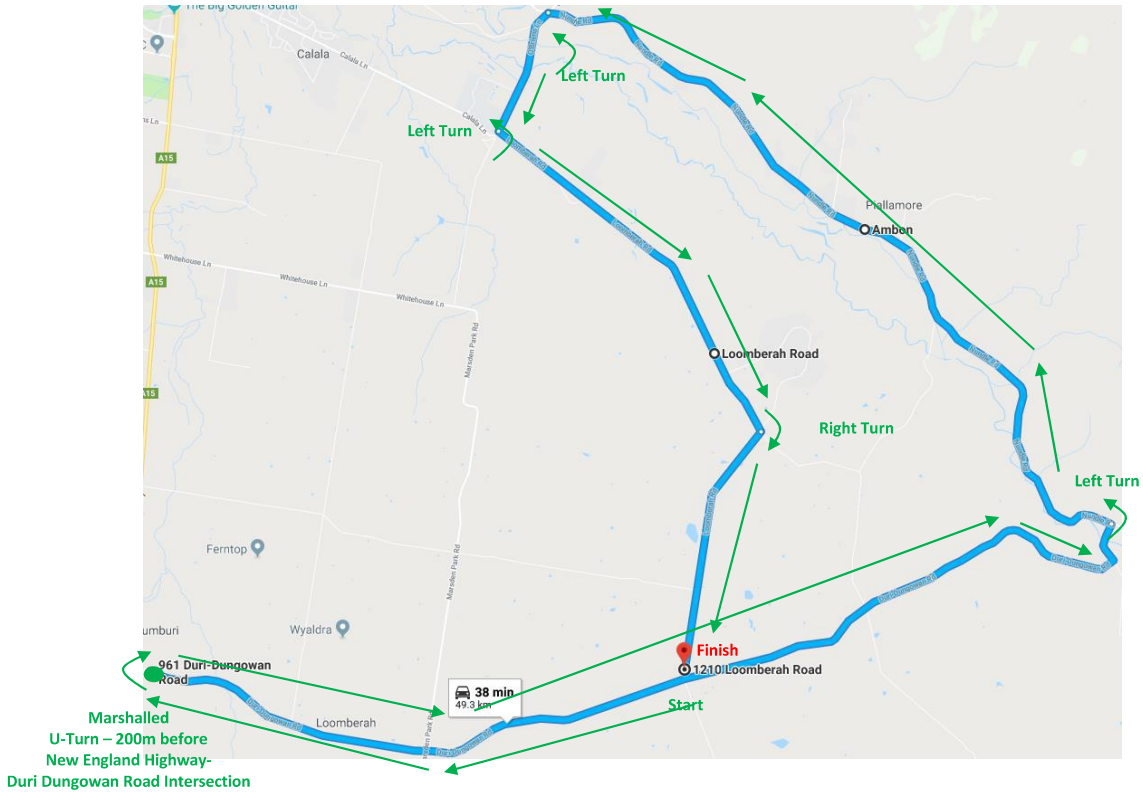
Appendix 1 – Race Routes

Course 1 - Loomberah Club Race Circuit (Normal)



Course 2 - Loomberah - Alternative Long Circuit 60km

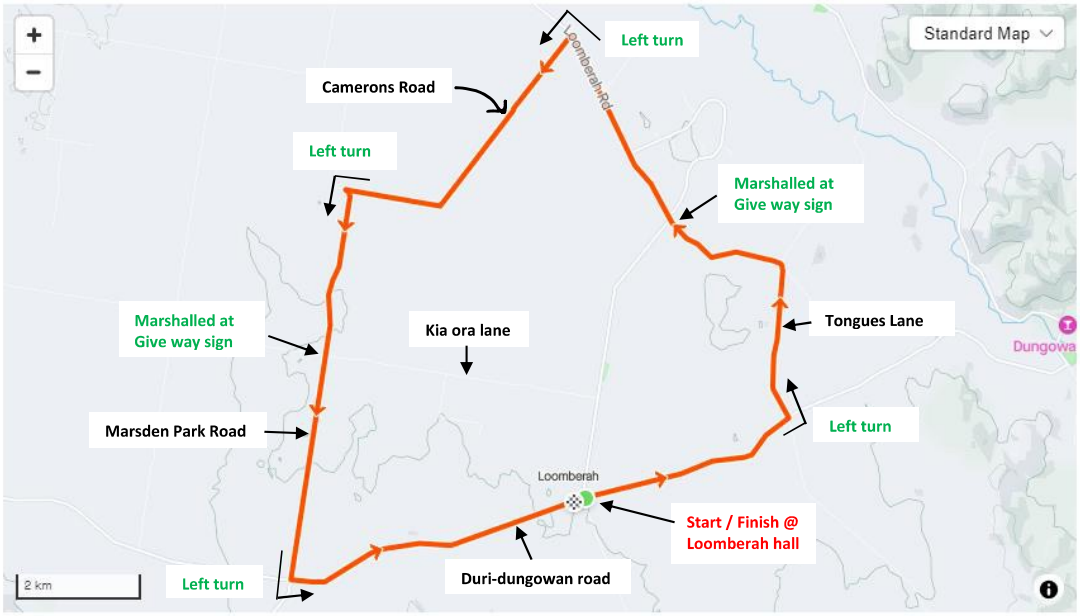
Start / Finish - Adjacent Loomberah Hall



Course 3 – Loomberah – Gravel circuit 28km

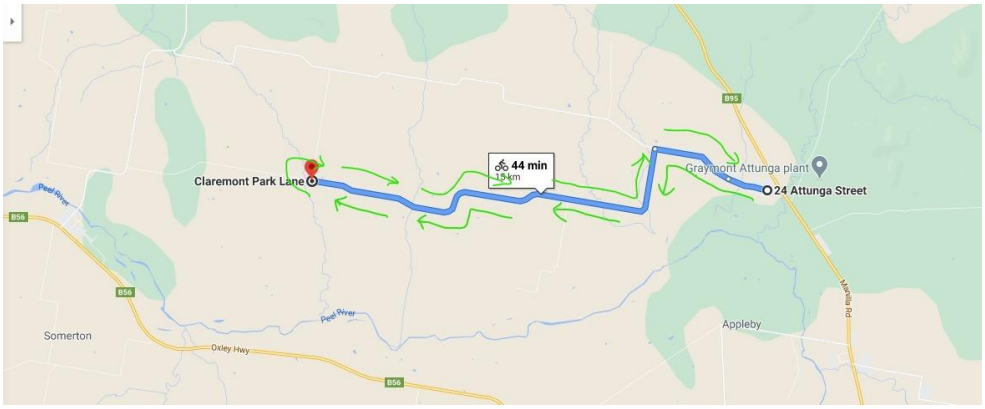
Start / Finish - Adjacent Loomberah Hall

Route and Elevation



Course 4 – Attunga – Normal Circuit (Out and Back 30km Course)

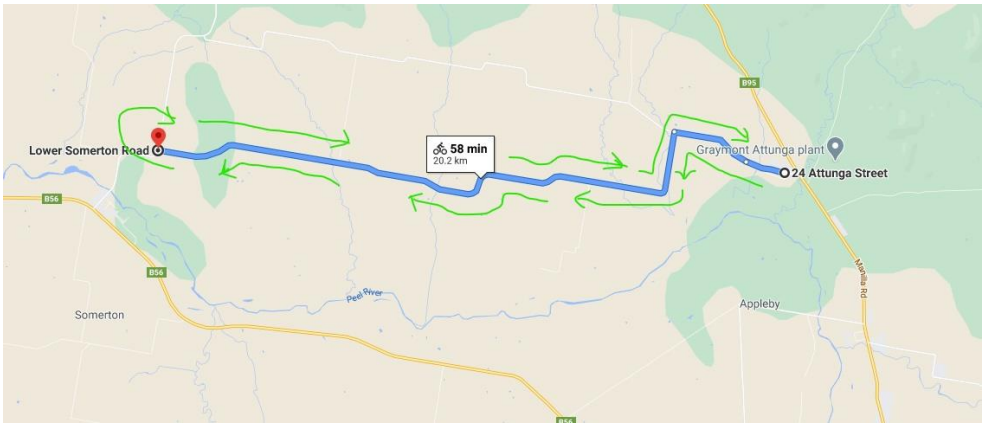
Start / Finish - Adjacent Attunga Hall, 24 Attunga Street, Attunga



Marshalled U-Turn at Intersection of Lower Somerton Rd and Claremont Park Lane.

Course 5 – Attunga – Alternate Circuit (Out and Back 40km Course)

Start / Finish - Adjacent Attunga Hall, 24 Attunga Street, Attunga



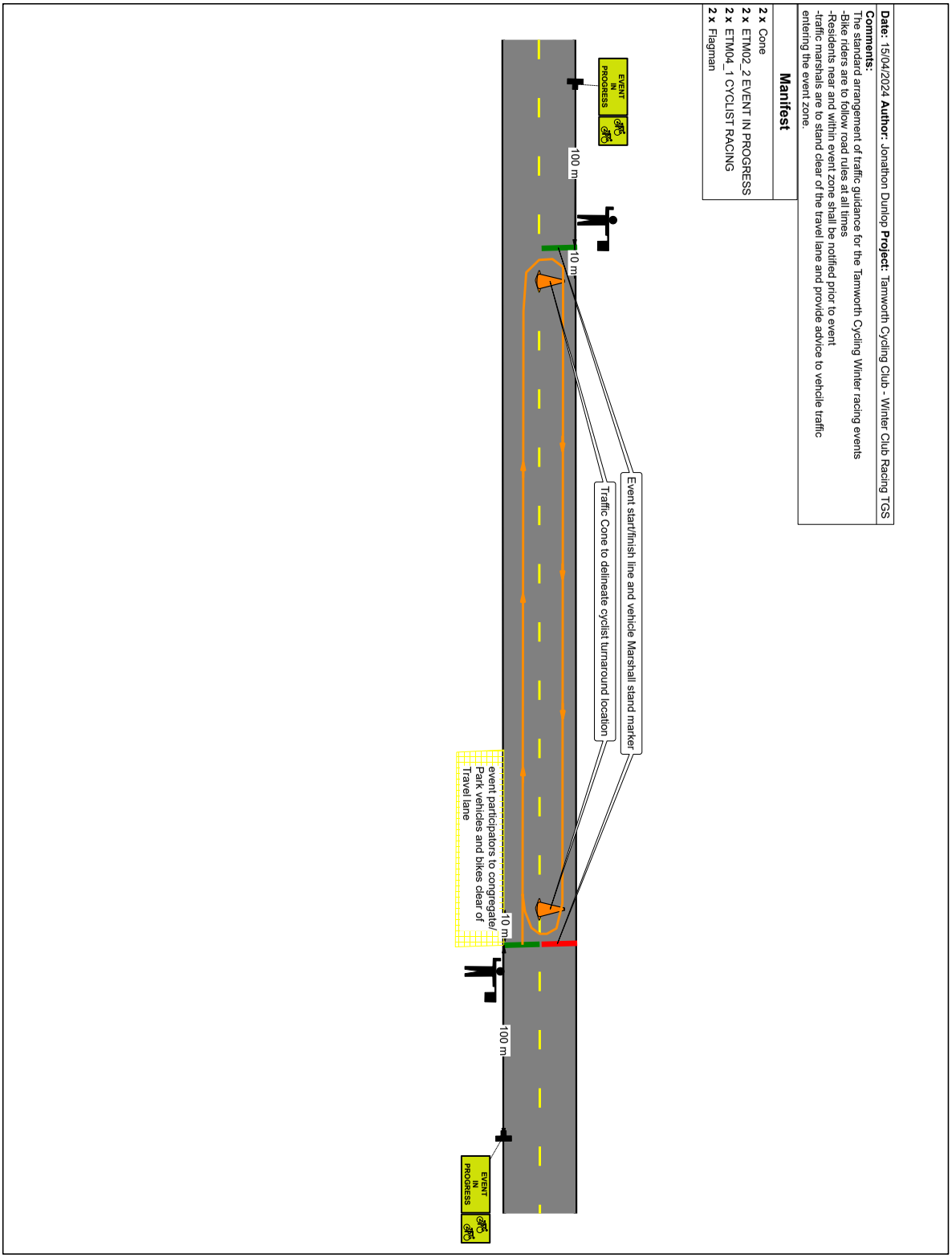
Marshalled U-Turn at (western) Intersection of Lower Somerton Rd and upper Somerton Rd.

Date: 15/04/2024 **Author:** Jonathon Dunlop **Project:** Tamworth Cycling Club - Winter Club Racing TGS

Comments:
The standard arrangement of traffic guidance for the Tamworth Cycling Winter racing events
-Bike riders are to follow road rules at all times
-Residents near and within event zone shall be notified prior to event
-traffic marshals are to stand clear of the travel lane and provide advice to vehicle traffic entering the event zone.

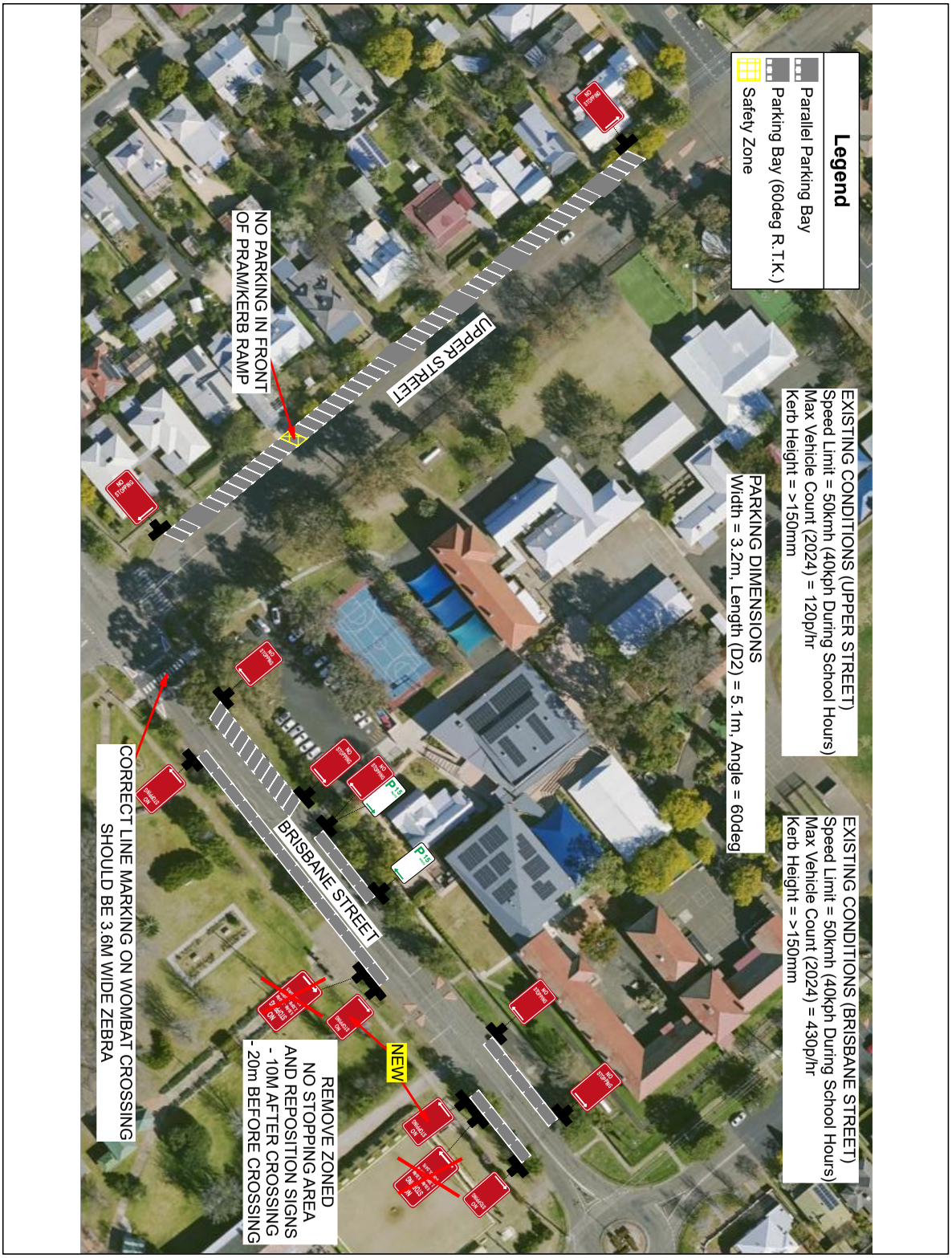
Manifest

2 x Cone
2 x ETM02_2 EVENT IN PROGRESS
2 x ETM04_1 CYCLIST RACING
2 x Flagman

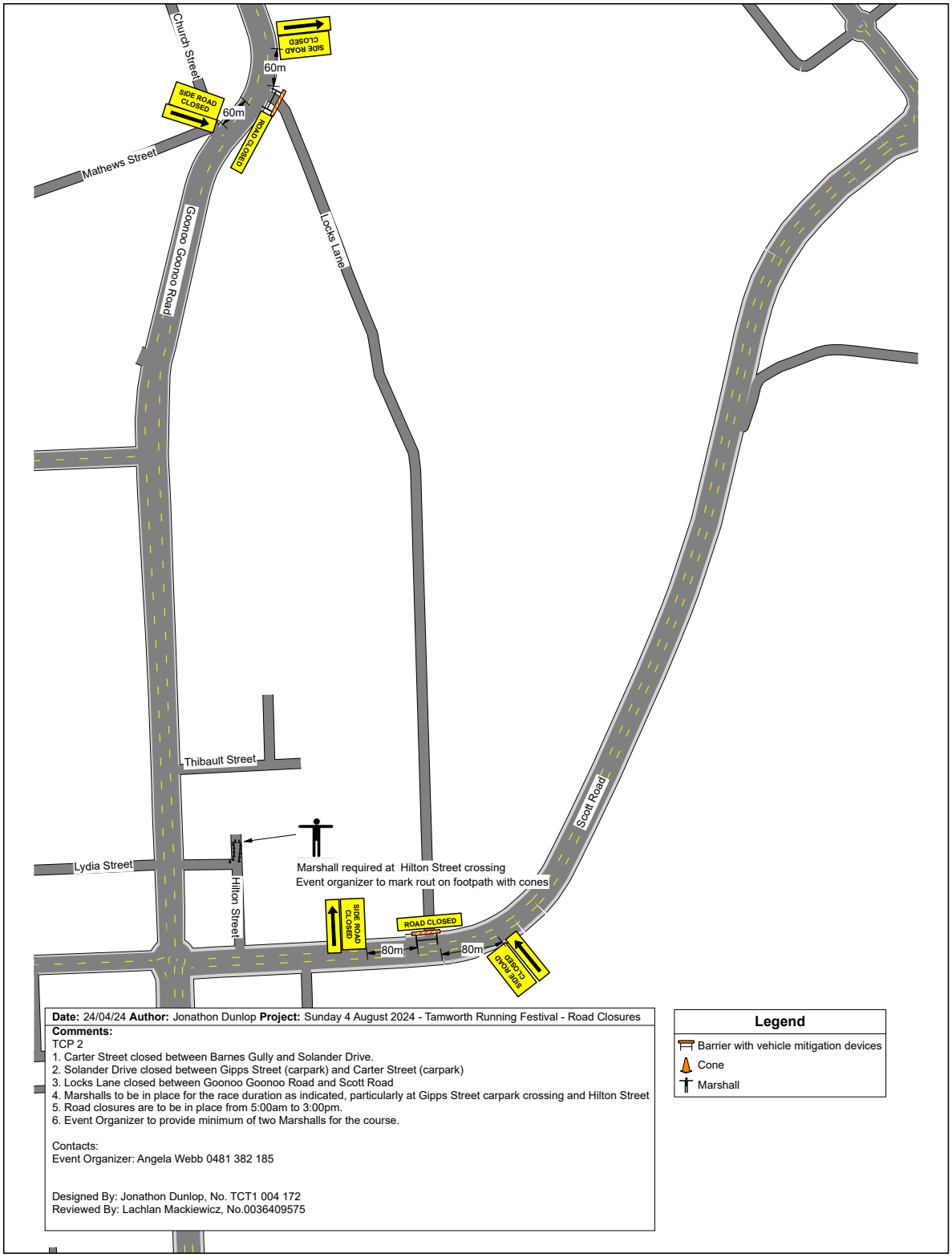


www.invarion.com

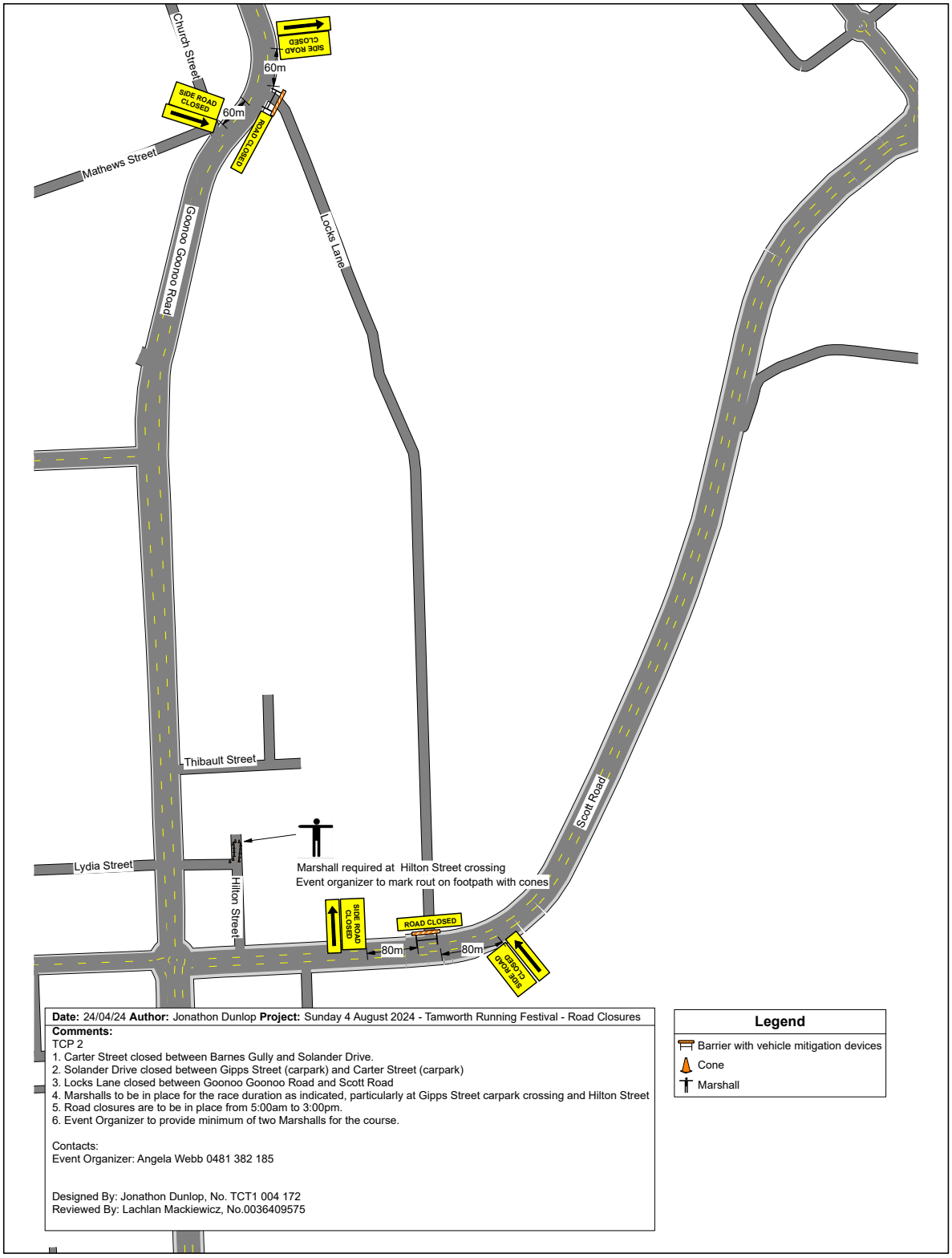

KERB RAMP
1P
3.2 m
2.8 m
3.2 m
BOLLARD
MOTORCYCLE PARKING ONLY
MOTORCYCLE PARKING ONLY
3m
2m
www.invarion.com

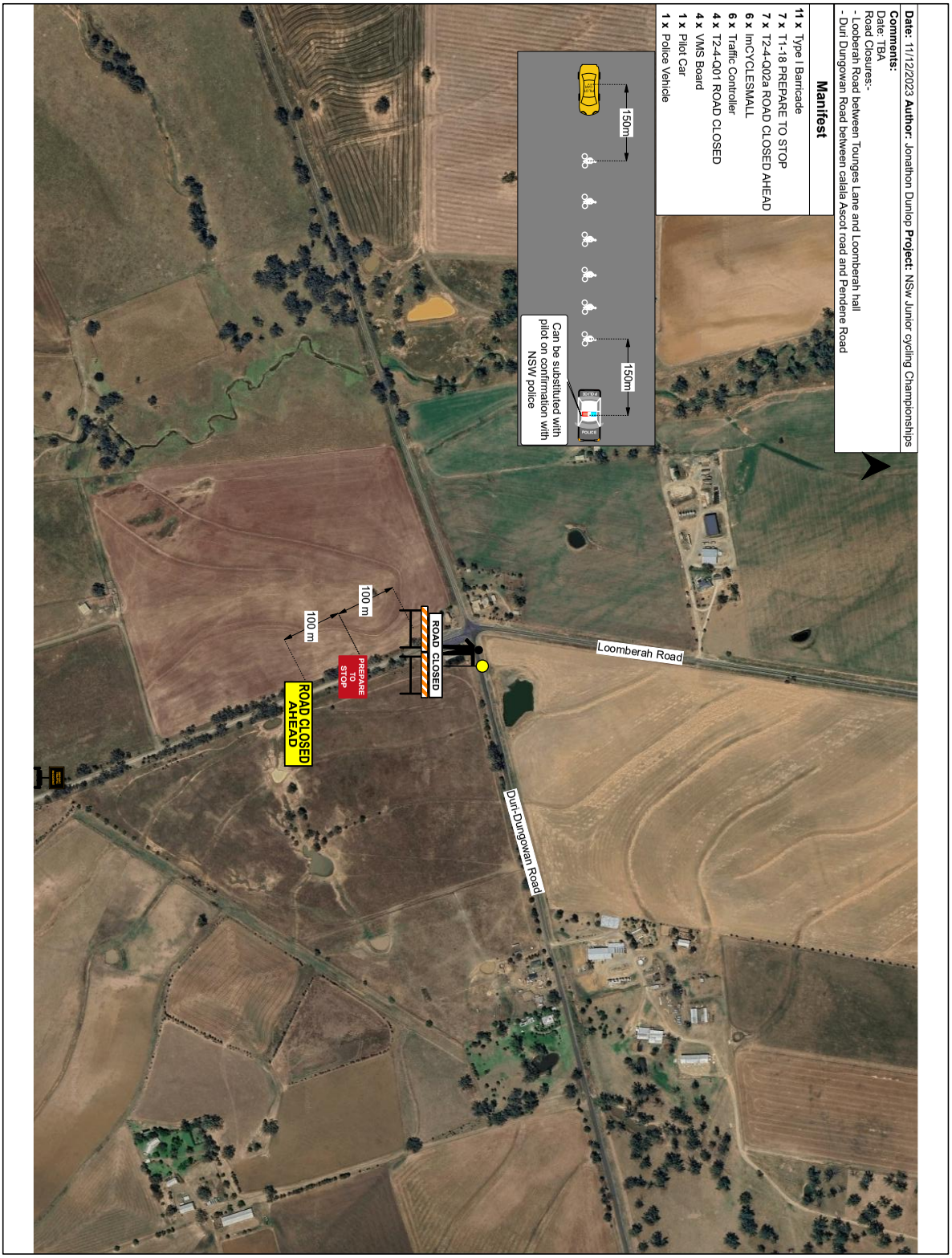

Legend
Parallel Parking Bay
Parking Bay (60deg R.T.K.)
Safety Zone
EXISTING CONDITIONS (UPPER STREET)
Speed Limit = 50kmh (40kph During School Hours)
Max Vehicle Count (2024) = 120p/hr
Kerb Height = >150mm
PARKING DIMENSIONS
Width = 3.2m, Length (D2) = 5.1m, Angle = 60deg
EXISTING CONDITIONS (BRISBANE STREET)
Speed Limit = 50kmh (40kph During School Hours)
Max Vehicle Count (2024) = 430p/hr
Kerb Height = >150mm
UPPER STREET
BRISBANE STREET
NO PARKING IN FRONT OF PRAM/KERB RAMP
CORRECT LINE MARKING ON WOMBAT CROSSING SHOULD BE 3.6M WIDE ZEBRA
NEW
REMOVE ZONED NO STOPPING AREA AND REPOSITION SIGNS - 10M AFTER CROSSING - 20m BEFORE CROSSING
www.invarion.com

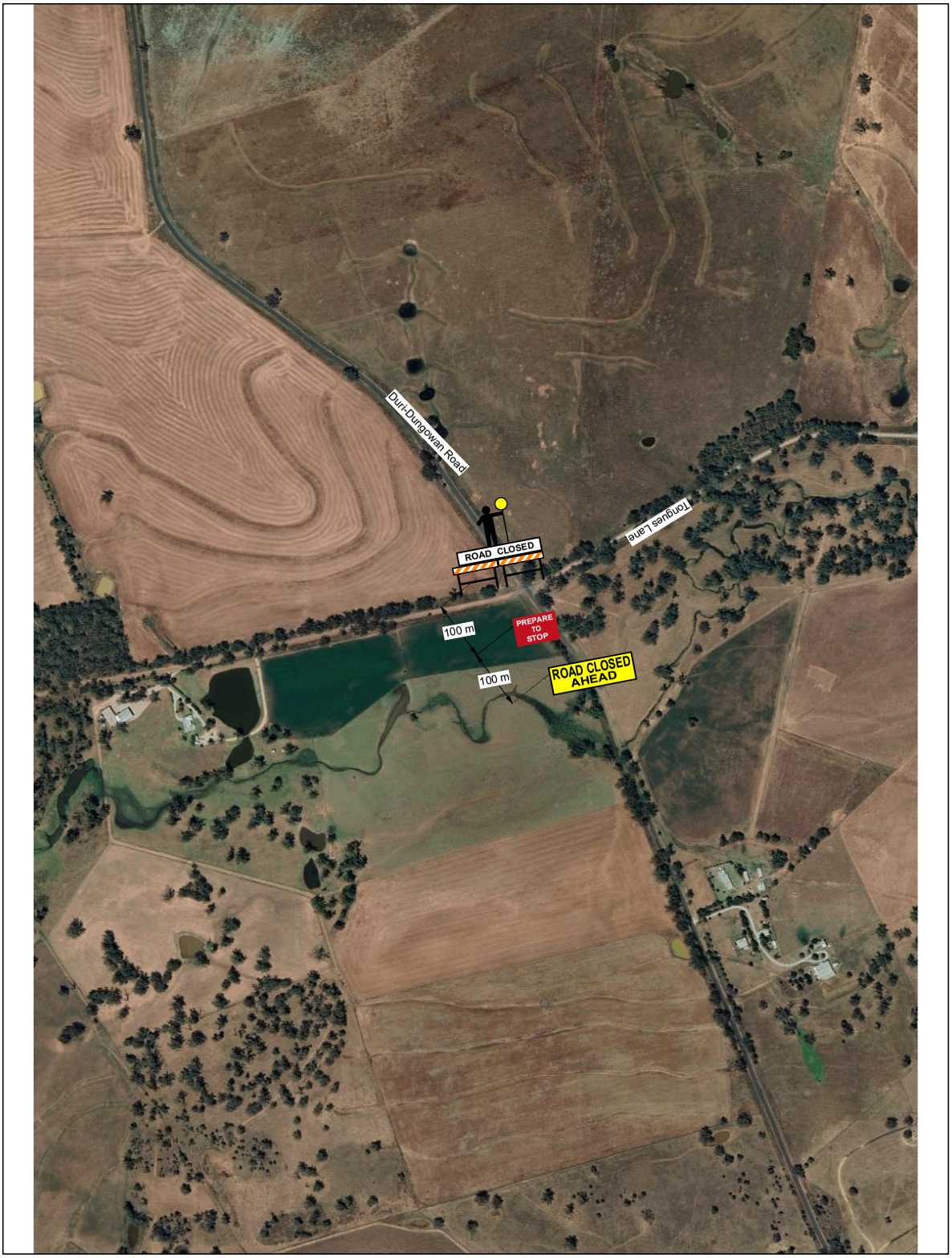
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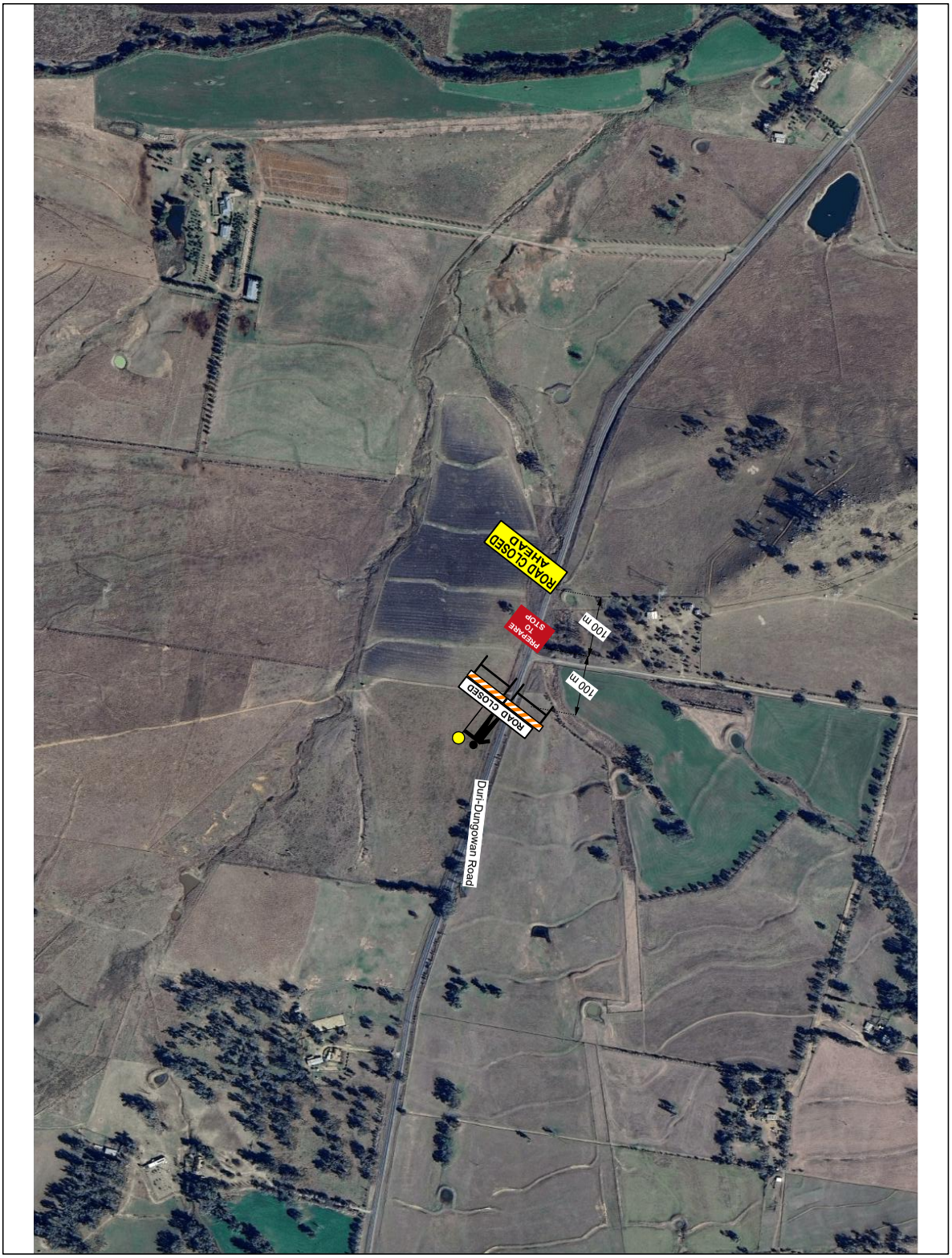

Date: 11/12/2023 Author: Jonathon Dunlop Project: NSw Junior cycling Championships
Comments:
Date: TBA
Road Closures:-
- Looberah Road between Tounges Lane and Loomberah hall
- Duri Dungowan Road between calala Ascot road and Pendene Road
Manifest
11 x Type I Barricade
7 x T1-18 PREPARE TO STOP
7 x T2-4-002a ROAD CLOSED AHEAD
6 x ImCYCLESMALL
6 x Traffic Controller
4 x T2-4-001 ROAD CLOSED
4 x VMS Board
1 x Pilot Car
1 x Police Vehicle
150m
150m
Can be substituted with pilot on confirmation with NSW police
POLICE
100 m
100 m
ROAD CLOSED
PREPARE TO STOP
ROAD CLOSED AHEAD
Loomberah Road
Duri-Dungowan Road
www.invarion.com

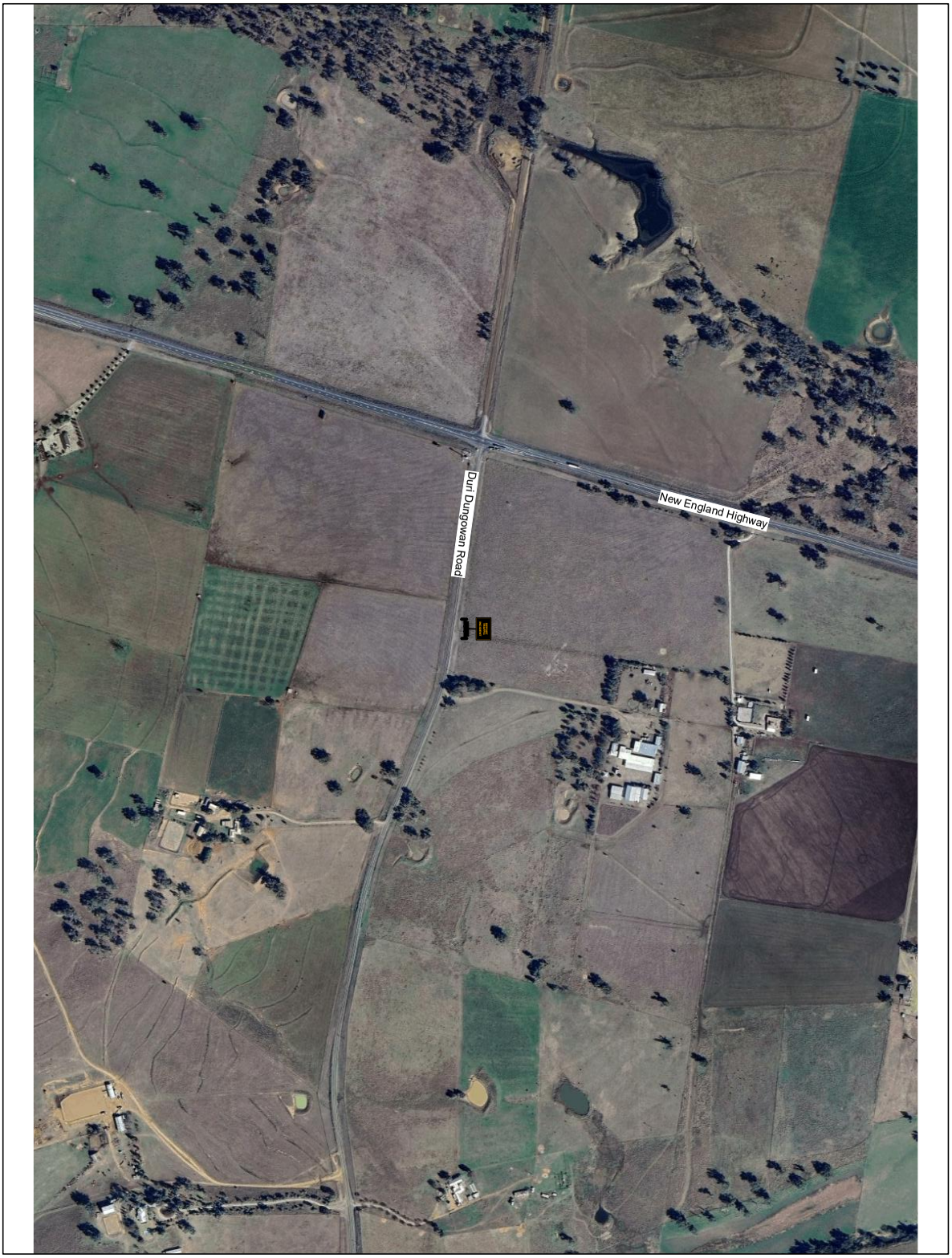

Dunn-Dungowan Road
Tonques Lane
ROAD CLOSED
100 m
PREPARE TO STOP
100 m
ROAD CLOSED AHEAD
www.invarion.com

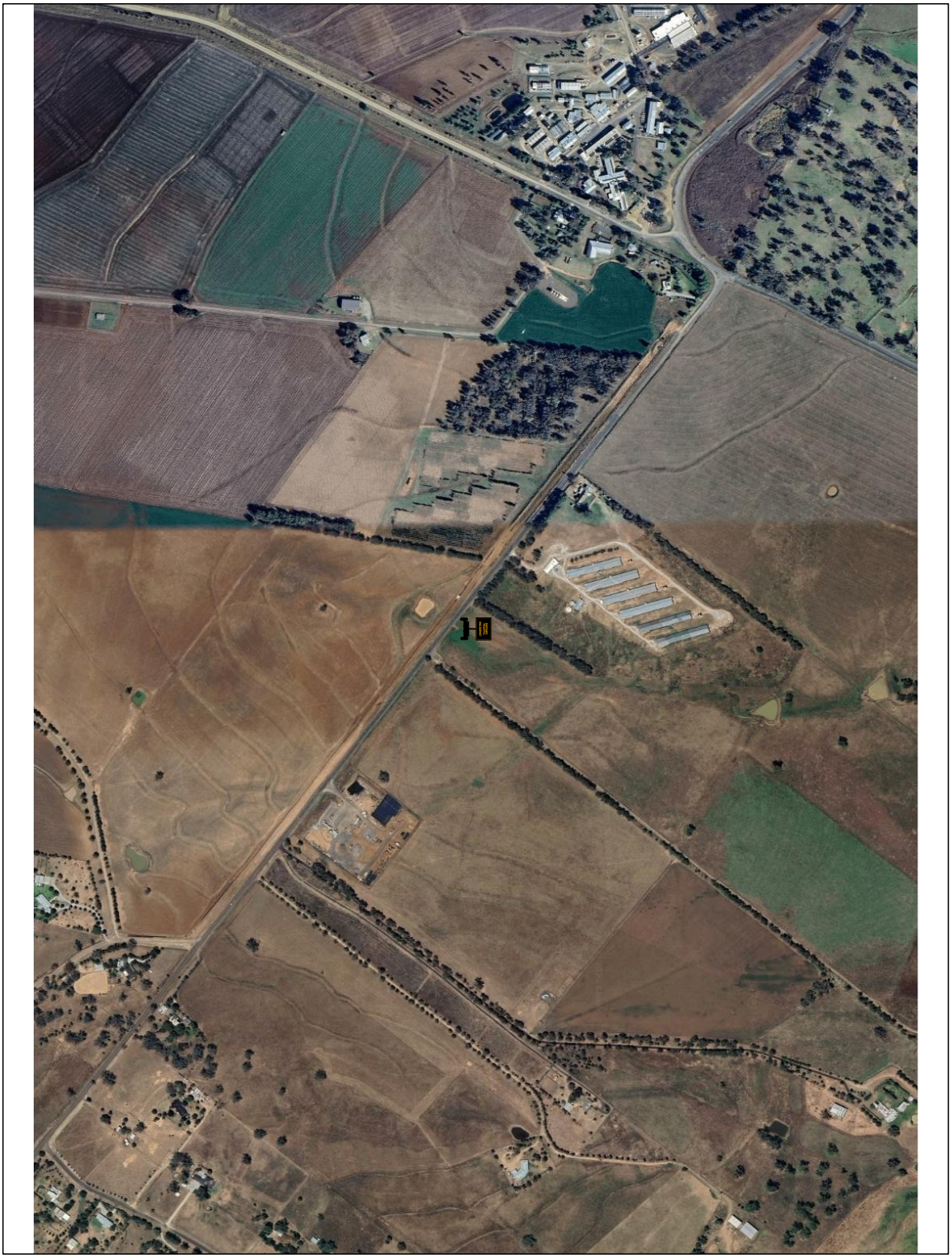

Loombarah Road
ROAD CLOSED
PREPARE STOP
100 m
100 m
ROAD CLOSED AHEAD
www.invarion.com


Nundle Road
www.invarion.com


ROAD CLOSED AHEAD
PREPARE TO STOP
100 m
100 m
PREPARE TO STOP
ROAD CLOSED AHEAD
Marsden Park road
100 m
100 m
Dural-Dungowan Road
www.invarion.com

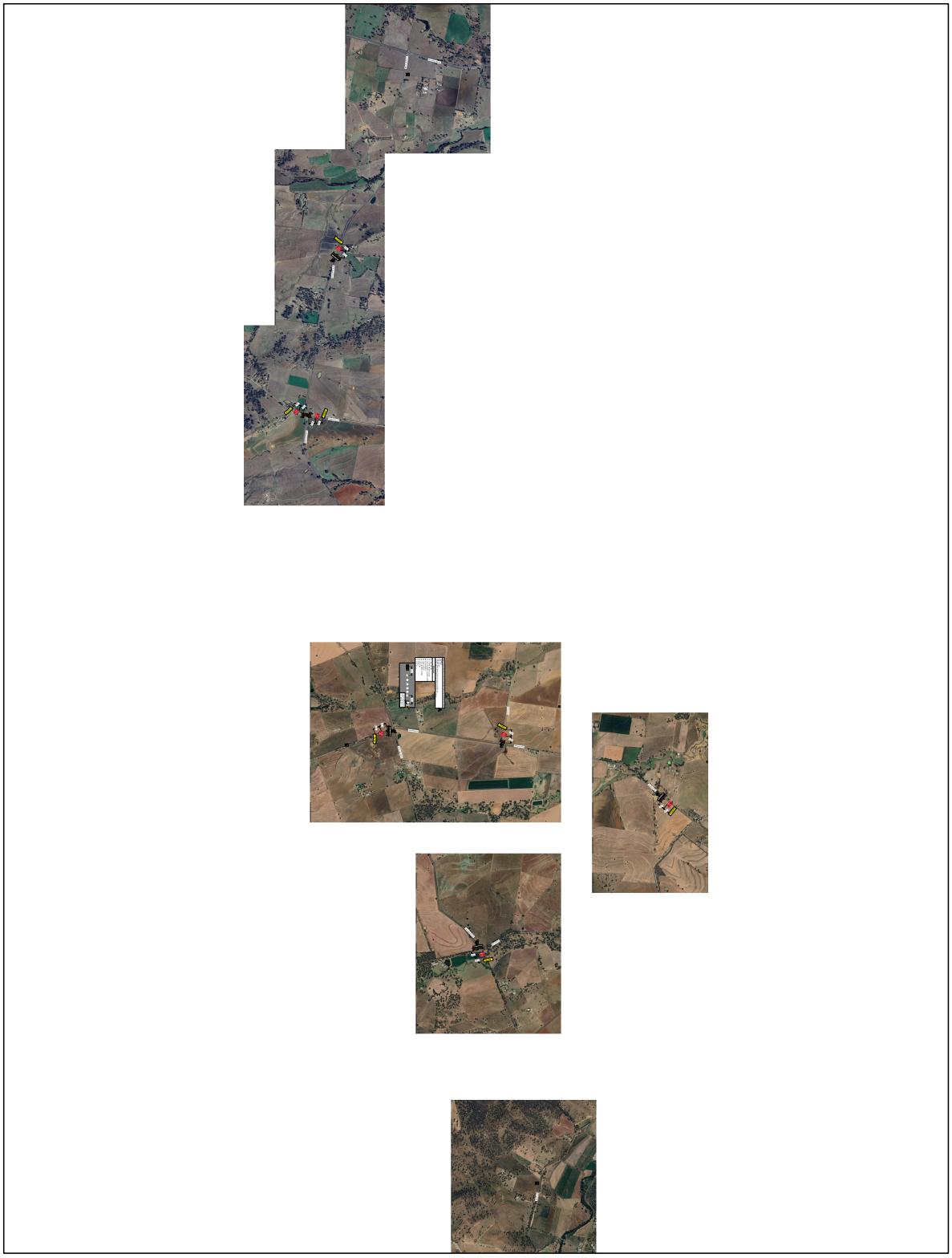

ROAD CLOSED AHEAD
PREPARE TO STOP
100 m
100 m
ROAD CLOSED
Durr-Dungowan Road
www.invarion.com


New England Highway
Dun Dungowan Road
www.invarion.com



www.invarion.com


Kia Ora Lane
ROAD CLOSED AHEAD
PREPARE TO STOP
100 m
100 m
Loomberah Road
www.invarion.com



www.invarion.com

Tamworth Regional Council Staff Policy

ELECTRIC VEHICLE CHARGING ON PUBLIC LAND POLICY

1. PURPOSE

1.1 The purpose of this Policy is to provide criteria for the provision, installation, management, maintenance, and removal of EV charging stations on public land in the Tamworth Regional Council Local Government Area (LGA). The Policy outlines the principles for planning EV charging infrastructure on public land and to support the selection of the correct type of infrastructure at the right location.

This policy does not apply to the provision of EV charging stations on private land. Council does not preference provision of EV charging stations on public land over private land.

Context

Council has adopted an Electric Vehicle Strategy. The purposes of this policy is to help implement relevant parts if this strategy.

2. COMMENCEMENT OF THE POLICY

2.1 This Policy will commence from (month) 2024.

3. APPLICATION OF THE POLICY

3.1 This Policy applies where it is considered that provision of EV charging infrastructure on public land is in the public interest.

4. SITE SELECTION CRITERIA

4.1 The site selection criteria are as follows:

- existing public carparking spaces only within established carparks;
- the electricity supply infrastructure capacity of the existing electrical supply network is suitable or can be reasonably upgraded at no cost to Council;
- the land is located within reasonable walking distance of public amenities and shops (CBD, as well as north, south, east, west Tamworth centres), village centres, tourism location; or suitable highway locations where ultra-fast charging is used;
- the land has a reasonable connection to the wider road network;
- the land is not constrained by flooding, relevant environmental factors or future development(s) identified in Council's various strategic plans;
- the facility will not adversely impact upon the amenity of the surrounding development or the public domain;
- the facility is open for vehicular and pedestrian access at all times day and night;
- the facility is compliant with relevant Australian standards and road design guidelines; and
- appropriate risk assessment of the site is completed by the service provider, with the outcome showing charging station software is located a safe distance away from hazards
- Council has limit of 12 EV charging points in public carparks in the Tamworth CBD*

4.2 Permission granted by Council for the provision of a charging station on Council land will not preclude Council from allowing other providers, including Council, to offer charging facilities on nearby land or through the use of 'Smart Poles' or similar infrastructure, with or without charging fees to end users.

5. EV CHARGING DESIGN REQUIREMENTS

5.1 Visibility and Identification

- the Facility and all ancillary infrastructure shall be visible and accessible for users to find;

- all EV parking bays shall be labelled 'EV Charging Only' (or similar) painted on the sealed surface;
- integration of a mobile app accessible via apple and android smart devices;
- appropriate signage to mark that the charging bays are for EV charging only, if an EV car parked and not charging or a non-EV/Plug in Hybrid car is parked in a charging bay, the driver can incur a fine;
- adequate lighting available in the carpark to read associated signs, see all charging equipment and charging inlet on vehicles, as well as all instructions on the charging infrastructure; and
- promotion of tobacco, alcohol and gambling and related industries is not permitted on any advertising infrastructure related to the EV charging station. The use of such advertising by any provider is to be disclosed to Council in the initial application process. Any advertising that may be approved is to be undertaken in accordance with the Outdoor Media Association Code of Ethics. Separate Planning approvals may be required for advertising.

5.2 Parking Configuration

- all aspects of EV charging bays are to be designed in accordance with the relevant Australian standards and current industry best practice;
- all EV parking bay pavements shall be constructed to council specifications, including sealing, kerb and guttering, pram ramps, signage and line marking, as required by council;
- preference to be given to providers that include charging bays that are compliant with the Disability discrimination act 1992 which includes compliance with current standards for access (AS2890.5/2890.6); and
- preference will be given to the provision of EV charging infrastructure at a minimum, of two related (e.g., adjoining/ adjacent) carparking spaces in any given location

The loss of existing parking spaces shall be minimised where practicably possible

5.3 Charging Technology

Council's objective is to facilitate the provision of EV charging infrastructure in an efficient, inclusive and accessible manner. All EV charging stations on public land in the Council area are to provide fast charging capabilities.

The installation of EV charging on public land shall be consistent with the state government policy Future Transport 2056 - NSW ELECTRIC AND HYBRID VEHICLE PLAN and current industry practices and at a minimum include:

- consistent standards for charging connections based on European CCS2 and CHAdeMO for DC fast chargers, and Type 2 for AC charging;
- preference for connected and smart chargers, to allow the most efficient energy use for both consumers and network operators;
- preference for all EV charging infrastructure to have a minimum input power capacity of 50kw; and
- where possible the charging cable shall have the capacity to reach all points of the carparking space, to cater for EVs with front, rear or side charging points. Cables should not be a hazard for pedestrians or other vehicles at any given time.

5.4 Energy Source

Preference will be given to charging stations that use renewable energy to supply the charging station, through onsite solar and battery backup, green power or a renewable power purchase agreement.

6. LEASING ARRANGEMENTS

6.1 Terms of Lease/ License

- any provision of EV charging stations on public land will be subject to licensing / leasing arrangements drafted by the provider, or similar, and agreed between the provider and Council;
    - This lease agreement will be for a term of 5 years, with an option to extend by a further 5 years at Council's discretion, with an option to agree to the extension at the beginning of the contract where there is a large upfront cost to the provider for the upgrade of a transformer, substation or similar;

- creating EV charging locations on public land results in loss of existing parking infrastructure. Compensation in the form of a once off upfront fee per carpark will be required;
- the upfront fee for CBD public carparking spaces will be 5% of the rate detailed in *Council Fees and Charges – Tamworth Regional Council | Planning, Building and Development | Development Contributions | Tamworth Regional Section 94 (Direct) Contributions Plans 2013 | CBD Car Parking* as amended from time to time*;*
- The upfront fee only applies for the installation at a new location, additional parking bays including for disability access or at the commencement of the policy;
- in addition, a charge will be levied on an annual basis per carparking bay for all carpark spaces taken out of service for the purpose of EV charging provision or associated access. This charge will be as detailed in Council's Fee and Charges and updated from time to time. The amount of the annual fee is dependent on whether the chargers are located in the CBD or outside the CBD and will be included in Council's Annual Fees and Charges;
- Energy used by the EV charging station is at no cost to Council; and
- Provider must have current insurances in accordance with Council's insurance requirements.

6.2 Installation, maintenance, and removal

- the installation, maintenance and removal associated with the operation of any approved EV charging station is the responsibility and cost of the provider. This includes installation of ancillary infrastructure such as car parking spaces, signage, line marking, pavement marking, and the like, and the future reinstatement of the site;
- the provision of lighting is the responsibility of the provider, the lighting design must be agreed with Council prior to installation and removal;
- under the lease agreement the provider shall implement a maintenance schedule which includes regular inspections. All maintenance and works shall be carried out in a timely manner to avoid delays to service, with a requirement for providers offering 24/7 customer service based in Australia to be confirmed in the application submission;
- third party providers should produce and maintain relevant insurances and all other hazards relating to the facility should be considered by them and managed appropriately. Non-compliance with this provision may lead to the termination of any agreement between the provider and Council and may result in the forced removal of EV charging and ancillary infrastructure, at the cost and responsibility of the provider;
- the specific terms are to be determined as part of any license/lease arrangement, or similar;

- any damage created by the providers during installation, maintenance and removal of their equipment at the charging site and the surrounding area will be rectified at the expense of the providers; and
- In some instances the installation of an EV charging station will fall within the exempt development provisions of the NSW State Environmental Planning Policy (Transport and Infrastructure) 2021. However, a Development Application (DA) may still be required depending on the proposed location. It is the provider's responsibility to obtain any required consents or approvals, including an environmental assessment under Part 5 of the EP & A Act where required before carrying out the activity.

POLICY VERSION AND REVISION INFORMATION

Policy Authorised by: Paul Bennett Title: General Manager	Original issue: *******
Policy Maintained by: Bruce Logan Director Water and Waste	Current Version 1

TAMWORTH REGIONAL COUNCIL INVESTMENT REGISTER AS AT 30 APRIL 2024

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
CBA	A-1+	Held to Maturity	Term Deposit	23/06/2023	21/05/2024	333	5.57%	2,000,000
NAB	A-1+	Held to Maturity	Term Deposit	19/07/2023	4/06/2024	321	5.44%	2,000,000
NAB	A-1+	Held to Maturity	Term Deposit	28/06/2023	18/06/2024	356	5.53%	5,000,000
NAB	A-1+	Held to Maturity	Term Deposit	28/06/2023	25/06/2024	363	5.54%	5,000,000
NAB	A-1+	Held to Maturity	Term Deposit	19/07/2023	2/07/2024	349	5.45%	2,000,000
NAB	A-1+	Held to Maturity	Term Deposit	19/07/2023	9/07/2024	356	5.45%	2,000,000
CBA	AA-	Held to Maturity	Term Deposit	8/06/2022	16/07/2024	769	4.16%	5,000,000
NAB	AA-	Held to Maturity	Term Deposit	19/07/2023	30/07/2024	377	5.45%	3,000,000
NAB	AA-	Held to Maturity	Term Deposit	8/08/2023	13/08/2024	371	5.20%	4,000,000
CBA	A-1+	Held to Maturity	Term Deposit	17/08/2023	16/08/2024	365	5.55%	10,000,000
NAB	AA-	Held to Maturity	Term Deposit	8/08/2023	27/08/2024	385	5.23%	4,000,000
CBA	A-1+	Held to Maturity	Term Deposit	1/09/2023	30/08/2024	364	5.26%	8,000,000
NAB	AA-	Held to Maturity	Term Deposit	8/09/2023	10/09/2024	368	5.23%	3,000,000
NAB	AA-	Held to Maturity	Term Deposit	8/09/2023	24/09/2024	382	5.23%	3,000,000
CBA	A-1+	Held to Maturity	Term Deposit	8/11/2023	8/10/2024	335	5.35%	2,000,000
NAB	A-1+	Held to Maturity	Term Deposit	4/03/2024	8/10/2024	218	5.10%	2,000,000
CBA	A-1+	Held to Maturity	Term Deposit	8/11/2023	22/10/2024	349	5.35%	3,000,000
CBA	A-1+	Held to Maturity	Term Deposit	28/11/2023	4/11/2024	342	5.36%	3,000,000
Westpac	AA-	Held to Maturity	Term Deposit	16/08/2023	20/11/2024	462	5.20%	5,000,000
Westpac	AA-	Held to Maturity	Term Deposit	23/11/2021	22/11/2024	1095	1.73%	3,000,000
BOQ	BBB+	Held to Maturity	Term Deposit	5/12/2023	10/12/2024	371	5.40%	3,000,000
Westpac	AA-	Held to Maturity	Term Deposit	28/11/2023	17/12/2024	385	5.41%	2,000,000
Westpac	AA-	Held to Maturity	Term Deposit	5/12/2023	19/12/2024	380	5.35%	6,000,000
BOQ	BBB+	Held to Maturity	Term Deposit	5/12/2023	2/01/2025	394	5.40%	4,000,000
NAB	AA-	Held to Maturity	Term Deposit	19/12/2023	13/01/2025	391	5.10%	4,000,000
Westpac	AA-	Held to Maturity	Term Deposit	21/12/2023	14/01/2025	390	5.09%	5,000,000
NAB	AA-	Held to Maturity	Term Deposit	9/01/2024	28/01/2025	385	5.10%	6,000,000
NAB	A-1+	Held to Maturity	Term Deposit	27/02/2024	11/02/2025	350	5.05%	3,000,000
CBA	AA-	Held to Maturity	Term Deposit	24/02/2023	25/02/2025	732	5.00%	5,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	27/02/2024	27/02/2025	366	5.12%	3,000,000
Westpac	AA-	Held to Maturity	Term Deposit	5/12/2023	4/03/2025	455	5.31%	6,000,000
Westpac	AA-	Held to Maturity	Term Deposit	8/03/2023	11/03/2025	734	4.80%	3,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	4/03/2024	25/03/2025	386	5.11%	4,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	4/03/2024	7/04/2025	399	5.07%	4,000,000
Westpac	A-1+	Held to Maturity	Term Deposit	18/04/2024	22/04/2025	369	5.12%	4,000,000
Westpac	AA-	Held to Maturity	Term Deposit	8/03/2023	10/03/2026	1098	4.70%	2,000,000
					TOTAL		**5.13%**	**$ 140,000,000**

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
NAB	AA-	Held to Maturity	Floating Rate Note	7/05/2019	7/05/2024	1827	BBSW+0.95%	5,000,000	5,000,000
NAB	AA-	Held to Maturity	Fixed Rate Bond	4/11/2022	30/05/2025	938	3.90%	1,000,000	1,000,000
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			**$ 28,000,228**	**$ 28,241,000**

 # 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 30 April 2024
NAB	A-1+	N/A	On Call	N/A	N/A	N/A	4.65%	13,759,242
Westpac	A-1+	Held to Maturity	On Hold		90 Day Maturity		5.10%	5,579,052
					TOTAL			**$ 19,338,294**

TOTAL INVESTMENT REGISTER	**$ 187,579,294**

Comparative Rates

RBA Cash Rate:	4.35%
BBSW:	4.41%

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)

S&P Credit Rating							Maturity	
Long Term	Short Term	Portfolio Limit	Counterparty Limit	Bank	Amount invested as at 30 April 2024 ($)	% of Total Investments	Less than 12 months ($)	One to five years ($)
AAA	A-1+	100%	100%			0.00%		
AA+ to AA-	A-1+	100%	100%	ANZ	4,000,000	2.38%	-	4,000,000
				CBA	39,000,000	23.21%	38,000,000	1,000,000
				NAB	59,000,228	35.12%	53,000,000	6,000,228
				Westpac	47,000,000	27.98%	45,000,000	2,000,000
A+ to A	A-1	100%	30%	Suncorp	5,000,000	2.98%	-	5,000,000
A-	A-2	40%	20%	Bendigo	7,000,000	4.17%		7,000,000
				BOQ	7,000,000	4.17%	7,000,000	-
BBB+	A-2	30%	10%	Australian Unity	-	0.00%	-	-
						0.00%		-
					$ 168,000,228	**100%**	**$ 143,000,000**	**$ 25,000,228**

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	6,432,278	3.43%
General	Internally Restricted	37,207,451	19.84%
General	Externally Restricted	25,202,634	13.44%
	General Fund Total	**$ 68,842,363**	**36.70%**
Water	Unrestricted	2,018,350	1.08%
Water	Internally Restricted	15,824,269	8.44%
Water	Externally Restricted	20,390,510	10.87%
	Water Fund Total	**$ 38,233,129**	**20.38%**
Sewer	Unrestricted	2,045,647	1.09%
Sewer	Internally Restricted	60,694,992	32.36%
Sewer	Externally Restricted	17,763,163	9.47%
	Sewer Fund Total	**$ 80,503,802**	**42.92%**
	Total Investments	**$ 187,579,294**	**100.00%**

REGIONAL COUNCIL Tamworth

Attunga Public Hall and Youth Hall Committee

A Section 355 Committee of Tamworth Regional Council

MINUTES of Meeting held
Tuesday 13 th February 2024
Attunga Public Hall

Meeting commenced at 1:00 pm

1. **Chairperson** Larraine Abra – Welcomed all to the meeting.
2. **Present**: Larraine Abra, Robyn Mowbray, Noel Hollis, Ian Regan, Vinnie Todd, Warren Brinkley, Margaret Markwick, Nishad Kaura (Attunga General Store) Daron Johnson,
3. **Apologies**: Nil
4. **Membership**: NA
5. **Risk Awareness Statement**: No risks identified including general good health confirmation expressed by all present
6. **Minutes of previous meeting**: Held 5 th December 2023 were read and accepted.
7. **Business arising from the previous meetings**:
8. 7.1 Application to TRC for funding approval from Facilities improvement program (8 ceiling fans) has been approved by TRC, but work order to Contractor has not been issued. (Closed in April 2023.) No action by TRC.
   7.2 Nishad to see Local member Kevin Anderson re assistance with funding for bicycle track at Attunga Youth Hall following letter from TRC 10th December stating "Council does not consider there is a need for additional facilities to be built at the Attunga War Memorial Park" (i.e. Youth Hall),
   7.3 Hot water to cleaners sink complete by TRC.
   7.4 Provision of pump to concrete water tank not completed. No action
   7.5 Replacement of amenities block lighting in hallway. Complete TKR
   7.5 Attunga Tennis Courts are (apparently) complete.
8. **Correspondence In**:
   8.1 Correspondence from TRC re Facilities Improvement Program for 2024 are now open.
9. **Correspondence Out**:
   9.1 Nil
10. **Treasurer's Report**: Accounts as per Treasurer's Report for 13 th February 2024
    The written report presented was briefly discussed. There is $2,967.62 credit in the Hall's General Account, and a $5,416.86 Term deposit remains with the Greater. (Margaret Markwick separately advised that a credit of $1,250 from hire of Rec Ground Hall during Country Music 2024, and a credit of $37.00 from recycled can collections was yet to be included in the next financial report). The work of the Hall Committee ladies in achieving the success of these activities is appreciated and acknowledged.

11. **Booking Officer's Report**:
    11.1 Hall booked for wedding reception in March.

Committee Postal Address: PO Box 17 ATTUNGA NSW 2345

12. **General Business**:
121 Preparation of a History of Attunga information sheet for visitors ongoing. Discussion was held regarding placing signage to identify the sites (with owner permission) is ongoing. May also include a QR code as well as written description if possible.
12.2 The committee determined to make application to TRC for the provision of seating within the bus shelter outside the Attunga school. This was completed by TRC before the current meeting.
12.3 Need to update Strategic Business Plan by Secretary. WIP.
12.4 Query regarding Hall water bill. Seems to be excessive because of little use of Hall. Daron Johnson to check if there is any unauthorised use.

13. **Committee Projects**: (ongoing – can be added to at any time)
13.1 Application for funding for construction of a children's bike park area at the Youth Hall was not successful.
2.Possible fund-raising activities for the Halls was discussed to be followed up e.g.
Flower Show. No action proposed.
Ceramic painting opportunity
Market Day
Trivia Night
Dance Ball with a theme

14. **Business Without Notice**: included above.

15. **Next Meeting**: Proposed General Meeting for Tuesday 9 th March 2024 at the Hall at 1:00 pm. Meeting Closed at 2:15 pm. Minutes taken and prepared by Ian Regan

.....
Signature of Chairperson

I K Regan
.....
Signature of Secretary
9th March 24

BARRABA SPORTSGROUND

Minutes of meeting AGM held 14/11/2023

Commercial Hotel

Meeting commenced at 5.30pm

PRESENT: Sinclair Hughson, Shane Maloney, Glen Melville, Jenny and Shayne Middlemiss, Alison Gadd, Ben Crowley, Adam Cabot Dave Smith , Bindy Abel, Ben Freeman

APOLOGIES: Amie Middlemiss Simon Koopman.

Moved S Hughson 2nd S Middlemiss Carried

FINANCIAL REPORT: Alison presented report Income from Ground fees $3075 Expenses taken out we have approx $6878 remaining in account.

Need to contact council re grant ($4000) moved Alison Gadd 2nd Glenn Melville Carried

ELECTION OF OFFICE BEARERS:

CHAIRPERSON – Sinclair Hughson nominated by Jenny Middlemiss 2nd Dave Smith ELECTED

DEPUTY CHAIR – Ben Crowley Nominated by Sinclair Hughson 2nd A Gadd ELECTED

SECRETARY: Jenny Middlemiss nominated by Sinclair Hughson 2nd Adam Cabot ELECTED

TREASURER : Alison Gadd nominated by Jenny Middlemiss 2nd Shayne Middlemiss ELECTED

BOOKING AGENT Sinclair nominated by Alison Gadd 2nd Jenny Middlemiss ELECTED

GROUNDSMAN Dave Smith nominated by Jenny Middlemiss 2nd Sinclair Hughson ELECTED

Junior Rugby Rep - Adam Cabot Ben Crowley

Senior Rugby Rep - Simon Koopman Shayne Middlemiss

Touch Footy Rep – Ben Freeman Beck Growth

Central School Rep – Shane Maloney Glen Melville

St Joseph School Rep – Bindy Abel

Fees set for ground Hire for 2024

St Joseph - $200

Central School - $400

Senior cricket - NA

Junior Cricket - NA

Junior Rugby - $10 per child registered

Touch Footy $40 per hour lights fee + $25 per hour ground fee

Senior Rugby - $2000 + 3 power bills

Casual Light Fee - $40 per hour

Banking Signatories for 2024 Alison gadd Sinclair Hughson and Jenny Middlemiss moved A Cabot 2nd S Middlemiss Carried

Motion : That bank accounts be moved from NAB to regional Australia Bank . Moved S Hughson 2nd Alison Gadd Carried.

Working Bee to be organised before Christmas - date to be advised

CLOSED 6.10pm

BARRABA SPORTSGROUND

Minutes of General Meeting held 14/11/2023

Commercial Hotel

Meeting commenced at 6.15 pm

PRESENT: Sinclair Hughson, Shane Maloney, Glen Melville, Jenny and Shayne Middlemiss, Alison Gadd, Ben Crowley, Adam Cabot Dave Smith , Bindy Abel, Ben Freeman Simon Koopman

APOLOGIES: Amie Middlemiss

Moved S Hughson 2nd S Middlemiss Carried

TREASURERS REPORT - as per AGM

CORRESPONDENCE: nil

GENERAL BUSINESS:

soil testing to be completed

Recycling issues - ask Mens Shed to create a container or paint bins for recycling of cans

Cameras- may be a possibility to deter break ins kast break in through roller doors (now secured)

Power poles - and old lights discussion on removal . maybe dispose of at working Bee

Working Bee jobs- 16th Dec 8 am

- lines on water system need refilling as ground uneven.

- powerpoles

- trees need trimming

- aerate ground ASAP - approach TRC

Meeting Closed 6.30 pm

ORDINARY MEETING MANAGEMENT COMMITTEE MINUTES



Dungowan Recreation Ground Management Committee

held at the Dungowan Tennis Club, Dungowan

Wednesday 17 April 2024 commencing at 6.43pm

Present:

Paul Tongue, Suzanne O'Keeffe, Peter O'Keeffe, Rob Brady, Chris Hague, Ian Cooper, Ian Pittman, John Trickett and Tony Mummford

1. Apologies

Tony McClelland, Paul Cox, Peter McKenzie, Jack Hahn and John Thompson

2. Confirmation of Minutes of Previous Meeting

The Secretary tabled the Minutes of the Ordinary Meeting of the Management Committee held on 20th September 2023.

2. Business Arising

Update on mower exchange – The matter was discussed

2nd stag of lighting for the Ground – The matter was discussed

Camping at the Ground prohibited until TRC have approved a DA – The matter was discussed

3. Correspondence

Correspondence In

Kay Burnes (TRC)	Facility Improvement Fund 2021- 2023
Kay Burnes (TRC)	Strategic Plan
Kay Burnes (TRC)	Agistment Fees

Correspondence Out

Suzanne O'Keeffe (DRGMC)	Update on Mower Changeover
Suzanne O'Keeffe (DRGMC)	Outstanding Agistment Fees

5. Treasurer's Report

MOTION

Moved Peter O'Keeffe/Ian Cooper

That the Income and Expenditure Statement as presented by Peter O'Keeffe be confirmed as a correct record of the financial state of the Management Committee.

RESOLVED

6. General Business

Chris Hague addressed the Committee regarding the 2nd stage of the Lights for the Ground. The matter was discussed. Chris Hague will follow up with Tamworth Regional Council on behalf of the Committee.

The secretary tabled the documentation relating the strategic plan that was submitted to TRC in 2017 and the matter was discussed. Chris Hague agreed to work with user groups and prepare a current strategic plan for TRC.

The President Paul Tongue advised that he would be calling on volunteers to assist with the 'in-kind' work for the facility funding from TRC which would be the week-end of 4/5 and 19/5 as the Dungowan Rugby League Football Club had byes for those 2 week-ends.

The secretary advised she would contact Complete Plumbing and request Jarrod Campbell book in a time for when he could undertake the required work he has quoted for under the facility funding grant.

Rob Brady advised that the Water Filter in the Men's dressing shed is leaking – the secretary was requested to contact TRC for repair or replacement as a matter of urgency.

Rob Brady advised that the toilets in the Colourbond toilets are leaking – the secretary was requested to contact TRC for repair as a matter of urgency.

7. Next Ordinary Meeting

The next ordinary meeting will be held on Wednesday, 17th July 2024 at 6.30pm.

There be no further business the Chairman declared the meeting closed 7.30 pm

Signed as a true and correct record _____

Date _____

Duri Progress Association **General Meeting Held 19th March 2024**

Meeting opened 7-34 PM

PRESENT D. Alderson, L. Donaldson, J. Alderson, P. Collins, Billie Wood, P. Collins, Matthew Fauchon. Ollie Fauchon, Lachie Fauchon, Georgio Sweeney
Apologies: D. Ware, C. Ware, L. Ware
There was a meeting on 20th February and **PRESENT** D. Alderson, P. Collins, B. Wood, C. Ware, L. Ware, K. Wellings, J. Alderson. **APOLOGIES** L. Donaldson

Darrin chaired the meeting
TREASURER REPORT

Opening Balance----------6695--54
Income---------- 450--00
Expenses---------- 609--21
Closing Balance---------- 6536--33

Moved P. Collins Sec. L. Donalson that the report be accepted

CORRESPONDENCE
IN
OUT
General Business: On both meetings a lot was talked about for the future like Gymkhana and sponsors and preparation for the time. Thinking of what and where preparation should happen at places of Duri.

SPORTS GROUND Electricity still goes to the tennis lights on the court, and money still has to be paid for that connection. An electrician will come to disconnect the electricity, so we don't have to pay that electricity.

DURI HALL There will be birthday meeting at the hall. There was a small change of money in and out. Billie gave a report.

Opening balance----------$433--78
Income----------$200--00
Total----------$633--78
Power price----------$301--16
Closing Balance---------- $332—62

ANZAC DAY The normal Salvation Army man who leads the service, is not available this year. A man who was a chaplin at the Army will lead the service. The Duri School will help as they do, and they will do the music, as well as School children will join in as well. We don't have a singer yet to help, but will find one. Will check Jannel Rimmer if she will be able to do her normal help.

Meeting closed 7-47 P.M.

Next Meeting will be 16th April at the Duri Hall

Duri Progress Association **General Meeting Held 16th April 2024**

Meeting opened 7-34 PM

PRESENT L. Donaldson, Billie Wood, Katherine Wellings, Bradley Wood, Lachie Ware, Chris Ware
Apologies: D. Alderson, J. Alderson, P. Collins

Chris led the meeting

Moved Billie Sec. Lindsay that the previus minutes be accepted
TREASURER REPORT P. Collins was not able to give a report of the treasurery

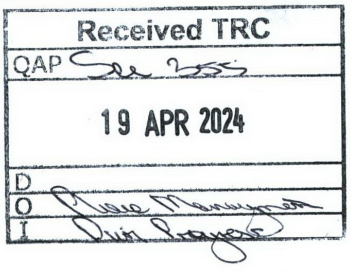
CORRESPONDENCE
IN
OUT
General Business:
SPORTS GROUND It may have happened but we have not heard if the electricity has been disconnected at the tennis ground

DURI HALL There was a time back when termites were in the Duri Hall, and they had to be cleared out. There was also a time when electricity was left on for at least 48 hours, so it cost a bit more. There was a cost at $207. There was given from Council $200 as share donation.
There seams that there are more people who have come into Duri and not crossed over together. We think we should have a public meeting at the hall that all can come and cross over with each other. There may be music, and other things that may attract people to come, as well as food. It may be best to aim to do it in November this year.
We will need to apply to Council for Gymkhana October 27th and the local community get together in November.
There have been a number of weddings at the hall, and it is very low money for them to use the hall. It might be better to raise the money a bit more for them to get use of the hall.

ANZAC DAY The Duri School has done a lot of work to help the preparation of ANZAC day at the Duri sports ground. A retired school principal who has been at Duri School some time back, will come to lead the singing.
Jannel Rimmer is organizing the various things that she normally helps for ANZAC day.
Have nor heard yet if a Tamworth Council person will come for ANZAC day at Duri

Meeting closed 7-58 P.M.

Next Meeting will be 21st May at the Duri Hall



Grey Fergie Tractor Muster Committee

A Section 355 Committee of Tamworth Regional Council

GENERAL MEETING HELD AT THE GFTM SHED

6th APRIL FEBRUARY 2024

WELCOME BY CHAIRPERSON Winston Doak

PRESENT: Verity Treeve, Fiona Stanford, Winston Doak, Steve Payne, Greg Offord, Anne Doak,

APOLOGIES: Micheal Breedon, Jaki Dressing

MINUTES OF THE PREVIOUS MEETING: Tabled and moved to be a true record by Verity Treeve, seconded Fiona Stanford

BUSINESS ARISING:

- **Canteen-** Bendemeer P & C have been approached. CWA to assist. Canteen will operate on the Friday. GFTM committee members to cook breakfast for the participants on Friday, Saturday and Sunday.
- **TRC Facility Improvement Fund-** not applied for. Paid for slab out of our funds.
- **Storage container-** Winston and Steve working on this
- **Flyers for advertising- to be completed and sent to AM Printing by May (Anne and Greg to action)**
- Merchandise-keyring. Greg to action. After discussion, decided that we order assorted colours, 150 GFTM with year, 50 for Landrover entrants, 100 without the year. Participants to receive one in their "show bag".
- Winston reported that our attendance at the Walcha Truck and Antique Machinery Show and the Kootingal Motor Show was well received. A good promotion for our event.
- Thank you to Matthew Burton for all his volunteering hours on the mower. Anne to organise a card and gift.
- Stall holders- Anne to action communicating with them. Decision that the committee would pay for the face painter. Need to have some more activities for children. Anne to contact Dungowan committee re ideas.

CORRESPONDENCE- Out

1. **TRC** re sustainability of the GFTM into the future (25/3/24)
2. **Fergy Talk** re promotion article for GFTM

TREASURER'S REPORT:

As attached. Greg moved that the report be adopted. Seconded Fiona Stanford.

GENERAL BUSINESS:

1. **Entry Gate** for trucks and participants discussion. Will need to designate an entry and exit route for vehicles on the hotel paddock, blocking off the septic pit.
2. Discussion re where to put **Landrovers-** on the football ground
3. **Parking** availability issue for the event. Some of the previous areas used are no longer available. For future discussion
4. **Sound system** for the event- discussion re hiring a system. **Greg to action** (talk to Paul Drummond, KMC member)
5. **Entertainmen**t- Lance Birrell- $ 800. (booked) Truck for stage. **Winston to action** (contact Careys Transport as they have sponsored us in the past). Site visual to decide where the stage could be set up.
6. **Sponsorship**- letter to go out before the end of June **(Anne to action**)
7. **Raffl**e- **Winston to action**. Steve spoke about the KMC raffle and set up of a designated gazebo to sell the tickets. Looked at raffle tickets used in 2022. Could possibly use these if same prizes are offered.
8. **Stickers** for entries- after discussion, decided that we would stick with previous laminated numbers. Use cable ties. Greg to send numbers to Anne so that we can start getting these underway.
9. **Photographer**- (**Anne to Action**)- contact Louise about cost? Provide list of things to be photographed/ videoed. Drone- Anne to contact David Skewes, Bugsy Plowman
10. **Implements**- invite participants to bring implements to event. Carry-all race. Slow race, demonstration of implements, display of implements. (**Winston to action**) Suggestion to contact Warren Skewes at Moonbi re implements.
11. **Display** of John Hocking's memorabilia in separate gazebo, close to display of implements.
12. **Treks**- discussion re when to hold- Friday, Saturday afternoon after 3pm, Sunday morning. (**Winston to action- where**)

Next meeting: Saturday 25th May at 2pm at the Fergie Shed

Meeting closed at 3.30

Loomberah Hall Committee

A Section 355 Committee of Tamworth Regional Council

Minutes of Meeting to be held **Tuesday 27th February 2024**

Loomberah War Memorial Hall, Loomberah

1. **Welcome by Chairperson/President** – Liz
2. **Present**: Committee members and any guests (to be noted on the Sign on/ Sign off Register): Trish Moore, Liz Blackburn, Karlie Tongue, Tanya McKnight, Kate Ponto

   Guests: Libby Richards
3. **Apologies**: Janelle Tongue, Ian Pittman, Bec Barwick, Rach
4. **Membership**: Libby Richards Moved – Trish Moore, Seconded – Karlie Tongue.

   Resignation of Bec Barwick submitted. Role to be trained by Bec until AGM. Karlie Tongue to take the role of Booking Officer. Moved Liz Blackburn. Seconded by Trish Moore
5. **Risk Awareness Statement**: As read to the committee
6. **Minutes of previous meeting**: from previous meeting held 18th October at Loomberah Hall, Loomberah (_18_/ _10_). Moved Correct Trish Moore. Seconded by Liz Blackburn.
7. **Business arising from the previous meetings**:

7.1. Post-Covid TRC requirements
• *TRC update – rescinded the covid policy. Now open to all.*
7.2. Future Projects (5 year plan) –
• *Footpaths – Approved 20/12/23.* Council have requested in a separate email an onsite catch-up with a committee representative/s and our Building Services Team member at a mutually agreeable time. – Liz and Karlie 29/2/27
• *Air Conditioning – Scope of works required for TRC – Doug and Andrew to prepare full scope of work.*
• *Add to future projects roof lining and doors upgrade. - Trish*

7.3 Table trolley – signage to be updated - Karlie.
7.4 Update departure checklist to reflect table trolley info - done
7.5. Umbrella stand/tall pot for front patio – Janelle/Karlie
7.6. Christmas Mailbox Competition 2023 (review) + 2024 – Will rest this initiative for 2024
7.7. Honouring our local Defence Force
7.7.1. Honour Board – Grant opens in July 2024. Kate to monitor.
7.7.2. War Memorials Register – Derani reported the following:
"Regarding the NSW War Memorial Halls Register, the Register is still undergoing maintenance which is scheduled to be completed by November. They have uploaded the information that was sent through back in June. Loomberah War Memorial Hall | NSW War Memorials Register. At the time I sent through the information on the hall, we could only submit basic information. Once the register maintenance is complete then we can upload additional information, e.g., information in the Loomberah History Book. Karlie has the details."

7.7.3. Email out community consultation/Facebook for more names (upon registration) – Not required. Kate has reached out to the RSL Sub-branch and asked throughout the broader community. Confident that we have all details.
7.7.4. Future grants – Quotes required to apply for water damage repair on existing board + new honour board quotes. – Janelle
7.7.5 Westdale School has similar sign writing completed. Liz to find out who. – McKnight Signs does the gold paint. Hold info for grant submission.

7.8. Loomberah's Got Talent Review – Great night with excellent turnout (approx. 100ppl)Feedback for improvement would be to include plates when serving burgers and limit dance routines to 2min (for eg). Suggested that we conduct approx. every 5 years. Event profit $402.86. Raffle component was highly successful. Profit $1,024.81. Annual raffle with varying prizes. No need to attach to event. Suggested next prize – Thermomix? - Liz

7.9. Hall Maintenance –
7.9.1. Wall water damage Reported 28/08/23 top TRC - completed
7.9.2. Wall fan replacement – Liz/Doug

7.10 Email database update – Karlie facebook post/Trish to email existing group to encourage new subscribers.
7.11 Hall sign – Dungowan PS possibility? – Karlie has reached out and is awaiting reply.
7.12 Food handling course - hand washing sink label – Karlie
7.13 Paper towel roll dispenser to be installed above sink – Karlie
7.14 Child lock on drawer + new bins purchased – Liz purchased. Installation required. - Liz
7.15 Flies accumulating in the kitchen whilst cooking. Consider solutions to inner door. – Attach a flyscreen similar to door into breezeway on the internal door into the hall. Also purchase a spare - Rach
7.16 Gutters need clean out as blockages occur. Request council to address maintenance - Request for Council to clean out gutters has been logged. Reference: WR001493 - completed

8. **Correspondence In**:
Nil

9. **Correspondence Out**:

* Accounts as per Treasurer's Report

* Thank you to Dungowan Brewery for a) raffle prize, b) raffle opportunity

* Christmas decoration entries

10. **Treasurer's Report**:

- Unaudited Income & Expenditure – 01/10/2023 – 31/12/2023 circulated
- Income $3,583.30, Expenses $1,688.40 = Profit $1,894.90
- Events held:
  - Loomberah's Got Talent Night – profit $402.86
  - Dungowan Brewery Raffle – profit $1024.81
- Friday Night Raffles at Dungowan Brewery received generous donation of $722.00.
- Currently nil deposit bonds held.
- Bank account balance $16,454.09 as at 27/2/2024.
- Electricity account: (all inc. GST)
  - Currently with Energy Australia –
    - Anytime 49.753c/kwh (less 20% pay on time) = 39.802c/kwh
    - Service to Property $2.0449c/day

- Requested review of rates: Offered Flexi Plan 12% discount
  - Anytime 41.2082c/kwh (less 12%) = 36.2632c/kwh
  - Service to Property $1.7105c/day (less 12%) = $1.50524c/day

- Received quote from Red Energy – Business Saver single rate
  - Anytime 35.695c/kwh
  - Service to Property $1.454c/day
  - This was better than new offered rates above
  - Would start from next meter rate mid-April
- Advised Energy Australia that we would need to switch as we have better quote they quickly put me through to the Loyalty/Specialist team to discuss:
  - Offered a 21% discount – 1 year
  - Anytime 41.2082c/kwh (less 21%) = 32.5545c/kwh
  - Service to Property $1.7105c/day (less 12%) = $1.3254c/day
  - Works out better that Red Energy quote and starts from 10 day cooling off period. Agreed to new offer and will need to review in 12 months.

11. **Booking Officer's Report**:
    - April 6-7 Mosaic Event
    - April 15-16 St Luke's Kids Club
    - Mat 24-26 St Luke's Bake Camp
12. **General Business**:

12.1 Ecometrics – Hot Water Service Opportunity – Not to be pursued.
12.2 Fire Shed tables - Trevor Kelly Fire Brigade asked if the tables could be removed. People might like to buy at a cheap rate a table for their shearing shed or shed. – to be sold on Facebook marketplace for $30/table starting offer. Kate to make listing, Karlie to share on Loomberah Hall socials.

12.3 Synthetic grass - lifting and when a flap was pulled back, out came a small snake. Sand should be put on top again or flaps pegged. – Paul to build up underneath in the corner and re-sand. Approved up to $1,000.00. Moved Liz Blackburn. Seconded Karlie Tongue
12.4 Spiders - very bad with red backs in the main hall. Spray required – booked in by TRC
12.5 2024 committee events - Can we piggy back off the Dungowan Day Out for our next event? Survey community for event ideas?

- *Loomberah Calendars – request locals to take local photos of scenery etc, especially seasonal shots. Have photos submitted by October and sold around Christmas. Compare printing costs AM Printing vs Vistaprint. Pre-orders can be taken.*
- *Trivia Night – Adults event. Catered with professional trivia person to run. – Liz to enquire, Libby to assist.*
- *Movie Night – September, 2024 aiming for before daylight savings begins. - Rediscuss at July Meeting.*

12.6 Strategic Plan - template to be completed noting the project in priority order. This document can be reviewed/updated when needed, it just gives Council an idea as to what are Committee priorities which can assist with future planning. – Trish to submit
12.7 Dungowan Brewery Raffles – moved to share the donations from all Friday nights in a month split equally between 4 not for profits instead of having a dedicated night for Loomberah Hall.

12.8 Bathroom/kitchen supply order – "Hand Towel Slimline 400 Sheet Entice" to be purchased on account if possible - Karlie
12.9 Biggest Morning Tea - in late May or early June. Assistance required. – Kate happy to assist
12.10 Chit Chat – may donate funds to Loomberah Hall (up to $2,000). TBA – Liz
12.11 At AGM, review access to Facebook account and Gmail account and ensure accurate for roles held.
12.12 Defibrillator has been checked as working correctly. Explore option of storing in a lock box outside the hall for access in an emergency. Lock Box options include 'Heart180 Lifesaving Defibrillators'. Tanya to research options.
12.13 Mezzanine in Fire Shed was cleaned up and categorised for ease of access – thanks to Karlie and Janelle.

13. **Committee Projects**: (ongoing – can be added to at any time)
1. Concrete paths at entrance and side gate
2. Air Conditioning: a) kitchen, b) hall area
3. Raised stage/deck in front of the tanks (out from the toilet)
4. Internal re-paint + bathrooms
5. Roof Lining
6. Doors Upgrade

14. **Business Without Notice**:

15. **Next Meeting**: Tuesday 7th May, 2024

Meeting Closed at 9:05pm. (minutes taken and prepared by Trish Moore)

…….
Signature of Chairperson

…….
Signature of Secretary

Manilla Matters Committee

A Section 355 Committee of Tamworth Regional Council

MINUTES of Meeting held **Thursday 14 March 2024**

Mechanics Institute, Manilla

Meeting commenced at 4.15pm

1. **Chairperson** – welcomed all to the meeting.
2. **Present**: Greg Phelps, Tamara Phelps, David Ridgewell, Jim Maxwell, Richard Bell, Gwen Taylor
   Guests: Nil
3. **Apologies**: Isis Ashton
4. **Membership**: Nil.
5. **Risk Awareness Statement**: Nil Risks Identified.
6. **Minutes of previous meeting**: Held 8 Feb 24
7. **Business arising from the previous meetings**: Nil
8. **Correspondence In**:
   8.1 Letter from Manilla Central School re: Schools Anzac Day
9. **Correspondence Out**: Letters to Isis Ashton, Chris Allen and the Lions Club
10. **Treasurer's Report**: Accounts as per Treasurer's Report
11. **Booking Officer's Report**:
    11.1 Small Town Hall booked for Easter Hat Making
12. **General Business**:
    12.1 Easter Hat making for the youth of Manilla will be 17 Mar from 1 – 4 pm. Sausages and drinks will be available.
    12.2 The President said she had spoken with Lisa Hannaford and TRC will be applying for grants for the end of year Christmas Festival.
    12.3 Tamara Phelps said that she was speaking with some residents of Manilla and that they expressed to her that there used to be gingerbread house making and maybe that could be idea for the youth to get involved with.
    12.4 The Secretary is yet to write to the SES and RFS regarding being marshals for Santa's Sleigh.
13. **Committee Projects**: (ongoing – can be added to at any time)
    1. Halloween Disco
    2. Kids Trivia afternoon
    3. Crafts for Kids afternoon
    4. Christmas Carols
    5. Gingerbread House Making
14. **Business Without Notice**:

Committee Postal Address: C/- TRC 210 Manilla Street MANILLA NSW 2346

15. **Next Meeting**: 11 Apr 24

Meeting Closed at 4.57pm. (minutes taken and prepared by Greg Phelps)

Signature of Chairperson

Signature of Secretary

Manilla Matters Committee

A Section 355 Committee of Tamworth Regional Council

MINUTES of Meeting held **Thursday 11 April 2024**

Mechanics Institute, Manilla

Meeting commenced at 4pm

1. **Chairperson** – welcomed all to the meeting.
2. **Present**: Kate Phelps (Chair), Greg Phelps (Secretary), David Ridgewell, Richard Bell, Gwen Taylor
   Guests: Nil
3. **Apologies**: Jane Martin, Tamara Phelps, Breanna Robertson, Jim Maxwell, Lisa Hannaford, Frank McNamara, Isis Ashton
4. **Membership**: Nil.
5. **Risk Awareness Statement**: Nil Risks Identified
6. **Minutes of previous meeting**: Held 14 Mar 24
   Moved: David Ridgewell Seconded: Gwen Taylor
7. **Business arising from the previous meetings**:
   7.1 Easter Hat Making was a success. Parents have been asking for us to hold the event again.
   7.2 Gingerbread house making, more people have been asking for the event to be held.
8. **Correspondence In**:
   8.1 Catholics School Office remittance advice for $500.60, received 9 Apr.
9. **Correspondence Out**: Nil
10. **Treasurer's Report**: Treasurer was unable to provide a report.
11. **General Business**:
    11.1 There is a program in NSW that people can get fridges and only pay for freight, it was discussed that we should apply to get a fridge and place it in the small town hall kitchen.
    Moved: David Ridgewell Seconded: Richard Bell
    11.2 The chair mentioned that she had been sent a link to be able to get a pallet of Lego and we would just have to pay for freight.
    Moved: David Ridgewell Seconded: Gwen Taylor
12. **Committee Projects**: (ongoing – can be added to at any time)
    1. Halloween Disco
    2. Projector
    3. Christmas Carols
    4. Kids Trivia Afternoon
    5. Craft for kids afternoon
    6. Movie Afternoon
13. **Business Without Notice**: Nil
14. **Next Meeting**: 9 May 24

Committee Postal Address: C/- TRC 210 Manilla Street MANILLA NSW 2346

Meeting Closed at 4:53pm. (minutes taken and prepared by Greg Phelps)

Signature of Chairperson

Signature of Secretary

Piallamore Recreation Reserve Committee

A Section 355 Committee of Tamworth Regional Council

MINUTES - OGM - FEBRUARY 2024

Date\time Wednesday 28th February 2024| 9:30am *Location* Alfresco Area *Meeting called to order by Mark Stass*

Welcome - Mark Stass (Chairperson)

Meeting Opened at 9.35am

Mark welcomed everyone.

In Attendance

Mark Stass, Francene Hutt, Steve Cartwright, Robert Hutt, Jo-Anna Heenan, John Clifford, Colin McCormack, Richard Cheetham, Tony McClelland, Bob Abra, John Woods, Barry Moss, Rod Bath, Sue Stass

Apologies

Stuart Garland, David Heenan

Risk Management Awareness Statement

- Read by Mark Stass.

General Business

- Toilet/Amenities block. Council has decided they would like to leave the existing toilet block rathertt than knock it down. Suggestion to put the new toilet block on the west side of the storage shed. Stilltt utilise the old toilet block at all times. Closer to power/water. Only open new block for events.tt What happens to the cost savings? Existing toilet block needs some repairs so maybe funds can gott towards the costs for that. Leaking pipes at back, broken vent.ttAll agreed to leave existing toilettt block as is with some minor repairs needed. Location for the new block - all agreed. Is there a watertt tank attached to new amenities block to catch rainwater? Is there funds available to upgrade the power that comes over to the camp kitchen/shed to allow for the additional power requirements of the new amenities block?
- Playground - 400 sq metre around the pine tree.tt(20mx20m) make it interactive, maybe a bike track.tt Does it have to have a fence around it? Suggestions to include: track, spider web climbing,tt interactive activities for all ages.All Agreed.
- Planned approximate expenditure for the next 6-12 months:

- Memorial Garden - pavers $1000, $1000 back fill, $500 plants, hire plant & equipment $200, Archway $3000, Screens $7000, concrete footpath & ramp $3000, Bobcat $2000, Aluminium tables/chairs $4000. $21,700 less $6500 (balance of $10K grant) = $15,200 our expenditure
- TV - $3500
- Convection microwave - $600
- Anzac Day - $100
- Pickers Market Day - $1000
- Running costs - $500
- Repairs/painting western wall of School House - $5000
- PA System - $2500

Other Business

- Electric BBQ - can council provide these. Available for public use.
- Information board - near road. Include map, some advertising, and a noticeboard for up to date info. PRRC and TRC have been discussing this previously.

Action Items

1.

Next Meeting

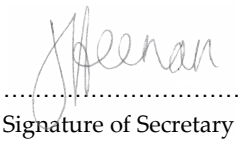
OGM Tuesday 7th May 2024| 7:00pm, At School House.

Meeting Closed 10.01am. Minutes taken and prepared by Jo-Anna Heenan.



……

Signature of Chairperson



……

Signature of Secretary

Somerton War Memorial Hall & Recreation Grounds Committee

General Meeting Minutes held at the Hall **on 27-6-2023**

Meeting Opened: 6.12 pm

Present: Wayne Chaffey, Nell Chaffey, Laurie Chaffey, Marg Fenwicke, Jan Dirks

Apologies: Drue Daly, Carol Horn, Merryl Chaffey, Lisa Hannaford, George Gardner, Jan Moved for the Apologies be accepted second Marg Carried

Minutes of previous meeting: Minutes of the meeting 23/04/23 read and circulated as a true and correct record. Marg moved for amendment be made where the spelling of Drue Daly surname not include an 'e'. This correction was required by the Bank. Moved Marg, Second Nelly Carried.

Treasurer's Report: Report presented and discussed by Laurie. Discussion centered on the fee charged to the [redacted]. Meeting supported normal fee to be charged. Invoices made to [redacted]. Balance at 27-6-2023 $12,264.95.
Balance includes $9,825 from Hunter New England Health for a community project. Laurie moved for report be accepted. Second Nelly. Carried

Correspondence In: emails from TRC, **Correspondence Out** – Nil

Business Arising:

1. **Responsibilities for Hall venue and Hire responsibilities**. Laurie circulated email sent by TRC. Meeting reviewed list. In relation to test and tag electrical items Rhys to be approached to update items. Laurie discussed the possibility of developing a process for hall users' induction. This may include electronic and paper copy.

General Business

1. **Kitchen Upgrade.** Person from TRC who collated local ideas has resigned. Remains a work in progress. Lisa has circulated plans and costing for review to be followed up. Laurie to circulate copy of design to committee for feedback.

2. **Empowering Communities supported by Hunter New England Health .** This project is a work in progress. Waiting for warmer evenings to commence Line Dance gatherings. Meeting discussed the purchase of a BBQ. Wayne and Nell to gather options for decision on purchase.

3. **Light** on Honor Board on the East not working.

4. **Fan cords** need replacing

5. **Picture of the Queen**. Waiting for update of new picture of the King

6. **Survey community.** Nelly discussed circulating survey to identify the community's interest and expectations of the Hall and Recreation Ground. Nell reported that survey to be circulated on 30-6-23. Boxes will be available and survey monkey.

7. **Tennis court** still to be repaired.

8. **Fund raiser discussed.** The meeting propose a Chicken and Prawn night on the 21-10-23. Laurie to discuss with Drue.

ON Going General Business:-

Funding from Empowering Communities for a community activity involving line dancing, BBQ etc. remains a work in progress .This will be organized over three lots of five sessions. Intent is to encourage community gatherings. Events will be free including meal. Plan to purchase a BBQ for the Hall. Yet to confirm a suitable time .

Hall Hire review. To be further discussed

Hire of Chairs. Following discussion, it was decided to charge the following:

Light tan chairs - $1 -Stacker of 4 chairs - $10 -Bench – $1- Crockery cupboard - $10

Fire extinguisher and evacuation plan. None in place at the hall. To follow up with **Lisa.**

Highway signage indicating public amenities i.e. toilet To be followed up with **Lisa**

Electricity charge. Laurie to follow up with TRC if hall can have a better funding plan. Bill has been forward to **Lisa** to be followed up

Recreation Ground BBQ- The battery is at the BBQ, gas is supplied by ? key to the gas bottle cage is with George. Cleaning. **Lisa** to be followed up to request the people who clean the toilets to clean the BBQ

Tennis Courts: Following points discussed:

Community concern of water pooling – George reported that the first court to be resurfaced at cost to TRC. Currently being followed up

Court access discussed as per following points:

a. If there is competition tennis event TRC would not cover the insurance. Tennis Australia would need to be approached for insurance cover.
b. Social tennis insurance is covered by TRC
c. Committee to determine any fee and conditions for access. Yet to be confirmed
d. Signage needs to be followed up.
e. Decision of where to locate the key to the tennis courts is yet to be determined

CWA Tree and plaque. Drue reported that 3-4 Chinese Elm trees to be planted on the Western side of the hall. 100 tree project a work in progress by TRC.

Invoices: Proten Community Committee use of Hall and payments. Laurie to follow up

Proposed Strategic Plan for 2023 includes.

1. Kitchen make over (need a quote)
2. BBQ area
3. Play surround at Recreation Ground
4. white board, screen and data projector
5. Air conditioning

Keys are located with:

Pub [redacted]
George. Hold an existing key
Janice Hold an existing key

Wayne Key code: [redacted]
Laurie Key Code: [redacted]

Next Meeting **General meeting and AGM Tuesday 29-8-2023 @ 6pm @ At the Hall**

Meeting Closed: pm

Tamworth Regional Film and Sound Archive Committee

A Section 355 Committee of Tamworth Regional Council

MINUTES of Meeting held

Tuesday 19th March, 2024

Community Centre, Tamworth

Meeting commenced at 9.35 am

1. **Chairperson** – Allan welcomed all to the meeting
2. **Present**: Allan Alderson, Vic Kolesnikoff, Ian Austin, Trish Cunningham, Ces Ledwos, Dan Alderson: Late: Miranda Heckenberg
   Guests:
3. **Apologies**: Robyn Byrnes, John Vickery, Jodie Archer
4. **Membership**: Currently 9.
5. **Risk Awareness Statement**: Attention was again drawn to the need to keep floor space clear for safe movement around the Archive
6. **Minutes of previous meeting**: Held 7th November, 2023 at Tamworth Community Centre. Read in summary and moved to be accepted by Ces, seconded by Trish. CARRIED
7. **Business arising from the previous meetings**:
   7.1 Strategic Plan status: at a meeting with Kim Biggs, Bridget Guthrie, Naomi Blakey, Mia Roman and Claire Turner information was received that Plan operation dates were changed to 2024-2028. Members asked to report acceptance after examination.
   7.2 "Go Fund Me" : Council's preference is for the Archive to work with Council to help it investigate appropriate state and federal funding.
   7.3 Brochure status: copy presented for review/approval purposes. Some changes were sought.
   7.4 Dan's Interview status: no firm date received from Miranda for delivery of copies
   7.5 TRC's Instructions re interviews: emailed information received stated that "Essentially all Media requests… need to be reviewed by Council's Communications Team"
   7.6 Re-formatted U-Matic tapes: 2 further hard drives of completed work have been received and added to the Archive. Allan has reported that NAS capacity has reached 80% Renumbering of the files on eHive has been commenced by Ces
8. **Correspondence In**:
   8.1 Presented by Ces in summary form
9. **Correspondence Out**:
   9.1 Presented by Ces in summary form
10. **Treasurer's Report**: No report on income/expenditure and balance has been received
11. **General Business**:
    11.1 Heritage Week arrangements: Ian presented an outline of the Archive's contribution on 20th April (Open afternoon/evening with Powerstation Museum) and at Gallery during Heritage Week)
    Moved Ian, seconded Ces that Archive purchase 2 boards to be used as screens for projection purposes. CARRIED

Committee Postal Address: C/- PO Box 555 TAMWORTH NSW 2340

11.2 Archive pricing of digitisation services: to remain as is
11.3 Annual Digitisation targets: It was agreed that Number Processed in relation to Cassettes, VHS tapes, R to R tapes, News programs, DVD's, Slides,Commissioned Works, Facebook postings, eHive entries etc would be the accepted record. 8, 16 and 35mm film footage processed would be recorded in feet.
11.4 TRF&SA Historical Development: Ces reported that a draft has been prepared covering a period ending in 2023 and that it will be added to until the end of 2024.
11.5 "Lights on Doors Open Project" – computer and carry bag purchased
11.6 Education programs for younger audiences: Ces reported his examination of current school curriculums did not present any opportunities for the Archive to pursue this further, nor was there interest shown by teachers spoken to.
11.7 An application to purchase a laptop to replace Ian's failing desktop via Facility Improvement Fund has been lodged.

12. **Business without Notice**
12.1 Allan to look at upgrading NAS options
12.2 Reimbursement of members' expenses: Miranda moved "That the authorisation of reimbursement to committee members for expenditure under $500 be made immediately by two signatories of the Archive's bank account". Seconded by Trish. CARRIED
12.3 The workspace currently being occupied by Miranda will be allocated to the "Lights on Doors Open" project.

13. **Next Meeting:** tba

Meeting Closed at 11.46am. (minutes taken and prepared by Ces Ledwos (Secretary)

.....
Signature of Chairperson

C. Ledwos.....
Signature of Secretary

2 / 2

MINUTES OF THE MEETING OF WEABONGA HALL AND RECREATION RESERVE LOCAL COMMITTEE HELD ON SUNDAY 3RD MARCH 2024 AT WEABONGA RECREATION RESERVE SHED COMMENCING AT 5.00PM

PRESENT: Mia Jenkins; Howie Webster; Sara Rumble, Paul Rumble; Brayden Rumble; Dennis Chenoweth; Simon Abrahams; Evon Yule; Ruth White
APOLOGIES: Shane Thompson

Declaration of Interest: There were no Declarations of Interest
Quorum: Quorum Confirmed with nine members in attendance
Risk Awareness: No risk issues

CONFIRMATION OF MINUTES OF MEETING HELD ON 5TH NOVEMBER 2023
Moved Simon Seconded Evon that the Minutes of the Meeting held on 5th November 2023 be confirmed. Carried.

BUSINESS ARISING FROM THE MINUTES: There was no business arising from the Previous Minutes.

TREASURERS REPORT
Sara and Mia reported that there would be excess funds available from our grant from Council as the materials for the new fence along the road in front of the Community Shed were much cheaper than originally anticipated. Howie suggested the extra funds not used might be able to be to purchase a small pressure pump for the tank attached to the Shed. Council was asked and we are to finish the fence project first and then our request may be considered.
MOVED Howie seconded Paul that the Treasurer's Report be received and Noted.

GENERAL BUSINESS
A working bee was organised for Monday 11th March 2024 to begin the reconstruction of the new fence along the road at the Reserve front. Members were keen to plan building the fence together as it is essential to keep sheep and cattle from straying into and out of the Reserve. Discussion was had and the day planned.

Brayden suggested that someone might have a projector or similar so that it could be used maybe for a movie night at the Shed each three months.
Noted and for Committee members to look into.

Sara commented on how well the Book Exchange is being used and that we need another book case to add to the current one as it has reached capacity.

Discussion continued to set the date for the next meeting which will be. Sunday 7th July 2024 and will be the Annual General Meeting followed by the General Meeting.

Business Concluded. The Meeting was declared closed at 6.00pm

Tamworth Regional Council Policy

RISK MANAGEMENT POLICY

DRAFT

1. PURPOSE

Tamworth Regional Council will embed and maintain an organisational wide positive culture of risk management to enable the ongoing development and innovation required for our Community Strategic Plan and its associated strategic initiatives while supporting the efficient delivery of essential services to our community.

2. COMMENCEMENT OF POLICY

This Policy commenced in 2012 and is revised annually.

3. APPLICATION OF THE POLICY

All Tamworth Regional Council employees, contractors and volunteers have responsibility for managing, reporting and escalating risks associated with the activities and functions under their control. This policy should be read in conjunction with the associated Risk Management Guidelines, Risk Management Plan and Risk Appetite Statements.

4. COMMITTMENT

To support the objective of building a positive culture of risk management, Tamworth Regional Council will;

- Preserve and where possible, create value for the community and our partners through a positive culture of risk management and Risk Management Framework aligned to international standard ISO 31000:2018 Risk Management – Guidelines and Risk Management and Internal Audit for Local Government in NSW guidelines.
- Establish and maintain clear identification of risk roles and responsibilities in accordance with Council's Schedule of Delegations. This will include reporting and escalation of risk.
- Embed and maintain risk management practices in all business planning and decision making, processes and operations to achieve strategic, operational and financial objectives.
- Identify risk at a strategic and operational level and manage those risks by identifying, analysing, evaluating and treating exposures that may impact on Council achieving its objectives and/or the continued efficiency and effectiveness of operations.
- Identify and manage risks (both threats and opportunities), including confirming that risks are managed appropriately in line with the Risk Appetite, to reduce the impact on Council achieving its objectives and/or the continued efficiency and effectiveness of its operations in conjunction with Risk Owners and Risk Category Owners.
- Maintain risk management plans and risk registers, monitor risks and controls, including Key Risk Indicators and Treatment Action Plans.
- Ensure compliance with legal, regulatory and ethical expectations (e.g. Code of Conduct).

DRAFT

- Provide independent assurance and advice on the design and effectiveness of controls, and the adequacy and effectiveness of the Risk Management Framework.

The Councillors will:

- Set the risk appetite for Tamworth Regional Council and oversee the business performance in managing risk.

The General Manager and Executive team will:

- Establish and maintain corporate governance structures, policies, systems, training and procedures for all aspects of Council's operations to support the commitment objectives of this policy and manage risk in line with our Risk Appetite.
- Oversee the business performance in managing risk.

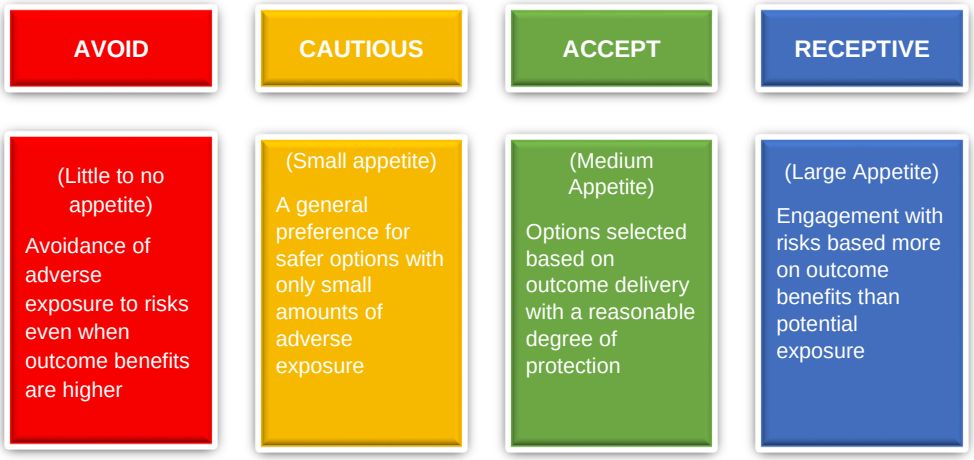
The Audit, Risk and Improvement Committee will:

- Oversee the implementation and effectiveness of the Risk Management Framework and culture.

POLICY VERSION AND REVISION INFORMATION

Policy Authorised by: Paul Bennett	Next Scheduled Review: May 2025
Title: General Manager	Current version: 11

Risk Appetite Statements



The following table is a summary of the Risk Appetite Statements for Council. The full descriptors, including rationale can be found further below.

Category	Category description	Overall Risk Appetite	Secondary Risk Appetite
Financial	*The financial decisions and performance, including investment decisions that impact the financial sustainability of Tamworth Regional Council.*	Cautious	Avoid
Work Health & Safety	*Risks associated with health, safety and welfare of employees, contractors and volunteers undertaking Tamworth Regional Council's operations*	Avoid	Cautious
People	*Risks associated with leadership, culture, staffing, recruitment, retention, training, remuneration and benefits.*	Avoid	Cautious
Public Health & Wellbeing	*Risks associated with the health, safety and wellbeing of the Tamworth Region's Community.*	Avoid	Accept
Service Delivery	*The ability to effectively maintain consistent, reliable and a high standard of service to the community.*	Cautious	Accept
Infrastructure	*The planning, development, maintenance and management of public infrastructure including (but not limited to) buildings, roads, bridges, footpaths, bike paths, parks, and playgrounds and water infrastructure.*	Accept	Cautious

Category	Category description	Overall Risk Appetite	Secondary Risk Appetite
Legal & Compliance	*Liability associated with a dispute or material breach of Legislation or contractual obligation*	Avoid	Cautious
Reputation	*Damage to the reputation of Tamworth Regional Council through poor decision making, ineffective communication or negative public perception.*	Cautious	Avoid
Technology	*Risks associated with systems failures, functionality, upgrade/implementation, system outsourcing opportunities/threats and cyber security.*	Avoid	Accept
Environment & Cultural heritage	*Council's operations that fail to protect or enhance the environment and/or cultural or heritage assets within our region.*	Cautious	Receptive

Primary appetite: indicates a general appetite for taking, retaining or accepting risk for the given risk category.

Secondary appetite: indicates an appetite by exception approach for taking, retaining or accepting risk in specific circumstances

Risk Category:	**Financial**	*The financial decisions and performance, including investment decisions that impact the financial sustainability of Tamworth Regional Council.*	
Overarching Risk Appetite Statement:		**Overall Risk Appetite:**	**Cautious**
At the forefront of financial decisions is the long-term financial viability and stability of Tamworth Regional Council, and a cautious risk approach is taken to overall financial performance. It is recognised however, in certain circumstances, we will accept options based on outcome delivery where there remains a reasonable degree of protection. These opportunities are subject to due diligence and appropriate control implementation. Tamworth Regional Council has no appetite for fraud and corruption.		**Rationale:** Tamworth Regional Council's financial decisions and performance are underpinned by consolidated guidance provided by the Office of Local Government Code of Accounting Practice and Financial Reporting as well as the Australian Accounting Standards. Alongside this, oversight is provided by Tamworth Regional Council's Audit, Risk and Improvement Committee in accordance with the Risk Management and Internal Audit Guidelines for Local Government.	

Risk Category:	**Work Health & Safety**	*Risks associated with health, safety and welfare of employees, contractors and volunteers undertaking Tamworth Regional Council's operations.*	
Overarching Risk Appetite Statement:		**Overall Risk Appetite:**	**Avoid**
Tamworth Regional Council is committed to providing a safe place of work for our employees, contractors, volunteers and anyone visiting our workplace. Tamworth Regional Council has an avoidance to risks relating to Worker Health and Safety and prefers little to no adverse exposure to risks even when the outcome benefits are higher. Council recognises that in certain circumstances it may need to be less conservative and move to a cautious level of Risk Appetite with only small amounts of adverse exposure.		**Rationale:** Tamworth Regional Council adheres to the Work Health and Safety Act 2011 (NSW) and the industry standards applicable to the services we provide. We expect our employees, contractors, volunteers and visitors to comply with all safety policies, procedures and any instructions given by Tamworth Regional Council.	

Risk Category:	**People**	*Risks associated with leadership, culture, staffing, recruitment, retention, training, remuneration and benefits.*

Overarching Risk Appetite Statement:	**Overall Risk Appetite:**	**Avoid**
Tamworth Regional Council has an avoidant appetite for employees performing duties for which they are not suitably qualified, trained for or acting outside of their delegated authority. However, Tamworth Regional Council seeks opportunities to develop a multi-skilled workforce, that promotes and supports staff increasing on skills and knowledge. To achieve its objectives, Council is cautious about risk relating to its people, their activities and its obligations towards them. Council prefers safer options with only small amounts of adverse exposure. In some circumstances, where legislation requirements allow, Council will be receptive to engagement with risks based more on outcome benefits than potential exposure.	**Rationale:** Employment at Tamworth Regional Council is in accordance with the Local Government (State) Award. Underpinning the work of Tamworth Regional Council, is its dynamic and evolving workforce. In line with Council's resourcing strategy, without adequate staffing, Tamworth Regional Council would see considerable impact to the development of the region, and the work undertaken by Council.	

Risk Category:	**Public Health and Wellbeing**	*Risks associated with the health, safety and wellbeing of the Tamworth Region's Community.*

Overarching Risk Appetite Statement:	**Overall Risk Appetite:**	**Avoid**
Tamworth Regional Council is committed to supporting healthy, safe, socially engaged and well-connected communities. To achieve its objectives, Council is avoidant of risks relating to Public Health and Wellbeing. Council prefers avoidance of adverse exposure to risks even when outcome benefits are higher. However, in certain circumstances, Council will accept options based on outcome delivery where there remains an adequate degree of protection, keeping in line with Tamworth Regional Council's strategies outlined in the Community Strategic Plan.	**Rationale:** Tamworth Regional Council has duties under an array of legislative and regulatory instruments including the *Civil Liability Act 2002* to protect the health, safety and wellbeing of the public.	

Risk Category:	**Service Delivery**	*The ability to effectively maintain consistent, reliable and a high standard of service to the community.*

Overarching Risk Appetite Statement:	**Overall Risk Appetite:**	**Cautious**
Tamworth Regional Council is committed to providing a quality service, that continues to meet the needs of the Tamworth Region and its growing community. As such, Tamworth Regional Council has a Cautious appetite for risks arising that impact on Council's ability to implement the Community Strategic Plan. While Tamworth Regional Council has no appetite for unplanned service disruptions to critical and core services, it acknowledges that disruptions from severe weather events and cyber risks are possible and seeks to minimise disruptions where possible. Tamworth Regional Council encourages innovation, and wishes to position itself for the future. Therefore, Council has an accepting risk appetite for considering and implementing service level enhancements and efficiencies that create longer term value for Council and the Community.	**Rationale:** Tamworth Regional Council has duties under an array of legislative and regulatory instruments including the *Civil Liability Act 2002* that defines the level of service required to be provided to the community. Tamworth Regional Council develops strategies which are approved by Council and consulted on in our strategic plans. This allows for growth and prosperity within the region.	

Risk Category:	**Infrastructure**	*The planning, development, maintenance and management of public infrastructure including (but not limited to) buildings, roads, bridges, footpaths, bike paths, parks, and playgrounds and water infrastructure.*

Overarching Risk Appetite Statement:	**Overall Risk Appetite:**	**Accept**
Tamworth Regional Council is committed to planning, operating, maintaining and constructing infrastructure for the future growth of our region. Tamworth Regional Council has an accepting appetite for activities associated with enhancing infrastructure, including those that may have an initial short-term disruption, providing the community is kept informed and disruptions are minimised where possible. Council is cautious of infrastructure operations that have a negative impact on the community or are outside Council's asset management plan.	**Rationale:** Tamworth Regional Council has duties under an array of legislative and regulatory instruments including the *Civil Liability Act 2002* that defines our critical infrastructure asset management program. Council has an obligation to ensure that its operations and management of infrastructure are compliant to industry and Australia standards as well as specific legislative compliance requirements.	

Risk Category:	**Legal & Compliance**	*Liability associated with a dispute or material breach of Legislation or contractual obligation.*	
Overarching Risk Appetite Statement:		**Overall Risk Appetite:**	**Avoid**
Tamworth Regional Council is committed to maintaining a high level of compliance with relevant legislation, industry codes and standards, and internal governance principals. Tamworth Regional Council has an avoidant appetite for deliberate or purposeful violations or breaches. Council understands that due to the nature of work being undertaken, contractual agreements may be required, and has a Cautious appetite for contractual partnerships. Council has an avoidant appetite to instances where a breach of contractual obligations may occur, and strives to ensure that legal obligations are adhered to at all times. Whilst Council strives for a high level of compliance, it is recognised that non-compliances may occur from time to time and that risks exist which may give rise to isolated complaints that are incidental to normal business activities despite our best efforts to avoid or mitigate them. As such, when this occurs Tamworth Regional Council will take action as soon as is practicable regarding instances of non-compliance, based on the risk consequence and the impact to the business.		**Rationale:** Tamworth Regional Council operates under the Local Government Act 1993 No.30. As a legal entity, there are many and varied legislative and regulatory instruments, government policies and standards for which Council must adhere to. Council also operates and manages contractual agreements such as RMCC and CASA.	

Risk Category:	**Reputation**	*Damage to the reputation of Tamworth Regional Council through poor decision making, ineffective communication or negative public perception.*	
Overarching Risk Appetite Statement:		**Overall Risk Appetite:**	**Cautious**
Tamworth Regional Council has an overall Cautious appetite for risks that pose a significant impact to our reputation. Council has an avoidant appetite for sustained substantiated complaints from the community, key stakeholders and/or negative media attention, however, in certain circumstances, Council will Accept options based on outcome delivery where there is a greater community benefit and Council has a reasonable degree of protection.		**Rationale:** Tamworth Regional Council has duties under an array of legislative and regulatory instruments including the *Civil Liability Act 2002.* Through the development of our Community Strategic Plan Council works to protect and maintain a positive reputation in the eyes of its customers, regulators and the broader community.	

Risk Category:	**Technology**	*Risks associated with systems failures, functionality, upgrade/implementation, system outsourcing opportunities/threats and cyber security.*

Overarching Risk Appetite Statement:	**Overall Risk Appetite:**	**Avoid**
Tamworth Regional Council aims to protect our assets, including technology systems and services, therefore an avoidant appetite exists for any loss in continuity of business operations stemming from unauthorised access to systems or confidential data breaches. This is achieved through the application of appropriate internal controls, external threat monitoring, a cyber aware workforce and effective governance. Tamworth Regional Council understands that due to the ever-evolving nature of technology, an accepting appetite for technological developments provides greater benefit and efficiency. This level of appetite requires appropriate governance and discipline when considering and adopting new technology. A cautious appetite is applied where potential financial and reputational impacts arise from new and innovative technologies.	**Rationale:** Overarching Tamworth Regional Council's approach to technological risks is obligations set out in the *Privacy Act 1988* and relevant cyber security regulations. Council must ensure the protection of personal information and critical infrastructure from cyber-attacks. Technology enhancements enhance Council to streamline cumbersome duplication and improve performance and operational delivery.	

Risk Category:	**Environment and Cultural heritage**	*Council's operations that fail to protect or enhance the environment and/or cultural or heritage assets within our region.*

Overarching Risk Appetite Statement:	**Overall Risk Appetite:**	**Cautious**
Tamworth Regional Council has a cautious appetite for any risks which unfavourably impact on the environment and/or cultural or heritage assets. Council recognises its operations have an environmental impact and seeks to minimise these impacts. Council complies with its regulatory obligations regarding sustainable development. Tamworth Regional Council recognises that achieving our environmental objectives may involve a degree of risk and hence has a receptive appetite for strategies that respond to our sense of urgency and current climate emergency.	**Rationale:** Tamworth Regional Council has obligations set out in legislation such as the *Environmental Planning and Assessment Act 1979, The National Parks and Wildlife Act 1974* and the *Heritage Act 1977* and other related instruments.	

Quarterly Budget Review Statement

Quarter Ending

31 March 2024

Tamworth Regional Council

Income and Expenses - General Fund

	ORIGINAL	Approved Changes		REVISED	Budget Adjustments	PROJECTED	
	Budget	*September Review*	*December Review*	*Budget*	*Processed for Quarter*	*year end result*	*ACTUAL YTD*
Income							
Rates and Annual Charges	54,711,148	380,845	78,394	55,170,387	67,182	55,237,569	55,317,300
User Charges and Fees	29,678,156	1,817,010	(862,307)	30,632,859	2,264,052	32,896,911	20,728,657
Interest and Investment Revenue	2,754,556	0	297,974	3,052,530	765,906	3,818,436	3,033,069
Other Revenues	4,290,321	255,089	760,356	5,305,766	99,416	5,405,182	3,548,456
Grants and Contributions - Operating	22,896,710	1,836,929	(103,182)	24,630,457	8,037,864	32,668,321	18,143,281
Grants and Contributions - Capital	19,631,507	4,273,280	(3,424,956)	20,479,831	(2,292,958)	18,186,873	7,409,095
Net gain from disposal of assets	0	0	0	0	0	0	0
Total Income from continuing operations	**133,962,398**	**8,563,153**	**(3,253,721)**	**139,271,830**	**8,941,462**	**148,213,292**	**108,179,858**
Expenses							
Employee Costs	56,724,829	313,358	618,687	57,656,874	(1,758,406)	55,898,468	38,238,261
Borrowing Costs	1,690,522	0	0	1,690,522	(58,016)	1,632,506	1,209,875
Materials and Contracts	19,407,305	8,138,354	(748,388)	26,797,271	12,746,006	39,543,277	24,538,712
Depreciation	29,743,485	0	0	29,743,485	3,118,785	32,862,270	25,028,747
Other Expenses	10,237,076	232,023	50,445	10,519,544	224,144	10,743,688	7,614,128
Total Expenses from continuing operations	**117,803,217**	**8,683,735**	**(79,256)**	**126,407,696**	**14,272,513**	**140,680,209**	**96,629,723**
Net Operating result from continuing operations	**16,159,181**	**(120,582)**	**(3,174,465)**	**12,864,134**	**(5,331,051)**	**7,533,083**	**11,550,135**
Net Operating result before capital items	**(3,472,326)**	**(4,393,862)**	**250,491**	**(7,615,697)**	**(3,038,093)**	**(10,653,790)**	**4,141,040**

NOTES:
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Income Statement – General Fund

Income

Rates and Annual Charges **$67,182 Income Increase**

The increase was due to supplementary adjustments for general rates and rates pensioner rebate.

User Charges and Fees **$2,264,052 Income Increase**

The reasons for the increase were; increased works for Transport for NSW Ordered Works ($1,857k), entertainment venues ($186k), events-Tamworth Country Music Festival ($161k), development fees ($127k), entertainment venues-Tamworth Country Music Festival ($123k), events general ($11k), survey & design private works ($11k), youth services ($8k) and landfill ($6k). These amounts were offset by decreases for; airport security fees (partially replaced by grant) ($209k), financial services ($12k) and art gallery ($5k).

Interest & Investments **$765,906 Income Increase**

The reasons for the increase were; higher returns on general fund unrestricted cash invested ($598k), increased interest on restricted funds held for; developer contributions held ($109k), Central Northern Regional Library (CNRL) ($7k), Nundle Retirement Village funds ($2k) and interest on overdue rates ($50k).

Other Revenues **$99,416 Income Increase**

The reasons for the increase were; entertainment venues ($81k), advertising ($14k), AELEC ($7k), art gallery ($5k), fleet insurance rebates ($5k), events – general ($4k) and events-Tamworth Country Music Festival ($2k). These amounts were offset by decreases for; youth services-office rental ($16k) and development ($2k).

Grants and Contributions Operating **$8,037,864 Income Increase**

The major reasons for the increase were; new/additional grants for regional and local roads repair program ($8,273k), flood recovery ($1,000k), airport security ($166k), Peel House refurbishment ($143k), RFS Command Centre works ($25k), SES building work ($20k), RFS operating grant ($6k), youth services ($3k), boosting apprenticeships program ($2k), art gallery ($2k), museums ($2k) and library ($1k).

These amounts were offset by reduced grants income due to; incomplete works carried over to 24-25 ($1,225k), roads to recovery ($364k), events ($10k) and reduced regional roads allocation ($7k).

Grants and Contributions Capital **$2,292,958 Income Decrease**

The major reasons for the decrease were; reduced project scope School Pedestrian Program ($1,045k), reduced project scope infrastructure around Schools program ($860k), matching grant income for projects to be carried forward to 2024-2025 ($717k), transport grant returns on completed projects ($25k) and reduced private developer contribution to regional roads ($7k).

These amounts were offset by new/additional grants and contributions for; increased developer contributions ($221k) and Arcadia urban release project ($140k).

Income Statement – General Fund (continued)

Expenses

Employee Costs **$1,758,406 Expense Decrease**

The major reason for the decrease was reduced salaries and wages costs due to vacant positions.

Interest on Investments **$58,016 Expense Decrease**

The reason for the decrease was an interest adjustment on internal loan from sewerage fund.

Materials and Contracts **$12,746,006 Expense Increase**

The major reasons for the increase were matching costs for roads repair grant projects and matching costs for additional Transport for NSW Ordered works.

Depreciation **$3,118,785 Expense Increase**

The reason for the increase was a review of depreciation to allow for final previous year capitalisation, useful life changes and also asset revaluations that increased asset replacement costs.

Other Expenses **$224,144 Expense Increase**

The major reasons for the increase were; rural fire & emergency service contributions ($86k), insurance premium increases ($66k), destination and economic development ($25k), sports and recreation ($25k), financial services ($23k), entertainment venues-Tamworth Country Music Festival ($19k), entertainment venues ($16k), art gallery ($5k) people & culture recruitment ($5k), risk & safety ($4k) and executive services ($2k).

These amounts were offset by expense reductions for; Tamworth Country Music festival ($29k), business systems and solutions ($18k), events ($4k) and development ($3k).

Income and Expenses - Water Fund

	ORIGINAL	Approved Changes		REVISED	Budget Adjustments	PROJECTED	
	Budget	*September Review*	*December Review*	*Budget*	*Processed for Quarter*	*year end result*	*ACTUAL YTD*
Income							
Rates and Annual Charges	8,425,507	131,002	12,814	8,569,323	19,643	8,588,966	8,586,691
User Charges and Fees	13,937,084	0	0	13,937,084	2,151,304	16,088,388	12,516,522
Interest and Investment Revenue	1,408,505	0	(47,300)	1,361,205	367,452	1,728,657	1,409,215
Other Revenues	48,389	0	54,734	103,123	47,150	150,273	146,226
Grants and Contributions - Operating	204,240	12,356	4,764	221,360	13,597	234,957	216,361
Grants and Contributions - Capital	2,202,500	0	0	2,202,500	562,270	2,764,770	2,347,695
Net gain from disposal of assets	0	0	0	0	0	0	0
Total Income from continuing operations	**26,226,225**	**143,358**	**25,012**	**26,394,595**	**3,161,416**	**29,556,011**	**25,222,710**
Expenses							
Employee Costs	3,368,107	15,188	0	3,383,295	0	3,383,295	2,507,929
Borrowing Costs	822,137	0	0	822,137	0	822,137	616,604
Materials and Contracts	11,363,375	666,217	80,000	12,109,592	(69,882)	12,039,710	8,451,959
Depreciation	6,406,355	0	0	6,406,355	1,279,203	7,685,558	5,906,335
Other Expenses	2,891,285	0	(5,000)	2,886,285	1,057	2,887,342	2,191,829
Total Expenses from continuing operations	**24,851,259**	**681,405**	**75,000**	**25,607,664**	**1,210,378**	**26,818,042**	**19,674,656**
Net Operating result from continuing operations	**1,374,966**	**(538,047)**	**(49,988)**	**786,931**	**1,951,038**	**2,737,969**	**5,548,054**
Net Operating result before capital items	**(827,534)**	**(538,047)**	**(49,988)**	**(1,415,569)**	**1,388,768**	**(26,801)**	**3,200,359**

NOTES:
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Income Statement – Water Fund

Income

Rates and Annual Charges **$19,643 Income Increase**

The increase was due to supplementary annual charges adjustments.

User Charges & Fees **$2,151,304 Income Increase**

The increase was due to greater than expected water consumption ($2,060k), water meter connection fees ($52k) and subdivision inspection fees ($39k).

Interest & Investments **$367,452 Income Increase**

The increase was due to increased interest on water fund internal cash ($171k), developer contributions ($163k) and interest on overdue annual charges ($33k).

Other Revenues **$47,150 Income Increase**

The increase was due to antennae lease income ($77k) and water meter cover fees ($9k) offset by lower income from Dungowan property agistment ($39k).

Grants and Contributions Operating **$13,597 Income Increase**

The increase was due to pensioner annual charge subsidies ($9k) and apprenticeship subsidies ($5k).

Grants and Contributions Capital **$562,270 Income Increase**

The increase was due to greater than expected developer contributions received.

Expenses

Materials and Contracts **$69,882 Expense Decrease**

The reasons for the decrease were; adjustment to finance water billing charge due to implementation of automatic meters ($122k). This amount was offset by; payments for damages to external organisation infrastructure ($52k).

Depreciation **$1,279,203 Expense Increase**

The reason for the increase was a review of depreciation to allow for final previous year capitalisation, useful life changes and also asset revaluations that increased asset replacement costs.

Other Expenses **$1,057 Expense Increase**

The reason for the increase was revised insurance premium expenses.

Income and Expenses - Sewer Fund

	ORIGINAL	Approved Changes		REVISED	Budget Adjustments	PROJECTED	
	Budget	*September Review*	*December Review*	*Budget*	*Processed for Quarter*	*year end result*	*ACTUAL YTD*
Income							
Rates and Annual Charges	20,580,262	268,831	42,249	20,891,342	0	20,891,342	20,757,130
User Charges and Fees	4,197,042	0	0	4,197,042	0	4,197,042	3,195,500
Interest and Investment Revenue	3,360,018	0	(220,112)	3,139,906	641,774	3,781,680	3,011,996
Other Revenues	87,936	0	0	87,936	0	87,936	51,979
Grants and Contributions - Operating	176,000	31,130	4,764	211,894	15,199	227,093	195,963
Grants and Contributions - Capital	1,013,000	150,135	59,254	1,222,389	69,256	1,291,645	1,049,919
Net gain from disposal of assets	0	0	0	0	0	0	0
Total Income from continuing operations	**29,414,258**	**450,096**	**(113,845)**	**29,750,509**	**726,229**	**30,476,738**	**28,262,488**
Expenses							
Employee Costs	2,673,409	12,034	0	2,685,443	0	2,685,443	1,949,863
Borrowing Costs	1,516,761	0	0	1,516,761	0	1,516,761	1,137,570
Materials and Contracts	8,003,243	271,758	(122)	8,274,879	(183,500)	8,091,379	6,003,838
Depreciation	6,006,518	0	0	6,006,518	397,637	6,404,155	4,822,604
Other Expenses	1,081,637	0	0	1,081,637	782	1,082,419	748,176
Total Expenses from continuing operations	**19,281,568**	**283,792**	**(122)**	**19,565,238**	**214,919**	**19,780,157**	**14,662,051**
Net Operating result from continuing operations	**10,132,690**	**166,304**	**(113,723)**	**10,185,271**	**511,310**	**10,696,581**	**13,600,436**
Net Operating result before capital items	**9,119,690**	**16,169**	**(172,977)**	**8,962,882**	**442,054**	**9,404,936**	**12,550,517**

NOTES:
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Income Statement – Sewer Fund

Income

Interest & Investments **$641,774 Income Increase**

The increase was due to increased interest on sewer fund internal cash ($563k), developer contributions held ($136k), offset by adjustment to interest on internal loan to general fund ($58k).

Grants and Contributions - Operating **$15,199 Income Increase**

The increase was due to greater than expected pensioner rebate subsidies ($11k) and apprenticeship subsidies ($4k).

Grants and Contributions - Capital **$69,256 Income Increase**

The increase was due to additional developer contributions income ($23k) and low-pressure system contributions ($46k).

Expenses

Materials and Contracts **$183,500 Expense Decrease**

The decrease was due to reduced biosolid treatment expenses ($200k), offset by new Barraba sewer main design expenses ($16k).

Depreciation **$397,637 Expense Increase**

The reason for the increase was a review of depreciation to allow for final previous year capitalisation, useful life changes and also asset revaluations that increased asset replacement costs.

Other Expenses **$782 Expense Increase**

The reason for the increase was revised insurance premium expenses.

Income and Expenses - Consolidated

	ORIGINAL	Approved Changes		REVISED	Budget Adjustments	PROJECTED	
	Budget	*September Review*	*December Review*	*Budget*	*Processed for Quarter*	*year end result*	*ACTUAL YTD*
Income							
Rates and Annual Charges	83,609,850	219,678	133,457	83,962,985	86,825	84,049,810	84,661,121
User Charges and Fees	46,525,750	1,817,010	(862,307)	47,480,453	4,415,356	51,895,809	36,440,679
Interest and Investment Revenue	7,103,079	0	30,562	7,133,641	1,775,132	8,908,773	7,454,280
Other Revenues	4,426,646	255,089	815,090	5,496,825	146,566	5,643,391	3,746,661
Grants and Contributions - Operating	21,690,459	2,441,415	(93,654)	24,038,220	8,066,660	32,104,880	18,555,605
Grants and Contributions - Capital	22,847,007	4,423,415	(3,365,702)	23,904,720	(1,661,432)	22,243,288	10,806,710
Net gain from disposal of assets		0	0	0	0	0	0
Total Income from continuing operations	**186,202,791**	**9,156,607**	**(3,342,554)**	**192,016,844**	**12,829,107**	**204,845,951**	**161,665,056**
Expenses							
Employee Costs	62,766,345	340,580	618,687	63,725,612	(1,758,406)	61,967,206	42,696,053
Borrowing Costs	3,609,420	0	0	3,609,420	(58,016)	3,551,404	2,964,049
Materials and Contracts	45,736,257	(729,095)	(668,510)	44,338,652	12,492,624	56,831,276	39,097,258
Depreciation	42,156,358	0	0	42,156,358	4,795,625	46,951,983	35,757,686
Other Expenses	4,267,574	10,037,447	45,445	14,350,466	225,983	14,576,449	10,451,384
Total Expenses from continuing operations	**158,535,954**	**9,648,932**	**(4,378)**	**168,180,508**	**15,697,810**	**183,878,318**	**130,966,430**
Net Operating result from continuing operations	**27,666,837**	**(492,325)**	**(3,338,176)**	**23,836,336**	**(2,868,703)**	**20,967,633**	**30,698,626**
Net Operating result before capital items	**4,819,830**	**(4,915,740)**	**27,526**	**(68,384)**	**(1,207,271)**	**(1,275,655)**	**19,891,916**

NOTES:
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Income and Expenses - Themes

	ORIGINAL	Approved Changes		REVISED	Budget Adjustments	PROJECTED	
	Budget	*September Review*	*December Review*	*Budget*	*Processed for Quarter*	*year end result*	*ACTUAL YTD*
Income							
Our Water Security	55,409,763	(219,540)	(88,833)	55,101,390	3,887,645	58,989,035	53,594,262
A Liveable Built Environment	7,468,826	793,500	(114,563)	8,147,763	176,612	8,324,375	4,042,315
Prosperity and Innovation	6,334,697	155,361	532,706	7,022,764	490,315	7,513,079	6,223,134
Resilient and diverse communities	3,477,589	50,615	(260,936)	3,267,268	29,112	3,296,380	3,340,932
Connecting our Region and its Citizens	32,111,504	2,734,069	(3,200,956)	31,644,617	7,309,650	38,954,267	23,861,345
Working with and protecting our environmen	22,784,252	1,214,132	(1,060,974)	22,937,410	0	22,937,410	19,561,144
Celebrate our cultures and heritage	1,782,976	432,552	213,191	2,428,719	66,685	2,495,404	1,604,636
A Strong and Vibrant Identity	306,044	1,478,448	262,764	2,047,256	143,000	2,190,256	2,792,187
Open and Collaborative Leadership	1,830,604	173,479	(29,179)	1,974,904	10,501	1,985,405	1,106,071
General Purpose Income	54,696,536	2,591,229	404,226	57,691,991	715,587	58,407,578	45,539,030
Total Income	**186,202,791**	**9,403,845**	**(3,342,554)**	**192,264,082**	**12,829,107**	**205,093,189**	**161,665,056**
Expenses							
Our Water Security	40,841,815	1,084,284	54,878	41,980,977	1,316,156	43,297,133	32,110,510
A Liveable Built Environment	16,075,007	772,622	(64,594)	16,783,035	388,354	17,171,389	12,719,411
Prosperity and Innovation	13,458,032	855,525	190,930	14,504,487	463,669	14,968,156	10,781,222
Resilient and diverse communities	11,873,600	391,173	(51,355)	12,213,418	163,609	12,377,027	10,050,730
Connecting our Region and its Citizens	39,578,153	3,703,731	(555,143)	42,726,741	10,567,216	53,293,957	35,632,613
Working with and protecting our environmen	20,738,013	1,680,230	(91,287)	22,326,956	686,209	23,013,165	16,080,897
Celebrate our cultures and heritage	6,066,480	320,161	138,481	6,525,122	356,612	6,881,734	5,401,948
A Strong and Vibrant Identity	2,354,235	1,450,703	326,344	4,131,282	(11,633)	4,119,649	3,102,751
Open and Collaborative Leadership	7,550,619	(362,259)	47,368	7,235,728	1,767,618	9,003,346	5,086,348
Total Expenses	**158,535,954**	**9,896,170**	**(4,378)**	**168,427,746**	**15,697,810**	**184,125,556**	**130,966,430**
Net Operating result from continuing operations	**27,666,837**	**(492,325)**	**(3,338,176)**	**23,836,336**	**(2,868,703)**	**20,967,633**	**30,698,626**

NOTES:
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Capital Budget - Consolidated

	ORIGINAL	Approved Changes		REVISED	Budget Adjustments	PROJECTED	
	Budget	September Review	December Review	Budget	Processed for Quarter	year end result	ACTUAL YTD
Capital Funding							
Unrestricted Revenue	10,577,297	7,204,179	43,107	17,824,583	23,046	17,847,629	(33,528,212)
Internal Reserves	30,793,387	15,502,195	(3,478,964)	42,816,618	1,097,580	43,914,198	26,747,172
Developer Contributions	3,218,322	8,084,449	(296,288)	11,006,483	26,681	11,033,164	6,354,231
Loans	2,902,897	288,337	(61,947)	3,129,287	(47,920)	3,081,367	3,541,235
Grants & Contributions	23,897,758	11,351,635	(5,098,615)	30,150,778	(3,526,675)	26,624,103	15,142,147
Total Capital Funding	**71,389,661**	**42,430,795**	**(8,892,707)**	**104,927,749**	**(2,427,288)**	**102,500,461**	**18,256,573**
Capital Expenditure							
Creative Communites & Experiences							
Other Assets	166,688	503,171	460,466	1,130,325	(197,459)	932,866	0
Office of General Manager							
Other Assets	4,482,380	275,757	(20,490)	4,737,647	(1,548,196)	3,189,451	437,224
Liveable Communities							
Other Assets	663,521	466,289	26,523	1,156,333	(281,263)	875,070	323,564
Regional Services							
Roads & Drainage Assets	29,271,853	11,515,173	(1,695,585)	39,091,441	(1,890,753)	37,200,688	23,234,753
Recreational Assets	4,324,046	(149,361)	238,722	4,413,407	(313,060)	4,100,347	2,022,814
Buildings Fleet & Equipment	12,496,724	4,915,481	(4,016,716)	13,395,489	(934,795)	12,460,694	9,183,624
Other Assets	0	2,121,083	5,555	2,126,638	(60,604)	2,066,034	(34,441,192)
Airport Assets	740,000	71,937	203,960	1,015,897	(346,934)	668,963	190,969
Water Enterprises							
Laboratory and Sustainabilty	226,000	57,872	0	283,872	0	283,872	107,918
Waste Assets	20,878,102	5,574,640	(17,738,326)	8,714,416	0	8,714,416	1,113,762
Water Assets	8,212,477	10,023,095	(246,136)	17,989,436	(44,722)	17,944,714	11,595,972
Sewer Assets	6,310,169	9,548,704	(1,119,502)	14,739,371	1,689,910	16,429,281	6,050,359
Other Non-Operating							
Loan Principal Repayments	9,362,919	0	0	9,362,919	0	9,362,919	7,021,965
Loan Principal Raised	(21,295,000)	729,724	15,000,000	(5,565,276)	2,042,451	(3,522,825)	0
Other	(4,450,218)	(3,222,770)	8,822	(7,664,166)	(541,863)	(8,206,029)	(8,585,160)
Total Capital Expenditure	**71,389,661**	**42,430,795**	**(8,892,707)**	**104,927,749**	**(2,427,288)**	**102,500,461**	**18,256,573**

NOTES:
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Capital Budget – Consolidated

Capital Expenditure

Creative Communities & Experiences

Other Assets **$197,459 Expense Decrease**

Budget adjustments were processed that accounted for a $105,656 decrease. The reasons for the decrease were projects carried over 2024-2025 ($189k), offset by new budget for TRECC Fire Compliance works ($80k) and additional capital works art gallery acquisitions ($3k).

The remaining $91,803 decrease was due to coding changes as a result of organisation structure changes.

Office of the General Manager

Other Assets **$1,548,196 Expense Decrease**

The reasons for the decrease were projects carried over to 2024-2025 ($1,500k) and capital budget transferred to operating ($48k).

Liveable Communities

Other Assets **$281,263 Expense Decrease**

The decrease was due to coding changes as a result of organisation structure changes.

Regional Services

Roads and Drainage Assets **$1,890,753 Expense Decrease**

Budget adjustments were processed that accounted for a $2,610,753 decrease. The reasons for the decrease were; projects carried over to 2024-2025 ($1,657k), scope reduction Pedestrian Infrastructure works ($1,045k), scope reduction Infrastructure around schools ($860k), reduced roads to recovery works to match allocated income ($364k), roads asset renewal budgets not required in current year ($260k), budget for asset data improvement not required in current year ($169k), transfer Local Roads & Community Infrastructure budget to projects of other classifications ($28k) and regional roads capital reduced due to decreased contributions allocations ($15k).

These amounts were offset by expense increases for additional budgets required for; Duri-Dungowan Road ($1,002k), Taminda Ring Road ($850k), Halls Creek Road Upgrade ($140k),
Oxley Highway/Country Road Roundabout ($125k), Route Upgrade – Moonbi to Hallsville ($125k) regional drainage improvements ($120k) and Manilla Low Level Bridge land costs ($4k). There were also increases due to; regional roads operating grant transferred to capital ($130k), transfer of capital budget from Buildings, Fleet & Equipment classification ($10k) and Local Roads & Community Infrastructure projects transferred from other classifications ($1k).

Recreational Assets **$313,060 Expense Decrease**

The major reasons for the decrease were; projects carried forward to 2024-2025 ($355k) and capital projects completed under budget ($2k). These amounts were offset by expense increases for; local roads and community infrastructure budget transferred from other classifications ($28k) and new capital project Sportsground lighting control upgrade ($16k).

Buildings, Fleet and Equipment **$934,795 Expense Decrease**

The reasons for the decrease were; Ray Walsh House (RWH) Stage 1 remediation completed under budget ($542k), projects carried forward to 2024-2025 ($500k) and transfer of capital budget to roads and drainage capital ($10k).

These amounts were offset by increases for; additional budget for Swan Street Depot establishment ($60k), additional building renewal costs ($45k) and additional furniture Northern Daily Leader building ($11k).

Other Assets **$60,604 Expense Decrease**

The reasons for the decrease were; projects carried forward to 2024-2025 ($200k) and Local Roads & Community Infrastructure funds transferred to jobs in other classifications ($1k).

These amounts were offset by increases for; additional budget for Arcadia Urban Release project funded by external contribution ($140k).

Airport Assets **$346,934 Expense Decrease**

Budget adjustments were processed that accounted for a $720,000 decrease. The reason for the decrease was projects carried forward to 2024-2025.

The remaining $373,066 increase was due to coding changes as a result of organisation structure changes.

Water Enterprises

Water Assets **$44,722 Expense Decrease**

The reason for the decrease were various projects completed under budget.

Sewer Assets **$1,689,910 Expense Increase**

The major reasons for the increase were; land purchases ($1,510k), budget for Gypsum application Westdale Wastewater treatment transferred from operating ($200k) and increased budget for low pressure sewer system renewals from additional contributions ($46k).

These amounts were offset by decreases for; net reduction in costs due to projects completed under budget ($50k) and transfer of capital budget to operating non-recurrent ($16k).

Other Non-Operating

Loan Principal Raised **$2,042,451 Income Decrease**

The reasons for the decrease were; deferral of loan raising to match capital projects carried over to 2024-2025 ($1,500k) and lower than expected loan required for RWH Stage 1 remediation works ($542k).

Other **$541,863 Income Increase**

The reason for the increase was additional land sales proceeds.

Cash & Investments - Consolidated

	ORIGINAL	Approved Changes		REVISED	Budget Adjustments	PROJECTED	
	Budget	*September Review*	*December Review*	*Budget*	*Processed for Quarter*	*year end result*	*ACTUAL YTD*
Unrestricted	(429,325)	7,670,574	(25,921)	7,215,328	(553,149)	6,662,179	11,185,707
Externally Restricted							
General Fund							
Reserves	(1,128,325)	5,088,956	(1,655,110)	2,305,521	(2)	2,305,519	(4,682,158)
Developer Contributions	(2,185,188)	148,313	116,563	(1,920,312)	(329,501)	(2,249,813)	(1,979,125)
Loans	(1,776)	402,284	0	400,508	276	400,784	1,605,098
Grants & Contributions	2,518,878	9,110,752	(1,791,719)	9,837,911	(830,194)	9,007,717	151,656
Water Fund							
Unrestricted Cash - Water	(196,495)	(103,487)	48,547	(251,435)	(2,552,724)	(2,804,159)	(7,182,827)
Reserves	918,807	1,513,979	(34,729)	2,398,057	(23,605)	2,374,452	4,189,530
Developer Contributions	(676,691)	5,855,378	(201,144)	4,977,543	(698,634)	4,278,909	3,170,563
Loans	2,083,508	(113,947)	0	1,969,561	0	1,969,561	1,868,396
Grants & Contributions	0	144,997	0	144,997	0	144,997	24,667
Sewer Fund							
Unrestricted Cash - Sewer	(349,646)	(240,103)	170,913	(418,836)	(514,970)	(933,806)	(12,500,004)
Reserves	(9,438,996)	7,596,701	(1,007,490)	(2,849,785)	1,455,568	(1,394,217)	4,104,123
Developer Contributions	(888,018)	2,028,531	(107,255)	1,033,258	(159,635)	873,623	(1,171,464)
Loans	821,165	0	(61,947)	759,218	0	759,218	80,285
Grants & Contributions	0	0	0	0	0	0	(89,641)
Total Externally Restricted	**(8,522,777)**	**31,432,354**	**(4,523,371)**	**18,386,206**	**(3,653,421)**	**14,732,785**	**(12,410,901)**
Internally Restricted							
All	9,477,507	3,816,372	(1,005,239)	12,288,640	(147,640)	12,141,000	1,256,192
Total Internally Restricted	**9,477,507**	**3,816,372**	**(1,005,239)**	**12,288,640**	**(147,640)**	**12,141,000**	**1,256,192**
Total Restricted	**954,730**	**35,248,726**	**(5,528,610)**	**30,674,846**	**(3,801,061)**	**26,873,785**	**(11,154,709)**
Total Cash and Investments	**525,405**	**42,919,300**	**(5,554,531)**	**37,890,174**	**(4,354,210)**	**33,535,964**	**30,998**
Available Cash	**(429,325)**	**7,670,574**	**(25,921)**	**7,215,328**	**(553,149)**	**6,662,179**	**11,185,707**

NOTES:
ORIGINAL Budget +/- approved budget changes in previous quarters = REVISED Budget
REVISED Budget +/- recommended changes this quarter = PROJECTED year end result

Cash and Investments – Consolidated

Unrestricted Funds **$553,149 Funds Increase**

The major reasons for the increase in Unrestricted Cash for General Fund include; increased interest on investments ($598k), decreased net operational costs – development ($125k), increased income from rates ($117k), decreased net operational costs People & Culture ($14k), sponsorship budget correction ($5k) and reduced workers compensation premium ($4k).

These amounts were offset by decreases in Unrestricted Cash due to; increased emergency services contribution ($84k), increased net operational costs entertainment venues ($51k), executive assistance Chief People Officer/Chief Financial Officer ($47k), employee survey expenses ($30k), increased audit costs ($23k), increased operational costs Destination and Economic Development ($19k), increased Tamworth Country Music Festival internal costs sports & recreation ($14k)/Traffic and Cavalcade ($10k), additional rent Northern Daily Leader building ($10k), approved minor organisational structural changes ($7k), child safe program implementation costs ($5k) and increased insurance premium costs ($4k).

Externally Restricted Funds **$3,653,421 Funds Increase**

The reasons for the increase in Unrestricted Cash – Water ($2,553k) were; additional water consumption income ($2,060k), increased interest on investments ($171k), reduced finance charge to water fund due to implementation of automatic meter reading ($122k), antennae lease income ($77k), water meter connection fees ($52k), subdivision inspection fees ($39k), interest on overdue annual charges ($33k), supplementary rates adjustments ($19k), water meter cover fees ($9k) and pensioner subsidies ($9k). These amounts were offset by funds decreases for; reduced land lease income ($39k) and revised insurance premium ($1k).

The reasons for the increase in Unrestricted Cash – Sewer ($515k) were increased interest on investments ($563k) and increased pensioner rates subsidy ($11k) offset by; adjustment to internal loan to general fund interest rate ($58k) and increased insurance premium costs ($1k).

The balance, being an increase to Externally Restricted Funds ($586k) was predominately due to projects carried forward to 2024-2025, offset by new additional/capital works.

Internally Restricted Funds **$147,640 Funds Increase**

The major reasons for the increase were projects carried forward to 2024-2025 offset by new additional/capital works

Investments – Statement by Responsible Accounting Officer

'All funds have been invested in accordance with Council's investment policies.'

Cash – Statement by Responsible Accounting Officer

'A bank reconciliation is undertaken on a daily basis. Cash funds were reconciled with the Bank Statement on 31 March 2024''

Cash and Investments – Reconciliation

Actual YTD total Cash & Investments	($ 30,998)
Plus: Opening balances	$195,586,837
Balance as at 31-03-2024	$195,555,839
Investment Register balance 31-03-2024	$195,305,133
Bank Reconciliation as at 31-03-2024	$ 250,706
Reconciliation Total	$195,555,839

Key Performance Indicators

	General		Water		Sewer	
Based on Projected Budget Results						
Operating Result Ratio						
Operating result before Capital Income	(10,653,790)	**-8.19%**	(26,801)	**-0.10%**	9,404,936	**32.23%**
Operating Revenue before Capital	130,026,419		26,791,241		29,185,093	
Debt Service Cover Ratio						
Operating result before capital (excl interest & depreciation)	23,594,377	**4.01**	8,480,894	**3.37**	17,325,852	**3.69**
Debt service costs	5,877,299		2,520,110		4,690,305	
Own Source Operating Revenue						
Operating revenue (excl grants/cont)	97,358,098	**65.69%**	26,556,284	**89.85%**	28,958,000	**95.02%**
Total operating revenue	148,213,292		29,556,011		30,476,738	
Based on YTD Actuals						
Rates & Annual Charges Outstanding %						
Rates & annual charges outstanding	14,737,245	**26.13%**	2,403,761	**26.27%**	6,088,219	**27.35%**
Rates & annual charges colllectible	56,410,487		9,150,669		22,256,396	

Contracts Listing

Contractor	Contract Detail and Purpose	Value $	Date Awarded	Budgeted (Y/N)
AMB Earthworks Pty Ltd	Quotation - Arcadia Subdivision - Construction of Intersection - Duri Road & New Access Road	1,436,850	12/01/2024	Y
CO.OP Studio Pty Ltd	Tender - Tamworth Regional Aquatic Centre (TRAC) and Northern Inland Centre of Sport and Health (NICSH) Design	221,010	17/01/2024	Y
Large Industries Pty Ltd t/a JLE Electrical	Quotation - Bective and Black Springs Road Rehabilitations - Raising of Overhead Electrical Power Lines	62,534	29/02/2024	Y
Currie and Brown	Quotation - Quantity Surveyor for the Tamworth Global Gateway Park Stage 5-8	51,675	1/03/2024	Y
Gunnedah Building Products Pty Ltd aka GBP Cranes	Quotation - Peel River and Moore Creek Scour Protection work with Rock bags	66,362	6/03/2024	Y
Lockyer Trailers	Quotation - Supply & Delivery of Two 6,200 mm dual axle mower trailers	52,364	28/03/2024	Y

Notes

1. Minimum reporting level is those contracts over $50,000.
2. Contracts listed are those entered into during the quarter (excluding contractors that are on Council's preferred supplier list).
3. Contracts for employment are not included.
4. Panel Tender is a tender awarded to a panel of successful tenderers for regular tasks that occur throughout the year based on a schedule of rates for services

Explanation – Contracts Listed - Statement by Responsible Accounting Officer

'There were no contracts entered into in the March 2024 Quarter that were outside the scope of the approved budget.'

Consultancy and Legal Expenses

Expense	Expenditure YTD	Budgeted (Y/N)
Consultancies	$1,168,517	Y
Legal Fees	$ 148,872	Y

Definition of Consultant

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high-level specialist or professional advice to assist decision-making by management. Generally, it is the advisory nature of the work that differentiates a consultant from other contractors.

Consultancies – Statement by Responsible Accounting Officer

'There were no consultancies awarded in the March 2024 Quarter that were outside the scope of the approved budget.'

Explanation – Legal Expenses - Statement by Responsible Accounting Officer

'There were no Legal Expenses incurred in the March 2024 Quarter that were outside the scope of the approved budget.

Statement by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021.

This statement provides an opinion on the impact of the identified variations for the quarter only, not on council's projected financial position.

It is my opinion that the Quarterly Budget Review Statement for Tamworth Regional Council for the quarter ended 31 March 2024 indicates that the budget adjustments identified for approval in this quarter are satisfactory in regard to the variance of the projected estimates to the original budget.

Signed: _____ Date: 14/05/2024

Sherrill Young

Responsible Accounting Officer, Tamworth Regional Council

Local Government Remuneration Tribunal

Annual Determination

Report and determination under sections 239 and 241 of the Local Government Act 1993

29 April 2024

NSW GOVERNMENT

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Executive Summary

The *Local Government Act 1993* (LG Act) requires the Local Government Remuneration Tribunal (the Tribunal) to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

Categories

Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. A review of categories was last carried out by the Tribunal in 2023.

The Tribunal will next consider the model, criteria for each group, and the allocation of councils in the 2026 review.

The criteria for each category is published in Appendix 1 of the Determination and remains unchanged from 2023.

Two (2) councils have been recategorised from Rural Large to Regional Rural as a result of meeting the criteria at Appendix 1.

Fees

The Tribunal has determined a 3.75 per cent per annum increase in the minimum and maximum fees applicable to each category from 1 July 2024.

Section 1 – Introduction

1. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. The Tribunal last undertook a significant review of the categories and the allocation of councils into each of those categories in 2023.

2. Section 241 of the LG Act provides that the Tribunal determine the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under section 239.

3. Section 242A(1) of the LG Act requires:

> *"In making a determination, the Remuneration Tribunal is to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the Industrial Relations Act 1996 when making or varying awards or orders relating to the conditions of employment of public sector employees."*

4. The Industrial Relations Amendment Act 2023, assented on 5 December 2023, repealed section 146C of the *Industrial Relations Act 1996*, resulting in changes to wages policy and removal of the cap on remuneration increases.

5. The Tribunal can also determine that a council can be placed in another existing or new category with a higher range of fees.

6. The Tribunal's determination takes effect from 1 July each year.

Section 2 – 2023 Determination

7. In 2023, the Tribunal received 18 written submissions.

8. An extensive review of the categories, criteria, and allocation of councils into each of the categories was undertaken by the Tribunal as required by Section 239 of the LG Act.

9. The review resulted in the Tribunal determining the creation of two new categories, being Metropolitan Major and Rural Large.

10. The categories of general purpose councils were determined as follows:

Metropolitan	Non-Metropolitan
Principal CBD	Major Regional City
Major CBD	Major Strategic Area
Metropolitan Major	Regional Strategic Area
Metropolitan Large	Regional Centre
Metropolitan Medium	Regional Rural
Metropolitan Small	Rural Large
	Rural

11. The Tribunal was of the view that improving consistency of criteria in categories was paramount. The Tribunal therefore determined to include the non-resident population criteria in Major Strategic, Regional Strategic, Regional Centre, and Regional Rural categories.

12. A total of 26 councils were recategorised as a result of changes in the 2023 Determination.

13. The Tribunal determined that fees would increase by 3 per cent in the minimum and maximum fees applicable to each category from 1 July 2023.

Section 3 – 2024 Review

2024 Process

14. The Tribunal's annual review commenced in October when it wrote to all councils inviting submissions regarding fees. The Tribunal outlined that it is only required to review the categories every three years and will next consider the model, the criteria applicable to each category and the allocation of councils in the 2026 review. The invitation noted that it is expected that submissions are endorsed by respective councils.

15. The Tribunal also wrote to the President of Local Government NSW (LGNSW) inviting a submission.

16. The Tribunal received 19 written submissions, of which 18 were from individual councils and 1 submission from LGNSW.

17. The Tribunal notes that 17 of the 18 council submissions were endorsed by their representative councils.

18. The Tribunal acknowledges and thanks all parties for their submissions.

Submissions Received – Request for recategorisation

19. Two council submissions received requested recategorisation, with Paramatta City Council and Lake Macquarie putting forward individual cases for the Tribunal's consideration.

20. Paramatta City Council requested recategorisation from its current classification of Major CBD to Principal CBD. Paramatta City Council's case to be included in Principal CBD category is based on the following:

    - Paramatta being critical to the success of the Greater Sydney Region Plan
    - The LGA expecting an estimated 186,000 new residents between 2022 and 2041
    - An increase in the number of government services, corporations, and private enterprises relocating into Paramatta CBD
    - A local economy that generates approximately $32.88 billion in gross regional product and 33,000 businesses that generated over 202,000 jobs
    - The Council's Local Strategic Planning Statement covers seven priority growth areas and precincts identified by the NSW Government in order to give effect to their Housing strategy
    - Paramatta City Council has a 2023/24 capital works budget of $613m and it provides a number of significant services within the local government area, including two aquatic centres, redevelopment to key community centres, and funding for local parks, roads, cycleways, and footpaths.

21. The Tribunal last considered the criteria for Principal CBD in the 2023 Annual Determination process. The Tribunal's view at the time was that

the criteria characteristics for Principal CBD category was appropriate, therefore no changes were required.

22. Paramatta City Council does not meet the criteria for Principal CBD. Accordingly, the Tribunal is not persuaded to include Paramatta Council in Principal CBD category.

23. Lake Macquarie City Council requested that it be recategorised from a Regional Strategic Area to a Major Strategic Area. Reasons include:

- The LGA having a resident population of 216,603, and a non-resident working population of 24,769 (for a total of 241,372)
- Connection to Greater Sydney via the M1, rail and a regional airport that supports the community
- 99 towns, villages and nine economic centres across an area of 757 square kilometres
- An annual economic output of $26.1 billion (which is approximately 20 per cent of the Hunter economy)
- 1.3 million tourists per year
- 14,081 active businesses, 73,233 jobs and a total workforce across the LGA of 102,029
- Community facilities that include a Regional Gallery – Museum of Art and Culture, one University, two TAFE campuses and a regional centre for health care
- Operating revenue exceeding $290 million.

24. As stated in Council's own submission, currently it does not meet the population threshold criteria for Major Strategic Area. Accordingly, the Tribunal is not persuaded to include Lake Macquarie Council in Major Strategic Area category.

25. The council also advocated for the population threshold for Major Strategic Area to be reviewed from its current threshold of 300,000 to 200,000 to restore incremental balance between Major Strategic Area and Regional Strategic Area categories.

26. Lake Macquarie Council provided late supplementary information to support their argument for the population threshold of Regional Strategic Area being adjusted. Council submitted that five precincts in the Lake Macquarie LGA have been identified for inclusion in the New South Wales Government Transport Oriented Development Program, which aims to encourage housing development near transport hubs.

27. The Council argues this increase in housing will lead to population growth in the selected centres, especially those with a large number of identified precincts.

28. Consistent with section 239 and 240 of the LG Act, the Tribunal carefully considered the population threshold for all categories, as part of the 2023 Annual Determination. It was determined at that time, on extensive evidence examined and considered by the Tribunal, that the population threshold for Major Strategic Area was appropriate.

29. The Tribunal is not persuaded at this time to change the population threshold for Major Strategic Area. Should further evidence become available to support a change in the population threshold for this category,

it can be considered by the Tribunal as part of the three yearly review of categories in 2026.

30. The Tribunal will monitor, as data becomes available, the impact of the New South Wales Government Transport Oriented Development Program on population thresholds.

31. One submission received from Wollondilly Shire Council advised that Council resolved to write to the Premier and appropriate Ministers, requesting Wollondilly Shire Council be considered as a regional Council.

32. The Tribunal has previously determined that Wollondilly Shire Council, for the purpose of setting the minimum and maximum fees payable to Councillors and Mayors, be classified as Regional Centre.

33. The Tribunal notes Wollondilly's submission and proposed course of action.

Categories – movement of Councils within the framework

34. The Tribunal reviewed population and data relating to Council operations to determine if the categorisations of Councils was consistent with the current criteria.

35. Population data was sourced from the Australian Bureau of Statistics (ABS), released 26 March 2024 for the period 2022 – 2023 financial year, the most recent data available at the time of writing this determination.

36. Data relating to Council operations was sourced from the Office of Local Government (OLG).

37. These sources provide a consistent, and complete overview of all councils in NSW. These data sources are consistent with those used in previous LGRT determinations.

38. Each Council was also assessed against the relevant criteria at Appendix 1.

39. As a result, it was identified that two Rural Large councils, Hilltops Council and Muswellbrook Shire Council, each had a combined resident and non-residential working population above 20,000 each. This population figure exceeds the population threshold for a Regional Rural council classification.

40. For this reason, the Tribunal has reclassified both Hilltops Council and Muswellbrook Shire Council as Regional Rural councils.

Submissions Received – Remuneration Structure

41. A significant number of submissions commented on the remuneration structure, advocating for major changes to be made, including the need for a full comprehensive review. These issues are addressed below.

42. One submission advocated for a new remuneration structure to be established that:

    - Is benchmarked in a more transparent way

- Recognises workload
- Encourages participation by a cohort that is more representative of the community
- Recognises skills and experience that is relevant to the roles.

43. Several submissions argued that the current remuneration structure does not adequately compensate elected Councillors and Mayors for the complex requirements of the role, significant workload, time requirements, responsibilities, and changes in the role over recent years.

44. A number of submissions provided comparison data that included remuneration paid to: Queensland and Victorian local government Councillors and Mayors, Federal, State, and Territory Parliamentary Members, Audit Risk and Improvement Committee members, and average remuneration for chairs/directors of not-for-profit organisations.

45. The basis of providing this data was to support arguments that NSW Councillors and Mayors are paid below these organisations and the work of Councillors and Mayors is being undervalued.

46. Some submissions outlined that low levels of remuneration can have a detrimental impact on the quality and diversity of candidates standing for election.

47. The LG Act is clear that Councillors and Mayors receive an annual fee, not a wage, with section 251 clearly stating that fees paid do not constitute a salary.

48. Whilst the Tribunal acknowledges these issues, as previously explained in the 2023 Annual Determination at paragraph 97 they are not currently within the Tribunal's remit.

49. One submission advocated for fees of rural councils to be commensurate with those of regional and metropolitan councils, arguing that the skills and knowledge required for the role is the same regardless of the council location.

50. Others advocated for significant increases to rural and regional fees in order to address low candidate numbers while others asserted that the current remuneration fails to take into account significant stressors facing regional and rural councils.

51. The Act requires that the Tribunal must determine categories at least once every three years and places each council into a category. The determination of categories by the Tribunal is for the purpose of determining the minimum and maximum fees to be paid for councillors and Mayors in each category. When determining categories, the Tribunal is required to take into account matters prescribed in Section 240 of the LG Act:

    - *the size of areas;*
    - *the physical terrain of areas;*
    - *the population of areas and the distribution of the population;*
    - *the nature and volume of business dealt with by each council;*
    - *the nature and extent of the development of areas;*

- *the diversity of communities served;*
- *the regional, national and international significance of the council;*
- *such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government; and*
- *such other matters as may be prescribed by the regulations.*

52. The Determination of minimum and maximum fees for 2024 is dealt with below at section 4.

53. Two submissions asserted that the current remuneration structure fails to recognise the role, responsibilities, and contribution of the Deputy Mayor position. It was suggested that a distinct independent fee be included for the position of Deputy Mayor.

54. Section 249 (5) of the LG act states:

> *"A council may pay the deputy mayor (if there is one) a fee determined by the council for such time as the deputy mayor acts in the office of the mayor. The amount of the fee so paid must be deducted from the mayor's annual fee."*

55. Accordingly, the Tribunal lacks the power to implement changes to the fee structure that would include a distinct independent fee for the position of Deputy Mayor.

56. One argument put forward is that the impact of the current superannuation arrangements has a negative impact on female participation.

57. Section 254B of the Act sets out the circumstances with respect to the payment of superannuation for Mayors and Councillors. The payment of superannuation is not automatic or mandatory, pursuant to 254B (4)(a) of the Act a council must pass a resolution prior to making superannuation contribution payments.

58. Any changes to superannuation contribution payments for Councillors and Mayors to assist in eliminating barries to participation would require changes to the legislation.

Section 4 – 2024 Fees

Submissions - 2024 Fees

59. The LGNSW submission requested the Tribunal increase fees by at least 10% in order to:

    - Reverse the fee erosion which occurred under the NSW Public Sector Wages Policy
    - Mitigate economic pressures and the rising cost of living
    - Ensure that Councillors and Mayors receive fair and reasonable remuneration for the work they perform
    - Address the historic undervaluation of the work performed by elected representatives in local government in New South Wales.

60. LGNSW used economic and wage data to support their argument that included:

    - Consumer Price Index
    - Wage Price Index
    - National and State Wage cases
    - Market comparability

61. LGNSW in its meeting with the Tribunal and Assessors asserted that fees paid to Councillors and Mayors have reduced in real terms over recent years, further advocating for an increase of 10% being fair and reasonable.

62. In meeting with LGNSW, the question of Government policies (State and Federal) on housing reform was discussed. The Tribunal is mindful of the additional workload associated with policies such as the NSW Government's Transport Oriented Development Program place on affected Councils. Similar considerations arise from the infrastructure requirements related to Renewable Energy Zones.

63. The role of a Councillor as a member of the governing body of the council is outlined under s232 of the LG Act and the Tribunal has addressed this matter generally in the 2023 Determination at paragraph 97.

64. Four submissions received from individual councils addressed the issue of fees quantum increase. These submissions sought an increase ranging from 3% to 5.57%.

65. Other submissions advocated for remuneration to be set at a level to:

    - Reflect the role, commitment required, complexity of the role, workload, and responsibilities required to perform the role successfully
    - Ensure no one is out of pocket for the work they do for council
    - Attract a diverse range of potential candidates.

66. Five submissions advocated for the Tribunal to change the determination in regard to the remuneration structure. Some submissions suggested setting a fixed mandatory fee for Councillors and Mayors, whilst others argued that individual councils should not determine their own

remuneration, due to potential conflict of interest, instead the decision should be left to State Government or an independent decision maker.

67. It has been suggested that such an approach could:

- Remove potential conflict of interest
- Facilitate good governance
- Create equity amongst councils in the same category
- Assist in fostering good relationships with the community
- Alleviate public perception that increases are unjust.

68. Currently the Tribunal, consistent with its obligations set out in the LG Act, section 248 and section 249, determines a minimum and maximum remuneration range for Councillors and Mayors. It is then up to individual councils, to fix the annual fee for councillors and Mayors.

69. Furthermore, the tribunal does not have the authority to determine a fixed mandatory fee, section 241 of the LG Act states:

> *"The Remuneration Tribunal must, not later than 1 May in each year, determine, in each of the categories determined under section 239, the maximum and minimum amounts of fees to be paid during the following year to councillors (other than mayors) and mayors."*

Fee Increase.

70. The Tribunal considered a range of factors in determining the amount to increase minimum and maximum fees payable to Councillors and Mayors. This included economic data, including the Consumer Price Index, Wage Price Index, full-time adult average weekly ordinary time earnings, NSW Public Sector increases, and Local Government State Award increases. It also considered the Base Cost Change model used by IPART in setting the rate peg for 2024-25.

71. On this occasion the Tribunal has determined that a 3.75% per cent increase will apply to the minimum and maximum fees applicable to existing categories.

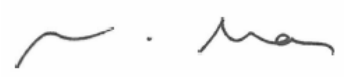
Conclusion

72. The Tribunal's determination has been made with the assistance of the Assessors, Ms Kylie Yates, Mr Brett Whitworth and Mr Douglas Walther.

73. Determination 1 sets out the allocation of councils into each of the categories as per section 239 of the LG Act.

74. Determination 2 sets out the minimum and maximum fees paid to councillors and mayors and chairpersons of county concills as per section 241 of the LG Act.

75. The Tribunal acknowledges and thanks the secretariat for their exellent research and support in completing the 2024 determination.



Viv May PSM
Local Government Remuneration Tribunal
Dated 29 April 2024

Section 5 – Determinations

Determination No. 1 – Allocation of councils into each of the categories as per section 239 of the LG Act effective 1 July 2024

General Purpose Councils – Metropolitan

Principal CBD (1)

- Sydney

Major CBD (1)

- Parramatta

Metropolitan Major (2)

- Blacktown
- Canterbury-Bankstown

Metropolitan Large (10)

- Bayside
- Cumberland
- Fairfield
- Inner West
- Liverpool
- Northern Beaches
- Penrith
- Ryde
- Sutherland
- The Hills

Metropolitan Medium (8)

- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

Metropolitan Small (8)

- Burwood
- Canada Bay
- Hunters Hill
- Lane Cove
- Mosman
- Strathfield
- Waverley
- Woollahra

General Purpose Councils - Non-Metropolitan

Major Regional City (2)

- Newcastle
- Wollongong

Major Strategic Area (1)

- Central Coast

Regional Strategic Area(4)

- Lake Macquarie
- Maitland
- Shoalhaven
- Tweed

Regional Centre (23)

- Albury
- Armidale
- Ballina
- Bathurst
- Blue Mountains
- Byron
- Cessnock
- Clarence Valley
- Coffs Harbour
- Dubbo
- Eurobodella
- Hawkesbury
- Lismore
- Mid-Coast
- Orange
- Port Macquarie-Hastings
- Port Stephens
- Queanbeyan-Palerang
- Shellharbour
- Tamworth
- Wagga Wagga
- Wingecarribee
- Wollondilly

Regional Rural (14)

- Bega
- Broken Hill
- Goulburn Mulwaree
- Griffith
- Hilltops
- Kempsey
- Kiama
- Lithgow
- Mid-Western
- Muswellbrook
- Nambucca
- Richmond Valleys
- Singleton
- Snowy Monaro

Rural Large (16)

- Bellingen
- Cabonne
- Cootamundra-Gundagai
- Cowra
- Federation
- Greater Hume
- Gunnedah
- Inverell
- Leeton
- Moree Plains
- Murray River
- Narrabri
- Parkes
- Snowy Valleys
- Upper Hunter
- Yass

Rural (38)

- Balranald
- Berrigan
- Bland
- Blayney
- Bogan
- Bourke
- Brewarrina
- Carrathool
- Central Darling
- Cobar
- Coolamon
- Coonamble
- Dungog
- Edward River
- Forbes
- Gilgandra

- Glen Innes Severn
- Gwydir
- Hay
- Junee
- Kyogle
- Lachlan
- Liverpool Plains
- Lockhart
- Murrumbidgee
- Narrandera
- Narromine
- Oberon
- Temora
- Tenterfield
- Upper Lachlan
- Uralla
- Walcha
- Walgett
- Warren
- Warrumbungle
- Weddin
- Wentworth

County Councils

Water (4)

- Central Tablelands
- Goldenfields Water
- Riverina Water
- Rous

Other (6)

- Castlereagh-Macquarie
- Central Murray
- Hawkesbury River
- New England Tablelands
- Upper Hunter
- Upper Macquarie

Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2024

The annual fees to be paid in each of the categories to Councillors, Mayors, Members, and Chairpersons of County Councils effective on and from 1 July 2024 as per section 241 of the *Local Government Act 1993* are determined as follows:

Table 4: Fees for General Purpose and County Councils

General Purpose Councils – Metropolitan

Councillor/Member Annual Fee ($) effective 1 July 2024

Category	Minimum	Maximum
Principal CBD	30,720	45,070
Major CBD	20,500	37,960
Metropolitan Major	20,500	35,890
Metropolitan Large	20,500	33,810
Metropolitan Medium	15,370	28,690
Metropolitan Small	10,220	22,540

Mayor/Chairperson Additional Fee* ($) effective 1 July 2024

Category	Minimum	Maximum
Principal CBD	188,010	247,390
Major CBD	43,530	122,640
Metropolitan Major	43,530	110,970
Metropolitan Large	43,530	98,510
Metropolitan Medium	32,650	76,190
Metropolitan Small	21,770	49,170

General Purpose Councils - Non-Metropolitan

Councillor/Member Annual Fee ($) effective 1 July 2024

Category	Minimum	Maximum
Major Regional City	20,500	35,620
Major Strategic Area	20,500	35,620
Regional Strategic Area	20,500	33,810
Regional Centre	15,370	27,050
Regional Rural	10,220	22,540
Rural Large	10,220	18,340
Rural	10,220	13,520

Mayor/Chairperson Additional Fee* ($) effective 1 July 2024

Category	Minimum	Maximum
Major Regional City	43,530	110,970
Major Strategic Area	43,530	110,970
Regional Strategic Area	43,530	98,510
Regional Centre	31,980	66,800
Regional Rural	21,770	49,200
Rural Large	16,330	39,350
Rural	10,880	29,500

County Councils

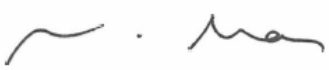
Councillor/Member Annual Fee ($) effective 1 July 2024

Category	Minimum	Maximum
Water	2,030	11,280
Other	2,030	6,730

Mayor/Chairperson Additional Fee* ($) effective 1 July 2024

Category	Minimum	Maximum
Water	4,360	18,520
Other	4,360	12,300

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).



Viv May PSM

Local Government Remuneration Tribunal

Dated 29 April 2024

Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

Metropolitan Major

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding $300M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding $200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding $100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than $150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region

- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding $250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding $250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding $100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural Large

Councils categorised as Rural Large will have a residential population greater than 10,000, and a councillor to resident ratio of at least 1 to 1200.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

Rural

Councils categorised as Rural will typically have a residential population less than 10,000.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015.

April - Monthly Budget Variations

Description	*Reason*	*Budget Type*	*Budget Variation*	*Revenue*	*Reserves*	*Grants & Contributions*	*Loans*
Economic & Destination Development							
Employment Overheads	W/Comp Savings	Op Exp OH	(50)	(50)	0	0	0
TCMF Merchandise - Expense	Increase Exp	Op Exp R	2,451	2,451	0	0	0
Administration	Decrease Exp	Op Exp R	(3,500)	(3,500)	0	0	0
Events Support - Trade Shows	Decrease Exp	Op Exp R	(10,000)	(10,000)	0	0	0
Destination Tamworth Visitor Guide- Expenses	Increase Exp	Op Exp R	3,500	3,500	0	0	0
Event Support - NRL	Increase Exp	Op Exp R	20,000	20,000	0	0	0
Product Development	Increase Exp	Op Exp R	7,549	7,549	0	0	0
Operating Expenses	Decrease Exp	Op Exp R	(100,000)	(100,000)	0	0	0
Tamworth Information Centre	Increase Exp	Op Exp R	42,005	42,005	0	0	0
Operating Expenses	Decrease Exp	Op Exp R	(42,000)	(42,000)	0	0	0
	Sub Total		(80,045) ↑	(80,045) ↑	0	0	0
Communications							
Employment Overheads	Decrease Exp	Op Exp OH	(4,927)	(4,927)	0	0	0
Communications Management	Decrease Exp	Op Exp R	(16,224)	(16,224)	0	0	0
	Sub Total		(21,151) ↑	(21,151) ↑	0	0	0
Directorate Mgmt - Creative Comm & Exp							
Employment Overheads	W/Comp Savings	Op Exp OH	(20)	(20)	0	0	0
Operational Overheads	Insurance Increase	Op Exp OH	405	405	0	0	0
HOME 2023 Workshop - Inc	New Grant Income	Op Inc NR	(2,337)	0	0	(2,337)	0
HOME 2023 Workshop - Exp	New Grant Expense	Op Exp NR	748	(1,589)	0	2,337	0
Public Programs	Increase Exp	Op Exp R	1,589	1,589	0	0	0
Employment Overheads	Increase Exp	Op Exp OH	150	150	0	0	0
Operational Overheads	Decrease Exp	Op Exp OH	(31)	(31)	0	0	0
Museum - Mentorship Program - Exp	Decrease Exp	Op Exp NR	(2,471)	0	0	(2,471)	0
Nundle's Precious Gems and the Fossickers Way - Inc	Income Dec	Cap Inc NR	125,050	0	0	125,050	0
Nundle's Precious Gems and the Fossickers Way - Exhibition	Incomplete Works	Cap Exp	(23,000)	0	0	(23,000)	0
Nundle's Precious Gems and the Fossickers Way - Construction	Incomplete Works	Cap Exp	(130,000)	0	0	(130,000)	0
Nundle's Precious Gems and the Fossickers Way - Project Mgmt	Incomplete Works	Cap Exp	(36,000)	0	(36,000)	0	0
Employment Overheads	Decrease Exp	Op Exp OH	(4,571)	(4,571)	0	0	0
Operational Overheads	Increase Exp	Op Exp OH	396	396	0	0	0

April - Monthly Budget Variations

Description	Reason	Budget Type	Budget Variation	Revenue	Reserves	Grants & Contributions	Loans
Powerstation Museum - Boiler Maintenance	Increase Exp	Op Exp R	256	256	0	0	0
Museum Expenses	Decrease Exp	Op Exp R	(18,000)	(18,000)	0	0	0
Country Music Museum - Museum Expenses	Increase Exp	Op Exp R	22,671	22,671	0	0	0
Country Music Museum - Museum Income	Income Inc	Op Inc R	(105)	(105)	0	0	0
Gallery	Decrease Exp	Op Exp R	(807)	(807)	0	0	0
Operations	Increase Exp	Op Exp R	2,199	2,199	0	0	0
Admission & Sales	Inc Increase	Op Inc R	(2,100)	(2,100)	0	0	0
Tamworth-Powerstation Museum - Exhibition Display	Decrease Exp	Cap Exp	(856)	(856)	0	0	0
	Sub Total		(66,834) ↑	(413) ↑	(36,000) ↑	(30,421) ↑	0
Financial Services							
Employment Overheads	Expense Inc	Op Exp OH	4,486	4,486	0	0	0
Finance Division	Expense Inc	Op Exp R	42,229	42,229	0	0	0
Management charge to IT Division	Expense Dec	Op Exp R	(31,671)	(31,671)	0	0	0
	Sub Total		15,044 ↓	15,044 ↓	0	0	0
People & Culture							
Financial Services Management Charge	Increase Exp	Op Exp R	21,114	21,114	0	0	0
Employment Overheads	Decrease Exp	Op Exp OH	(21,885)	(21,885)	0	0	0
Operational Overheads	Increase Exp	Op Exp OH	4,459	4,459	0	0	0
Child Safe Scheme Project	Increase Exp	Op Exp NR	2,362	2,362	0	0	0
Strategic Workforce Plan	Increase Exp	Op Exp NR	1,888	0	1,888	0	0
Boosting Apprenticeship Program	Inc Increase	Op Inc NR	(1,750)	(1,750)	0	0	0
Recruitment	Increase Exp	Op Exp R	10,593	10,593	0	0	0
People & Culture Division	Decrease Exp	Op Exp R	(72,578)	(72,578)	0	0	0
People & Culture	Increase Exp	Op Exp R	44,412	14,412	30,000	0	0
	Sub Total		(11,385) ↑	(43,273) ↑	31,888 ↓	0	0

April - Monthly Budget Variations

Description	Reason	Budget Type	Budget Variation	Revenue	Reserves	Grants & Contributions	Loans
Risk & Safety							
Employment Overheads	Decrease Exp	Op Exp OH	(45,146)	(45,146)	0	0	0
Operational Overheads	Increase Exp	Op Exp OH	37,608	37,608	0	0	0
Risk & Safety Division	Decrease Exp	Op Exp R	(154,038)	(154,038)	0	0	0
Risk & Safety - External Contract Costs	Increase Exp	Op Exp NR	22,646	0	22,646	0	0
	Sub Total		(138,930) ↑	(161,576) ↑	22,646 ↓	0	0
Business Systems & Solutions							
Financial Services Management Charge	Increase Exp	Op Exp R	10,557	10,557	0	0	0
Employment Overheads	Decrease Exp	Op Exp OH	(28,251)	(28,251)	0	0	0
Records Mgt	Decrease Exp	Op Exp R	(93,923)	(93,923)	0	0	0
Employment Overheads	Decrease Exp	Op Exp OH	(114,142)	(114,142)	0	0	0
IT Section	Decrease Exp	Op Exp R	(379,962)	(379,962)	0	0	0
	Sub Total		(605,721) ↑	(605,721) ↑	0	0	0
Directorate Management - Strategy & Performance							
Employment Overheads	W/Comp Savings	Op Exp OH	(5)	(5)	0	0	0
Operational Overheads	Insurance Increase	Op Exp OH	810	810	0	0	0
Employment Overheads	Decrease Exp	Op Exp OH	(7,705)	(7,705)	0	0	0
Executive Services	Decrease Exp	Op Exp R	(25,615)	(25,615)	0	0	0
	Sub Total		(32,515) ↑	(32,515) ↑	0	0	0
General Purpose Income							
Extra Charges	Income Inc	Op Inc R	(50,000)	(50,000)	0	0	0
Net Rate Levy	Income Inc	Op Inc R	(67,182)	(67,182)	0	0	0
	Sub Total		(117,182) ↑	(117,182) ↑	0	0	0

April - Monthly Budget Variations

Description	Reason	Budget Type	Budget Variation	Revenue	Reserves	Grants & Contributions	Loans
Community Safety and Wellbeing							
Employment Overheads	W/Comp Savings	Op Exp OH	(5)	(5)	0	0	0
Employment Overheads	W/Comp Savings	Op Exp OH	(5)	(5)	0	0	0
Employment Overheads	W/Comp Savings	Op Exp OH	(10)	0	0	(10)	0
Employment Overheads	W/Comp Savings	Op Exp OH	(11)	(11)	0	0	0
Operational Overheads	Insurance Increase	Op Exp OH	(2)	(2)	0	0	0
Employment Overheads	Increase Exp	Op Exp OH	31,850	31,850	0	0	0
Compliance Management Salaries	Decrease Exp	Op Exp R	(71,233)	(71,233)	0	0	0
Ranger Services	Increase Exp	Op Exp R	10,986	10,986	0	0	0
Employment Overheads	Increase Exp	Op Exp OH	14,636	14,636	0	0	0
Youth Programs	Decrease Exp	Op Exp R	(46,577)	(46,577)	0	0	0
Casual Room Hire	Income Inc	Op Inc R	(10,000)	(10,000)	0	0	0
Office Space Rent Income	Income Dec	Op Inc R	16,480	16,480	0	0	0
Youth Centre Income	Income Dec	Op Inc R	1,900	1,900	0	0	0
	Sub Total		(51,991) ↑	(51,981) ↑	0	(10) ↑	0
Directorate Mgt - Liveable Communities							
Employment Overheads	W/Comp Savings	Op Exp OH	(112)	(112)	0	0	0
Employment Overheads	W/Comp Savings	Op Exp OH	(25)	(25)	0	0	0
Employment Overheads	W/Comp Savings	Op Exp OH	(5)	(5)	0	0	0
Operational Overheads	Insurance Increase	Op Exp OH	405	405	0	0	0
Operational Overheads	Decrease Exp	Op Exp OH	(4,986)	(4,986)	0	0	0
	Sub Total		(4,723) ↑	(4,723) ↑	0	0	0

April - Monthly Budget Variations

Description	*Reason*	*Budget Type*	*Budget Variation*	*Revenue*	*Reserves*	*Grants & Contributions*	*Loans*
Future Communities							
Employment Overheads	W/Comp Savings	Op Exp R	(5)	(5)	0	0	0
Employment Overheads	W/Comp Savings	Op Exp OH	(14)	(14)	0	0	0
Bushfire	Developer Cont Inc	Cap Inc R	(22,750)	0	0	(22,750)	0
Mines & Extractive Industries	Developer Cont Inc	Cap Inc R	(70,000)	0	0	(70,000)	0
Tamworth - NUP - Sec 94 Subdivisions	Developer Cont Inc	Cap Inc R	(3,000)	0	0	(3,000)	0
Tam Urban Area (Residue) - Open Space & Recreation (Cap)	Developer Cont Inc	Cap Inc R	(15,000)	0	0	(15,000)	0
S94A Contributions	Developer Cont Inc	Cap Inc R	(100,000)	0	0	(100,000)	0
Kootingal	Developer Cont Inc	Cap Inc R	(23,000)	0	0	(23,000)	0
Kootingal	Developer Cont Inc	Cap Inc R	(312,270)	0	0	(312,270)	0
Water - Hills Plains	Developer Cont Inc	Cap Inc R	(250,000)	0	0	(250,000)	0
Hills Plain - Open Space and Recreation (Capital)	Developer Cont Inc	Cap Inc R	(10,000)	0	0	(10,000)	0
Employment Overheads	Decrease Exp	Op Exp OH	(43,567)	(43,567)	0	0	0
Division Salaries	Decrease Exp	Op Exp R	(147,968)	(147,968)	0	0	0
	Sub Total		(997,574) ↑	(191,554) ↑	0	(806,020) ↑	0
Airport & Aviation Development							
Employment Overheads	W/Comp Savings	Op Exp OH	(41)	0	(41)	0	0
Operational Overheads	Insurance Increase	Op Exp OH	6,687	0	6,687	0	0
Airport Security Screening - Expenses	Decrease Exp	Op Exp R	(4,076)	0	(170,509)	166,433	0
Airport Security Screening - Overtime - Expenses	Increase Exp	Op Exp R	19,466	0	19,466	0	0
Fees & Charges	Income Dec	Op Inc R	208,351	0	208,351	0	0
Airport Security Screening - Grant	Inc Increase	Op Inc R	(166,433)	0	0	(166,433)	0
Airport - SEST Taxiways Bravo1,A1,A2 & 30R Run-Up Bay	Incomplete Works	Cap Exp	(100,000)	0	(100,000)	0	0
Airport - SEST Runway 12R/30L and Taxiway B2	Incomplete Works	Cap Exp	(230,000)	0	(230,000)	0	0
Airport - Illuminated Wind Indicator renewal & circuit	Incomplete Works	Cap Exp	(100,000)	0	(100,000)	0	0
Airport - SEST IFTT Apron and Associated Taxiways	Incomplete Works	Cap Exp	(100,000)	0	(100,000)	0	0
Airport Forecourt and Flag Pole Works	Incomplete Works	Cap Exp	(190,000)	0	(190,000)	0	0
	Sub Total		(656,046) ↑	0	(656,046) ↑	0	0

April - Monthly Budget Variations

Description	Reason	Budget Type	Budget Variation	Revenue	Reserves	Grants & Contributions	Loans
Plant, Fleet & Buildings							
Employment Overheads	W/Comp Savings	Op Exp OH	(320)	0	(320)	0	0
Fleet Expenditure	Insurance Increase	Op Exp R	55,244	501	54,743	0	0
Works Plant - Income	Decrease Exp	Op Exp R	(18,590)	0	(18,590)	0	0
Corporate Buildings Administration	Decrease Exp	Op Exp OH	(32,000)	(32,000)	0	0	0
Northern Leader Building - Operating	Increase Exp	Op Exp R	7,000	7,000	0	0	0
Calala Cottage - Operating Exp	Decrease Exp	Op Exp R	(2,394)	(2,394)	0	0	0
Mechanics Institute Building (Old CMF Museum) - Op Exp	Increase Exp	Op Exp R	3,207	3,207	0	0	0
Hungry Jacks - Operating Exp	Increase Exp	Op Exp R	709	709	0	0	0
Memorial Clock - Tamworth	Decrease Exp	Op Exp R	(399)	(399)	0	0	0
Other Buildings & Land - Exp	Decrease Exp	Op Exp R	(998)	(998)	0	0	0
Public Clock - Manilla	Decrease Exp	Op Exp R	(199)	(199)	0	0	0
Peel House - Operating Exp	Insurance Increase	Op Exp R	132	132	0	0	0
CMF Museum (Old Tamworth TIC) - Operating Exp	Decrease Exp	Op Exp R	(7,979)	(7,979)	0	0	0
Barraba Old Council Building - Operating Exp	Decrease Exp	Op Exp R	(5,985)	(5,985)	0	0	0
Manilla Admin Bld - Operating Exp	Decrease Exp	Op Exp R	(6,685)	(6,685)	0	0	0
Manilla Memorial Hall - Operating Exp	Decrease Exp	Op Exp R	(1,976)	(1,976)	0	0	0
Nundle Admin Bld - Operating Exp	Increase Exp	Op Exp R	4,509	4,509	0	0	0
Nundle - TIC	Decrease Exp	Op Exp R	(1,999)	(1,999)	0	0	0
Barraba Museum - Exp	Decrease Exp	Op Exp R	(500)	(500)	0	0	0
Parry Building Expenses	Increase Exp	Op Exp R	9,773	9,773	0	0	0
474 Peel Street Expenses (Old Joblink)	Increase Exp	Op Exp R	11,414	11,414	0	0	0
17 Byrnes Ave Building	Increase Exp	Op Exp R	252	252	0	0	0
64 North St Tamworth (Old Meals on Wheels)	Decrease Exp	Op Exp R	(500)	(500)	0	0	0
Anne St Courts	Increase Exp	Op Exp R	4,599	4,599	0	0	0
Cockburn Cottage Kootingal - Exp	Increase Exp	Op Exp R	2,429	2,429	0	0	0
25-27 Fitzroy Street - Exp	Decrease Exp	Op Exp R	(4,387)	(4,387)	0	0	0
Baby Health Ctr	Decrease Exp	Op Exp R	(245)	(245)	0	0	0
Toy Library - Operating Exp	Increase Exp	Op Exp R	500	500	0	0	0
Village Public Halls - Operating Exp	Increase Exp	Op Exp R	47,274	47,274	0	0	0
South Library Expenses	Decrease Exp	Op Exp R	(87)	(87)	0	0	0
Powerstation Museum Expenses	Decrease Exp	Op Exp R	(142)	(142)	0	0	0
Royce Museum - Stable Workshop	Decrease Exp	Op Exp R	(300)	(300)	0	0	0
Nundle Museum - Operating Exp	Decrease Exp	Op Exp R	(1,724)	(1,724)	0	0	0
Bi-Centennial Ctr - Operating Exp	Decrease Exp	Op Exp R	(3,983)	(3,983)	0	0	0
Nundle ACU - Operating Exp	Decrease Exp	Op Exp R	(2,997)	0	(2,997)	0	0
Manilla Pre School - Expenses	Increase Exp	Op Exp R	3,157	3,157	0	0	0

April - Monthly Budget Variations

Description	Reason	Budget Type	Budget Variation	Revenue	Reserves	Grants & Contributions	Loans
Barraba Medical Ctr - Operating Exp	Increase Exp	Op Exp R	1,753	1,753	0	0	0
Barraba One-Stop Shop – 108 Queen Street	Increase Exp	Op Exp R	4,057	4,057	0	0	0
City Library/Art Gallery	Increase Exp	Op Exp R	366	366	0	0	0
Youth Centre Tamworth	Increase Exp	Op Exp R	19,034	19,034	0	0	0
30-32 Bridge Street Tamworth - Exp	Decrease Exp	Op Exp R	(500)	(500)	0	0	0
867 Gunnedah Road - Expenses	Decrease Exp	Op Exp R	(500)	(500)	0	0	0
27-33 Murroon Road - Expenses	Decrease Exp	Op Exp R	(500)	(500)	0	0	0
Internal Works	Decrease Exp	Op Exp R	(103,118)	(103,118)	0	0	0
Commercial Flats - Manilla Wilga Avenue	Increase Exp	Op Exp R	6,000	6,000	0	0	0
Oncosts Recovery	Increase Exp	Op Exp OH	61,538	61,538	0	0	0
Council Buildings - Fire Safety Compliance	Increase Exp	Cap Exp	1,000	0	1,000	0	0
Nemingha Hall - Sub Structure, Piers & Stage Renewal	Increase Exp	Cap Exp	2,500	0	2,500	0	0
Tamworth Art Gallery - Plant Room Floor Reseal	Increase Exp	Cap Exp	925	0	925	0	0
Nundle SES/RFS Lighting Renewal	Increase Exp	Cap Exp	2,144	0	2,144	0	0
Tamworth SES Structural Renewal	Increase Exp	Cap Exp	10,790	0	10,790	0	0
Tamworth - Mechanics Institute Sub-Floor Renewal	Increase Exp	Cap Exp	1,487	0	1,487	0	0
Manilla - One Stop Shop - Eve Renewal	Increase Exp	Cap Exp	3,000	0	3,000	0	0
Nemingha Hall - Kitchen Asbestos Renewal	Increase Exp	Cap Exp	24,273	0	24,273	0	0
Tamworth - Lands Building - Toilet Renewal	Increase Exp	Cap Exp	8,000	0	8,000	0	0
Tamworth Powerstation Museum - Roof Renewal	Increase Exp	Cap Exp	8,000	0	8,000	0	0
Manilla - One Stop Shop - Carpet Renewal	Increase Exp	Cap Exp	1,633	0	1,633	0	0
Tamworth Art Gallery - Internal Painting	Increase Exp	Cap Exp	13,540	0	13,540	0	0
Moonbi Hall - Gas HWS Renewal	Increase Exp	Cap Exp	5,985	0	5,985	0	0
Bendemeer Hall - Stormwater Renewal	Increase Exp	Cap Exp	4,275	0	4,275	0	0
Parry House - Renewal of Ballustrading	Increase Exp	Cap Exp	7,599	0	7,599	0	0
7-11 Anne St - Partial Wall Renewal	Increase Exp	Cap Exp	8,142	0	8,142	0	0
TRC Buildings - Asset Renewal Program - SRV Funded Works	Decrease Exp	Cap Exp	(58,562)	0	(58,562)	0	0
	Sub Total		88,671 ↓	11,104 ↓	77,567 ↓	0	0

April - Monthly Budget Variations

Description	Reason	Budget Type	Budget Variation	Revenue	Reserves	Grants & Contributions	Loans
Sports & Recreation Services							
Employment Overheads	W/Comp Savings	Op Exp OH	(42)	(42)	0	0	0
Operational Overheads	Insurance Increase	Op Exp OH	644	644	0	0	0
South Tamworth Pool - Overhead Lights (2)	Increase Exp	Cap Exp	5,019	0	5,019	0	0
Tamworth Olympic Pool - Chemical Feed Pumps	Increase Exp	Cap Exp	10,550	0	10,550	0	0
Tamworth Olympic & Tamworth South Pools - Facility Locks	Increase Exp	Cap Exp	9,555	0	9,555	0	0
TRC-Parks and Recreation Asset Renewal-Control	Increase Exp	Cap Exp	2,704	0	2,704	0	0
Tamworth Sports Dome - Court Surface Major Maintenance	Decrease Exp	Op Exp NR	(1,568)	0	(1,568)	0	0
Sports Dome - Foyer Lights Replacement	Decrease Exp	Cap Exp	(595)	0	(595)	0	0
Sports Dome - Indoor Bench Renewal	Decrease Exp	Cap Exp	(1,974)	0	(1,974)	0	0
Plain Street Irrigation - Repair Works - Exp	Decrease Exp	Cap Exp	(1,675)	0	(1,675)	0	0
Viaduct park- Floodlight Upgrade	Increase Exp	Cap Exp	639	0	639	0	0
Anzac park- Bubbler Upgrade	Decrease Exp	Cap Exp	(474)	0	(474)	0	0
BBQ Hot Plate Renewal Lions Park/Anzac Park	Decrease Exp	Cap Exp	(300)	0	(300)	0	0
TRC-Aquatic facilities-Asset renewal Budget-Control	Decrease Exp	Cap Exp	(25,124)	0	(25,124)	0	0
Employment Overheads	Increase Exp	Op Exp OH	34,716	34,716	0	0	0
Barraba Cemetery Expenses	Decrease Exp	Op Exp R	(5,180)	(5,180)	0	0	0
Attunga Cemetery Expenses	Increase Exp	Op Exp R	2,680	2,680	0	0	0
Parks General - West	Decrease Exp	Op Exp R	(7,000)	(7,000)	0	0	0
Parks General - South	Decrease Exp	Op Exp R	(6,499)	(6,499)	0	0	0
Queen Street Mall	Decrease Exp	Op Exp R	(999)	(999)	0	0	0
Employment Overheads	Decrease Exp	Op Exp OH	(10,014)	(10,014)	0	0	0
Tamworth Athletics Centre Grounds Maintenance	Decrease Exp	Op Exp R	(8,000)	(8,000)	0	0	0
	Sub Total		(2,937) ↑	306 ↓	(3,243) ↑	0	0
Projects & Operations							
Employment Overheads	W/Comp Savings	Op Exp OH	(498)	(498)	0	0	0
NE Highway Seg 9280 (Stage 2) – Asphalt Deep – Exp	New Works	Op Exp NR	1,064,884	0	1,064,884	0	0
NE Highway Seg 9280 (Stage 2) – Asphalt Deep – Inc	New Works	Op Inc NR	(1,064,884)	0	(1,064,884)	0	0
Gravel Renewal - Bective Lane	Decrease Exp	Cap Exp	(28,339)	0	(28,339)	0	0
TRC-Gravel Renewal Program-Northern	Decrease Exp	Cap Exp	(31,712)	0	(31,712)	0	0
TRC-Gravel Renewal Program-Southern	Decrease Exp	Cap Exp	(45,774)	0	(45,774)	0	0
Gravel Renewal - Pera Linton Road	Increase Exp	Cap Exp	2,862	0	2,862	0	0
TRC-Pavement Renewal Program-Northern	Decrease Exp	Cap Rec	(172,809)	0	(119,646)	(53,163)	0
Gravel Renewal - Yarramanbully Rd	Increase Exp	Cap Exp	1,445	0	1,445	0	0

April - Monthly Budget Variations

Description	*Reason*	*Budget Type*	*Budget Variation*	*Revenue*	*Reserves*	*Grants & Contributions*	*Loans*
Duri Wallamore Road Gravel Renewal	Increase Exp	Cap Exp	498	0	498	0	0
Old Wallabadah Road Gravel Renewal	Decrease Exp	Cap Exp	(348)	0	(348)	0	0
Gravel Renewal - Bithramere Lane	Increase Exp	Cap Exp	5,672	0	5,672	0	0
Gravel Renewal - Mulwarree Road	Increase Exp	Cap Exp	5,180	0	5,180	0	0
Gravel Renewal - Mulla Creek Road	Decrease Exp	Cap Exp	(240)	0	(240)	0	0
Gravel Renewal - Monteray Road	Decrease Exp	Cap Exp	(163,124)	0	(163,124)	0	0
Gravel Renewal - Kilmarnock Road	Decrease Exp	Cap Exp	(130,480)	0	(130,480)	0	0
Gravel Renewal - Back Limbri Road	Increase Exp	Cap Exp	1,185	0	1,185	0	0
Gravel Renewal - Betts Lane	Increase Exp	Cap Exp	545	0	545	0	0
Gravel Renewal - Breafarm Road	Decrease Exp	Cap Exp	(848)	0	(848)	0	0
Gravel Renewal - Skeltons Lane	Increase Exp	Cap Exp	713	0	713	0	0
Gravel Renewal - Niangala - Walcha Road	Increase Exp	Cap Exp	55,573	0	55,573	0	0
TRC-Pavement Renewal Program-Southern	Increase Exp	Cap Rec	186,644	0	186,644	0	0
Roads to Recovery Program-Grant	Income Dec	Op Inc R	363,571	0	0	363,571	0
Pavement Renewal - Wallamore Road	Increase Exp	Cap Exp	7,138	0	242,791	(235,653)	0
Pavement Renewal - Daruka Road	Decrease Exp	Cap Exp	(53,763)	0	(149,802)	96,039	0
Pavement Renewal - Calala Lane	Decrease Exp	Cap Exp	(175,027)	0	180,525	(355,552)	0
Pavement Renewal - New Winton Road	Increase Exp	Cap Exp	3,087	0	(273,514)	276,601	0
Pavement Renewal - Old Winton Road	Decrease Exp	Cap Exp	(91,843)	0	0	(91,843)	0
Duri-Dungowan Road Upgrade - Fixing Local Roads - Exp	Increase Exp	Cap Exp	300,000	0	300,000	0	0
Swan Street Stage 1 - Clean/Develop - Exp	Increase Exp	Cap Exp	60,000	0	60,000	0	0
Survey & Design - Future Works	Increase Exp	Op Exp NR	50,000	0	50,000	0	0
TGGP - Business Park Stage 1 Construction - Exp	Incomplete Works	Cap Exp	(200,000)	0	(586,511)	0	386,511
TGGP - Landscaping	Incomplete Works	Cap Exp	(300,000)	0	86,511	0	(386,511)
Walking/Cycling (Active Transport) Program 20-21 Tam-Inc	Grant Refund	Cap Inc NR	7,877	0	0	7,877	0
Halls Creek Road Upgrade - Remote Roads Program - Exp	Increase Exp	Cap Exp	140,303	0	140,303	0	0
Regional Drainage Improvements	Increase Exp	Cap Exp	119,891	0	119,891	0	0
Avro and Plain St intersection - Blackspot- Inc	Income Dec	Cap Inc NR	9,217	0	7,533	1,684	0
Pedestrian Bridge - Barnes Gully - Goonoo Goonoo Rd - Inc	Income Dec	Cap Inc NR	7,477	0	3,416	4,061	0
RFS Command Centre - Training Area Extension - Exp	Increase Exp	Op Exp NR	4,010	0	0	4,010	0
RFS Command Centre - Training Area Extension - Inc	Inc Increase	Op Inc NR	(4,010)	0	0	(4,010)	0
Kootingal Hall multi-purpose centre	Decrease Exp	Cap Exp	(500,000)	0	(500,000)	0	0
Powerstation - Collection Care & Conserve/Digitisation - Inc	Income Dec	Cap Inc NR	151,650	0	0	151,650	0
Powerstation - Collection Care & Conserve/Digitisation - Exp	Decrease Exp	Cap Exp	(200,000)	0	0	(200,000)	0
Mick Mahers Bridge - Renewal - Exp	Decrease Exp	Cap Exp	(100,000)	0	(25,000)	(75,000)	0
Durbin Street Bridge - Renewal - Exp	Decrease Exp	Cap Exp	(56,992)	0	0	(56,992)	0
Tamworth Adventure Pool Preliminaries - Exp	Decrease Exp	Cap Exp	(65,000)	0	(65,000)	0	0

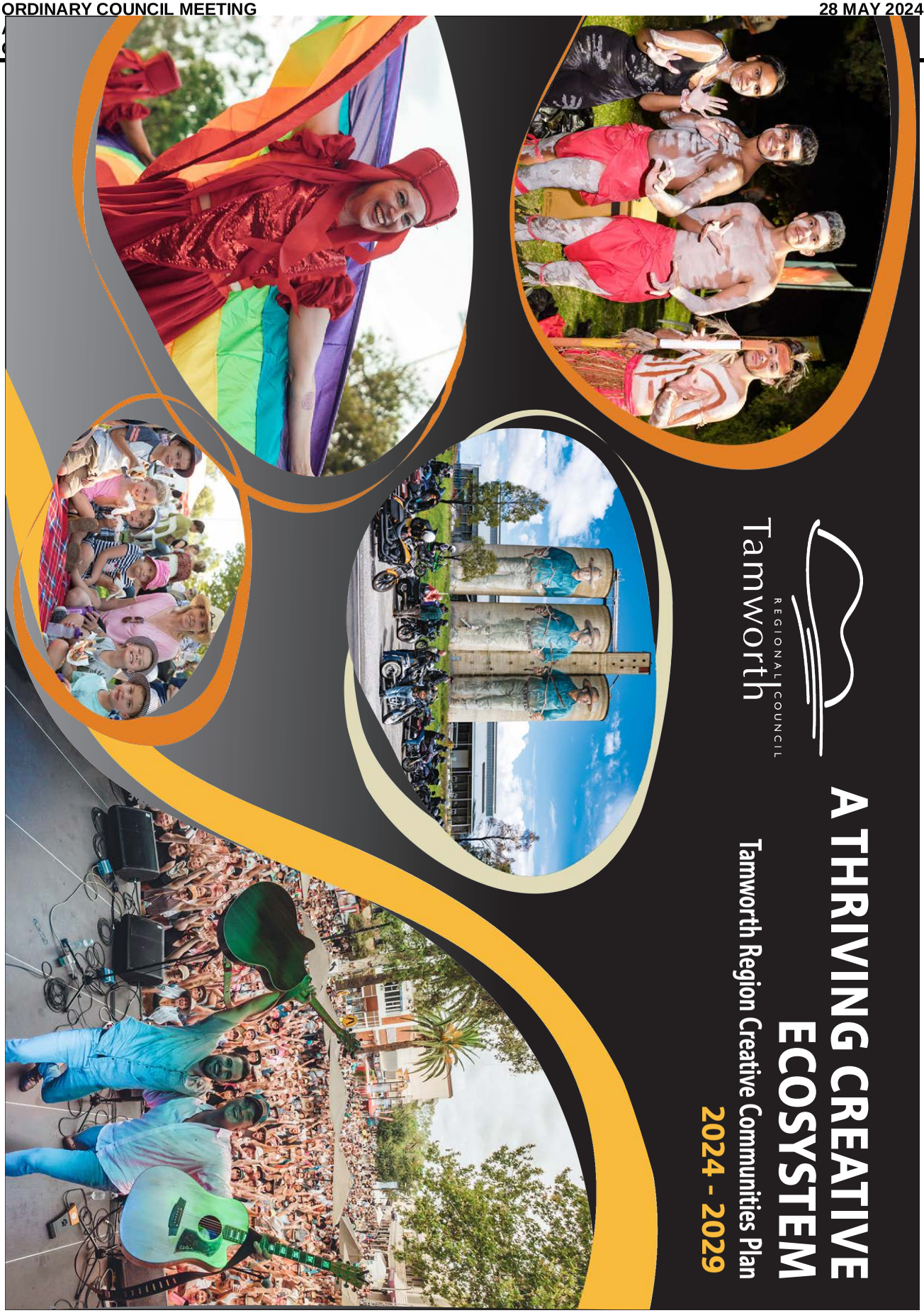
April - Monthly Budget Variations

Description	Reason	Budget Type	Budget Variation	Revenue	Reserves	Grants & Contributions	Loans
Barraba Rugby Union Clubhouse Extension-Exp	Decrease Exp	Cap Exp	(90,000)	0	0	(90,000)	0
Burgmanns Lane Bridge/Culverts - Exp	Decrease Exp	Cap Exp	(300,000)	0	(73,647)	(226,353)	0
Burgmanns Lane Bridge/Culverts - Inc	Income Dec	Cap Inc NR	226,353	0	0	226,353	0
Skywalk - Exp	Decrease Exp	Cap Exp	(200,000)	0	(41,111)	(158,889)	0
Skywalk - Inc	Income Dec	Cap Inc NR	158,889	0	0	158,889	0
Kingstown Road Upgrade - Fixing Local Roads - Inc	Income Dec	Cap Inc NR	55,538	0	0	55,538	0
Kingstown Road Upgrade - Fixing Local Roads - Exp	Decrease Exp	Cap Exp	(700,000)	0	(100,000)	(600,000)	0
Rocky Gully Road Major Repair - Exp (AGRN1034)	Decrease Exp	Op Exp NR	(300,000)	0	0	(300,000)	0
George St Moonbi Major Repair - Exp (AGRN1034)	Decrease Exp	Op Exp NR	(500,000)	0	0	(500,000)	0
Watson Ck-Tilmunda Rd Major Repair - Exp (AGRN1034)	Decrease Exp	Op Exp NR	(225,000)	0	0	(225,000)	0
Langens Lane Major Repair - Exp (AGRN1034)	Decrease Exp	Op Exp NR	(200,000)	0	0	(200,000)	0
Major Repair Works - Various Roads (AGRN1034) - Inc	Income Dec	Op Inc NR	1,225,000	0	0	1,225,000	0
	Sub Total		(1,685,489) ↑	(498) ↑	(883,809) ↑	(801,182) ↑	0
Civil Construction							
Employment Overheads	W/Comp Savings	Op Exp OH	(202)	(202)	0	0	0
Asset Lifecycle Estimating Software	New Software	Op Exp NR	35,000	0	35,000	0	0
	Sub Total		34,798 ↓	(202) ↑	35,000 ↓	0	0
Water & Wastewater							
Operating Expenses	Insurance Increase	Op Exp R	1,839	1,839	0	0	0
Water Chgs - Consumption	Inc Increase	Op Inc R	(2,038,550)	(2,038,550)	0	0	0
Water Charges - Bulk Standpipes	Inc Increase	Op Inc R	(18,347)	(18,347)	0	0	0
Boosting Apprenticeship Program	Inc Increase	Op Inc NR	(4,586)	0	(4,586)	0	0
Manilla Sew - Effluent Pipe Outlet Repairs	Decrease Exp	Cap Exp	(11,023)	0	(11,023)	0	0
Forest Rd Low Pressure Main Contribution	Inc Increase	Cap Inc NR	(46,256)	0	0	(46,256)	0
Tamworth Sewer - SPS3C Parallel Main/Pump Station Upgrade	Decrease Exp	Cap Exp	(10,069)	0	(10,069)	0	0
Tam Sew - SPS3 100m DN150 Parallel main SMH91081 to 88745	Decrease Exp	Cap Exp	(32,640)	0	(32,640)	0	0
Low Pressure Sewer System Renewals	Increase Exp	Cap Exp	46,256	0	0	46,256	0
Effluent Reuse Farm - Girrawheen House Refurbishment	Increase Exp	Cap Exp	3,886	0	3,886	0	0
Pensioner Rate Sub.	Inc Increase	Op Inc R	(10,613)	(10,613)	0	0	0
Boosting Apprenticeship Program	Inc Increase	Op Inc NR	(4,586)	0	(4,586)	0	0
Water - Operational Income	Inc Increase	Op Inc R	(72,188)	(72,188)	0	0	0
Water - Pensioner Subsidy	Inc Increase	Op Inc R	(9,011)	(9,011)	0	0	0
Water Chgs - Service Av.	Inc Increase	Op Inc R	(19,643)	(19,643)	0	0	0

April - Monthly Budget Variations

Description	*Reason*	*Budget Type*	*Budget Variation*		*Revenue*		*Reserves*		*Grants & Contributions*		*Loans*
Water Charges - Bulk Towers	Inc Increase	Op Inc R	(3,246)		(3,246)		0		0		0
Water Meters - Fee Income	Inc Increase	Op Inc R	(61,303)		(61,303)		0		0		0
Dungowan Properties Agistments	Income Dec	Op Inc R	39,524		39,524		0		0		0
Drumalbyn/Kara - Improvements	Decrease Exp	Cap Exp	(5,846)		0		(5,846)		0		0
	Sub Total		(2,256,402)	↑	(2,191,538)	↑	(64,864)	↑	0		0
W&W - General Fund Activities											
Sustainability Strategy - Climate Change Community Road Map	Incomplete Works	Op Exp NR	10,000		10,000		0		0		0
	Sub Total		10,000	↓	10,000	↓	0		0		0
	Grand Total		**(6,580,412)**	↑	**(3,465,918)**	↑	**(1,476,861)**	↑	**(1,637,633)**	↑	**0**

↓ Budget variation will reduce Council's forecast net operating result and/or bank balance
↑ Budget variation will increase Council's forecast net operating result and/or bank balance
0 If the amount is zero there has been no impact on the forecast operating result and/or bank account balance
Care needs to be taken with regards to analysis
Council spends money to provide services and renew infrastructure for the benefit of the community. Expenditure increases need to be assessed accordingly.


A THRIVING CREATIVE ECOSYSTEM
Tamworth Region Creative Communities Plan
2024 - 2029
Tamworth
REGIONAL COUNCIL

Tamworth Regional Council acknowledges the Gamilaroi/Kamilaroi people, who are the Traditional Custodians of this land. In presenting this Plan, we would like to pay our respects to Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander peoples living in and visiting our region.

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Community Consultation 6
Arts and Cultural Priorities for 2024-2029 8
Cultural Development Network Outcomes Based Schema 20
Acknowledgements 21

Tamworth Regional Council is committed to supporting and developing arts and culture throughout our region. We want to raise the region's profile as an emerging and progressive destination to live, do business and visit.





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ORDINARY COUNCIL MEETING
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Executive summary

The ***Tamworth Region Creative Communities Plan 2024-2029*** outlines the region's arts and culture aspirations for the next five years. The document has been informed by community consultation and responds to the:

- National Cultural Policy - ***Revive: a place for every story, a story for every place;***
- NSW Arts, Culture and Creative Industries Policy – ***Creative Communities;*** and
- Tamworth Regional Council – **Blueprint 100;**

The plan also takes into account changing demographics, the economic climate and emerging technological opportunities.



TAMWORTH REGION

Tamworth Regional Council was established in 2004, amalgamating the Northern NSW shires of Barraba, Manilla, Nundle and Parry and the city of Tamworth. It is one of the biggest councils in inland NSW with a population of over 65,000.

Tamworth region is home to the Kamilaroi People and the area is rich in cultural pride and connection to the landscape.
It is also the;

- **Country Music Capital of Australia** and host of the annual **Tamworth Country Music Festival**
- **City of Light,** site of the first electric street lighting in the Southern hemisphere
- home of the **Australian Equine and Livestock Event Centre**



Tamworth has a diverse music culture that extends beyond Country Music. It boasts a **Regional Conservatorium of Music** and multiple performance venues.

The **Tamworth Regional Gallery** has an excellent reputation. It has been functioning since 1919 and is renowned for the Tamworth Textile Triennial.

Tamworth Dramatic Society has been operating since 1947 and the **Tamworth Musical Society** has been providing musical theatre entertainment to the people of Tamworth Region since 1888.

The ***2024-2029 Creative Communities Plan*** is Tamworth's fourth Cultural Plan. It builds on Tamworth's long arts and culture history, achievements of the previous plans and the aspirations of the community.

ACHIEVEMENTS DURING THE 2018-2023 CULTURAL PLAN

The 2018-2023 period presented significant challenges for the arts and culture sector, with the Covid 19 pandemic and associated lockdown periods. Despite the challenges a significant amount was achieved under the 2018-2023 Tamworth Region Cultural Plan. This achievement includes;

- **Tamworth Regional Science, Education and Astronomy Centre opened**
- **Tamworth Region Inclusive Culture Advisory Committee (TRICAC) established**
- **New public art works including, *Star Gazer III*, the *Picasso Guitar*, *Riverbend*, Barraba Silos and many others**
- **Ephemeral public art including *Skywhales*, *StoryBox* and NAIDOC Week light projections**
- **A stronger Tamworth Heritage Festival, engaging all local museums and their collections**
- **Premier's Multicultural Award 2021 - Welcoming Cities Award**
- **Major gallery exhibitions such as *The Archibald Prize* and *The Dressmaker* movie costumes from the NFASA**
- **TRC Reconciliation Action Plan (RAP)**
- **First TRC Regional Museums Strategy**
- **Regional Cultural Fund grant for *Endless Access* Digitisation project**
- **5th Tamworth Textile Triennial, *Residue and Response* plus the corresponding national tour**
- **Use of new technology, QR codes and augmented reality to bring public art and stories to life eg. Oxley Lookout**
- **Library STEM programs expanded**
- **Dolly Parton Imagination Library established**
- **Light projections as part of the City of Light anniversary and Artstate Festival**
- **Reconciliation Week event**
- **Higher profile for *Welcome to Country* and *Acknowledgement of Country* protocols**
- **Grant funding secured and commencement of new library facility in Kootingal**
- **The *Big Golden Guitar* aquired through the Australian Government's Cultural Gifts Program**

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ORDINARY COUNCIL MEETING
ANNEXURE 1 TO ITEM 10.1 - DRAFT TAMWORTH REGION CREATIVE COMMUNITIES PLAN 2024-2029



Community consultation

SURVEY

A community survey ran from 12 February 2024 to 15 March 2024 on the Tamworth Regional Council **"Have your say"** page.

180 people completed the survey with representation from all age groups

The survey results told us that:

- **Music and theatre are the arts and cultural activities with the most participation in the region**
- **Two thirds of people had noticed an increase in cultural activity over the past five years**
- **Over 70% of people wanted to see more contemporary public art in the region**
- **Aboriginal cultural experiences were the community's number one cultural experience priority**
- **A Performing Arts Centre/Cultural Precinct was the community's number one cultural infrastructure priority**









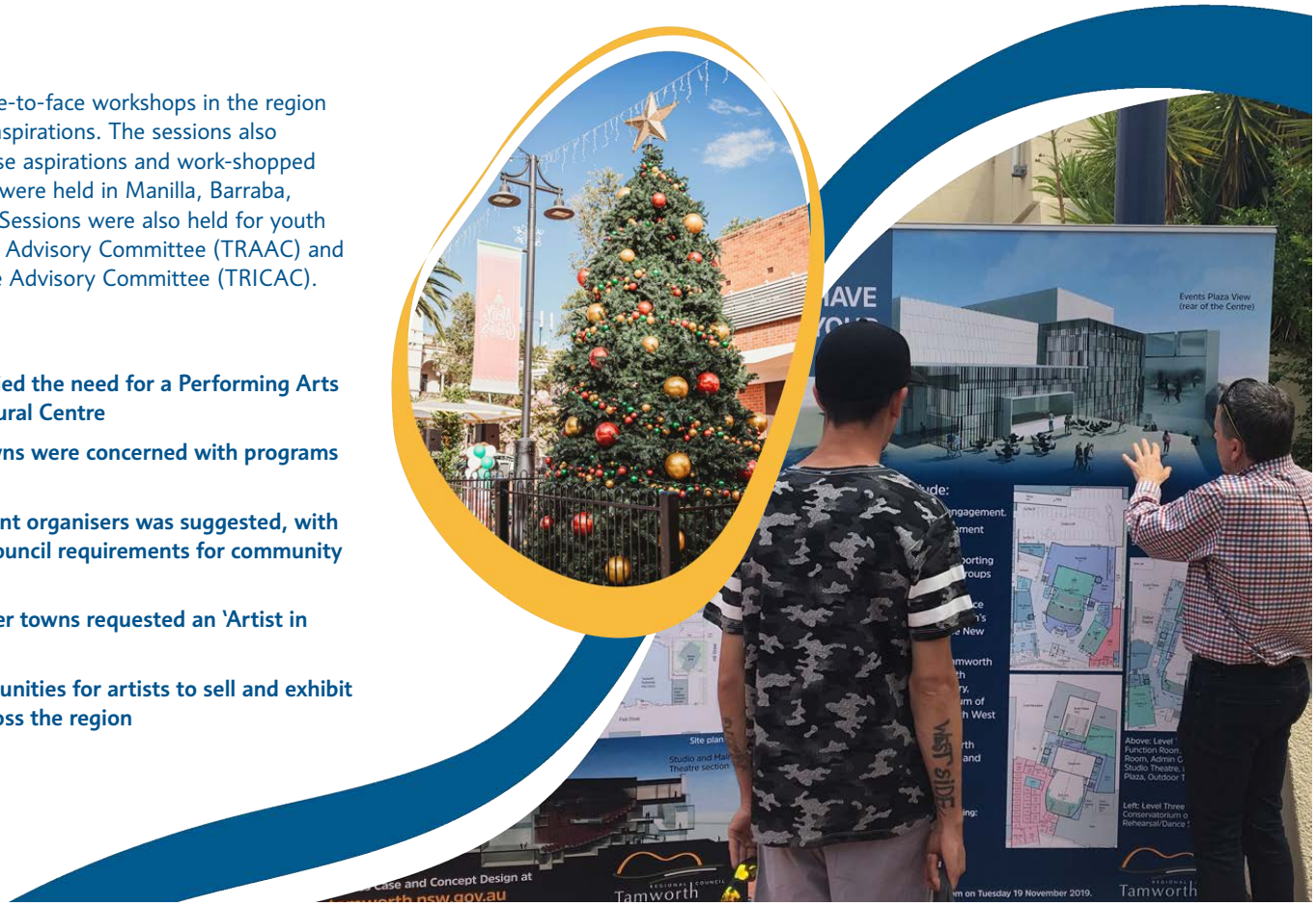
The workshops revealed a significant number of event and program ideas and this information has been compiled into a resource document for staff. A selection of these ideas will be used for event and workshop programming over the life of this Creative Communities Plan.

WORKSHOPS

Arts North West conducted 13 face-to-face workshops in the region to identify community needs and aspirations. The sessions also identified barriers to achieving these aspirations and work-shopped solutions. Community workshops were held in Manilla, Barraba, Nundle, Kootingal and Tamworth. Sessions were also held for youth and for the Tamworth Region Arts Advisory Committee (TRAAC) and Tamworth Region Inclusive Culture Advisory Committee (TRICAC).

Main points from the workshops:

- **Tamworth participants identified the need for a Performing Arts Centre and an Aboriginal Cultural Centre**
- **Participants in the smaller towns were concerned with programs and learning opportunities**
- **A checklist for community event organisers was suggested, with tips on how to navigate the Council requirements for community events**
- **Both Tamworth and the smaller towns requested an 'Artist in Residence' program**
- **The need for increased opportunities for artists to sell and exhibit their works was identified across the region**



Arts and cultural priorities for 2024-2029

Goal 1 – Increased appreciation of First Nations cultures

Goal 2 – Enabling a 'creative communities' ecosystem

Goal 3 – Sharing our stories

Goal 4 – Evolving events and programming

Goal 5 – Inclusion and participation

Goal 6 – Places and spaces

Goal 1 - Increased appreciation of First Nation cultures

The 2023 National Arts survey found that Indigenous Australians have significantly higher attendance rates at arts events and festivals and have higher rates of creative participation in the arts when compared to all Australians. In the 2021 Census, Tamworth Region recorded 12.7% Aboriginal and Torres Strait Islander Population (compared to 6.6% for Regional NSW)

The goal of 'Increased appreciation of First Nation cultures' is closely aligned with the priorities of the National Cultural Policy and the NSW Arts, Culture and Creative Industries Policy.

	ACTIONS	MEASURABLE OUTCOMES*	TIMELINE
1.1	In partnership with Tamworth Aboriginal Community Controlled Organisations (TACCO) embed First Nations protocols and procedures across Tamworth Regional Council	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	All years
1.2	In partnership with Tamworth Aboriginal Community Controlled Organisations (TACCO) support First Nations-led cultural projects, including NAIDOC celebrations, language revitalisation projects etc.	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	All years 2024-2029
1.3	Support self-determination of cultural expression for First Nations peoples and work with Tamworth Aboriginal Community Controlled Organisations (TACCO) to identify any barriers to achieving this	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	All years 2024-2029
1.4	Support the establishment of a First Nations Cultural Centre/ Keeping Place	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	Tamworth Aboriginal Community Controlled Organisations (TACCO) to determine timeline

* Additional measures will be developed in partnership with Tamworth Aboriginal Community Controlled Organisations (TACCO)



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Goal 1 - Increased appreciation of First Nation cultures

	ACTIONS	MEASURABLE OUTCOMES*	TIMELINE
1.5	Continue to champion 'Welcome to Country', 'Acknowledgement of Country' and other First Nations protocols at public events	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	All years
1.6	In partnership with Tamworth Aboriginal Community Controlled Organisations (TACCO)Develop and implement the next Tamworth Regional Council (TRC) Organisational Reconciliation Action Plan (RAP)	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	2026
1.7	In partnership with Tamworth Aboriginal Community Controlled Organisations (TACCO) continue to develop cultural signage, including acknowledgement to Country and Gamilaraay translations, where applicable, for new street names and facilities, particularly those in high profile locations	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	All years
1.8	Develop exhibitions across the Gallery and Museum facilities that showcase our strong First Nations culture and expression	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	Minimum of one annually
1.9	In partnership with Tamworth Aboriginal Community Controlled Organisations (TACCO) provide culturally appropriate library programming that includes 'Tech Savvy Seniors' for First Nations and 'Aboriginal Family History Workshops' on an annual basis	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	All years
1.10	Inclusion of First Nations in performing arts programming policy across varying genres	• Sense of belonging to a shared cultural heritage deepened • Feeling valued experienced	All years

Goal 2 - Enabling a 'creative communities' ecosystem

Cultural and Creative sectors operate within ecosystems. At the heart of this ecosystems approach is the idea that cultural and creative sectors work in an inter-twined way with different sectors adjacent to their own, or with completely different sectors, and also in a cross-sectoral way. Ecosystem supporting artists | Culture and Creativity (europa.eu)

It is important to acknowledge and care for all components in the creative ecosystem, so that the ecosystem can grow and thrive. This is particularly important as we move from goods and services economies to 'experience' economies.

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
2.1	Foster a collaborative approach to cultural development in our communities by involving multiple stakeholders	• Access to beneficial networks and resources increased	All years
2.2	Continue to nurture relationships with regional, state and national level arts and cultural organisations, e.g. Create NSW Regional Arts NSW, Arts North West, State Library NSW, MGNSW, Art Gallery of NSW, Playing Australia etc.	• Access to beneficial networks and resources increased	All years
2.3	Facilitate the Tamworth Region Arts Advisory Committee (TRAAC) and seek its advice on arts and cultural matters	• Agency and voice enabled	All years
2.4	Encourage linkages between the creative ecosystem and the broader economy to support innovation, drive productivity and job creation	• Local economy supported	All years





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Goal 2 - Enabling a 'creative communities' ecosystem

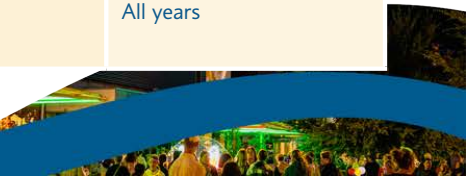
	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
2.5	Update and develop the Tamworth Regional Gallery Strategy and support the wider arts ecosystem	• Creativity stimulated • Aesthetic enrichment experienced • Knowledge, ideas and insight gained • Diversity of cultural expression appreciated • Sense of belonging to a shared cultural heritage deepened	2025
2.6	Foster creative industries and increase opportunities for artists to exhibit, sell artworks, perform and tour their shows	• Individual economic wellbeing increased	All years
2.7	Develop a 'Tamworth Region Learning Communities Strategy' and work towards accreditation as a UNESCO Learning City (Region)	• Knowledge, ideas and insight gained	2025
2.8	Seek out partnerships with tertiary education providers to expand learning opportunities in the region	• Knowledge, ideas and insight gained • Employment enhancing skill development facilitated	All years
2.9	Develop a Tamworth Libraries Strategy that continues to create environments for learning, innovation and social connection	• Creativity stimulated • Knowledge, ideas and insight gained • Social connectedness enhanced	2025 (for 2025-2028)
2.10	Update and implement the Central Northern Regional Library Strategic Plan	• Update and implement the Central Northern Regional Library Strategic Plan	2026
2.11	Continue to develop rewarding cultural sector volunteer opportunities and provide succession planning and sustainability for volunteering	• Creativity stimulated • Knowledge, ideas and insight gained • Social connectedness enhanced • Access to beneficial networks and resources increased	All years

Goal 3 - Sharing our stories

"Stories are powerful. The best ones can freeze-frame time and steal our breath. They can stop us from feeling alone, remind us that we're part of something bigger, give us a sense of our shared humanity. They can build bridges and expand horizons, deepen empathy and dissolve division".
Jo Mitchell – Head of Partnerships at ACT Oxford - 2016

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
3.1	Develop and finalise the Tamworth Region Museums and Archives Strategy for implementation across the local government area	• Sense of belonging to a shared cultural heritage deepened	2024/25
3.2	Participate in the 'NENW Future Histories Precinct Project' and collaborate with cultural collections across the wider region	• Sense of belonging to a shared cultural heritage deepened • Access to beneficial networks and resources increased	All years
3.3	Enhance cultural offerings at Nundle by relocating the Gil Bennet Collection and establishing a dedicated local studies room at the Nundle Library	• Sense of belonging to a shared cultural heritage deepened	2024/25
3.4	Support members of the region's multicultural community to tell their stories and celebrate their history and culture	• Diversity of cultural expression appreciated	All years
3.5	Continue to increase access, including digital access to Gallery, Museum and Library collections, making our stories available to audiences at a local, national and international level	• Sense of belonging to a shared cultural heritage deepened	All years
3.6	Ensure sustainability of collections with effective documentation and improved storage facilities	• Sense of belonging to a shared cultural heritage deepened	All years
3.7	Build on Tamworth Region's reputation for textile excellence including the Tamworth Textile Triennial	• Creativity stimulated • Aesthetic enrichment experienced • Professional practice capability increased	All years





Goal 3 - Sharing our stories

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
3.8	Work in partnership with museum and heritage advisors to preserve, promote and activate heritage localities	• Sense of belonging to a shared cultural heritage deepened • Access to beneficial networks and resources increased • Professional practice capability increased	All years
3.9	Continue to collaboratively develop the Tamworth Region Heritage Festival	• Sense of belonging to a shared cultural heritage deepened	Annual
3.10	Build on Tamworth's identity as the City of Light and use light installations and fairy lights to activate spaces	• Sense of belonging to a shared cultural heritage deepened • Positive sense of place (built and/or natural environment) enhanced	All years
3.11	Implement the Tamworth Region Public Art Strategy to develop contemporary public art, to tell stories, and histories that connect people to place	• Sense of belonging to a shared cultural heritage deepened • Positive sense of place (built and/or natural environment) enhanced	2024/25
3.12	Use technology (QR codes, projections, podcasting, livestreaming, film-making etc) to promote and extend the reach of our stories	• Sense of belonging to a shared cultural heritage deepened	All years
3.13	Host live storytelling and living book events that focus on understanding our unique heritage. e.g., First Nations astronomy stories, singer song writers, multicultural stories etc.	• Knowledge, ideas and insight gained • Sense of belonging to a shared cultural heritage deepened • Diversity of cultural expression appreciated	All years
3.14	Continue to work with local performing artists or companies to develop performance works that promote and extend the reach of our stories about people and place	• Sense of belonging to a shared cultural heritage deepened • Positive sense of place (built and/or natural environment) enhanced	All years





Goal 4 - Evolving events and programming

From the consultation it is overwhelming obvious that music is the community's number one cultural priority. Encouraging early childhood music participation, more opportunities for youth and the wider creative community to develop music plurality, encouraging pop-up performance and providing pathways and sustainable arts practice will provide a foundation for growth and sustainability in the sector.

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
4.1	Implement the Tamworth Region Events Strategy to position Tamworth as a leading destination for visitation and as an event location	• Positive sense of place (built and/or natural environment) enhanced • Professional practice capability increased • Creativity stimulated and appreciated across the wider community • Contributes to local economy	2024/25
4.2	Develop a performing arts programming policy to support varied and inclusive programming across all genres, cultures and accessibilities	• Diversity of cultural expression appreciated • Social connectedness enhanced	2025/26
4.3	Continue to develop the Tamworth Country Music Festival to re-inforce it as the leading music festival in the Southern Hemisphere while still maintaining its uniqueness as a festival that provides access and pathways for country music artists at all levels	• Sense of belonging to a shared cultural heritage deepened • Social connectedness enhanced • Industry and skills development • Creative industries pathways	Annual
4.4	Pursue music plurality and promote Tamworth Region's music diversity	• Diversity of cultural expression appreciated	All years
4.5	Continue to develop Taste Tamworth to showcase the region's culinary, micro-brewery and distillery options while growing op-tions for music and other arts activities to sit alongside Taste Tamworth	• Social connectedness enhanced • Positive sense of place • Contributes to local economy	Annual
4.6	Explore new possibilities by facilitating small-scale, intimate events that prioritize safety and foster meaningful connections	• Sense of safety and security increased • Social connectedness enhanced	All years

Goal 5 - Inclusion and Participation

'Findings from the Audience Outlook Monitor show financial reasons are now the main barrier to arts attendance for Australian audiences. This insight aligns with the results of the 2022 National Arts Participation Survey which finds cost is the main barrier to arts attendance for Australians.'

When asked about the ways in which their attendance behaviour has been affected by their financial situation, as of August 2023 respondents were most likely to say they have been 'looking for things that are free/cheap to do'... Qualitative data from April 2023 also showed that discounts and pricing offers were factoring into a high number of decisions, particularly among families and young people.
Creating Value: results of the National Arts Participation Survey, September 2023, p105.

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
5.1	Develop a Tamworth Region Multicultural Strategy that fosters inclusion and promotes a welcoming culture	• Diversity of cultural expression appreciated • Social connectedness enhanced	2025
5.2	Facilitate the Tamworth Region Inclusive Culture Advisory Committee (TRICAC)	• Diversity of cultural expression appreciated	All years
5.3	Enable community led events by producing a Tamworth Region Event Toolkit (online and in hard copy) for prospective community event organisers	• Knowledge, ideas and insight gained	2025/26
5.4	Continue to activate community halls as affordable arts and events venues	• Social connectedness enhanced	All years
5.5	Promote 'free busking' and provide an online toolkit for prospective buskers	• Individual economic wellbeing increased • Knowledge, ideas and insight gained	2025/26





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Goal 5 - Inclusion and Participation

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
5.6	Encourage work experience and professional development placements for tertiary students i.e., digitisation, social work, libraries, gallery, museums, theatre and other performance venues	• Employment enhancing skill development facilitated	All years
5.7	Provide free after-hours study access at Tamworth City and Kootingal Libraries	• Knowledge, ideas and insight gained	2024-25
5.8	Promote lifelong learning and host an annual 'Learning Festival' with affordable or free learning opportunities	• Knowledge, ideas and insight gained • Creativity stimulated	All years
5.9	Facilitate community programs and workshops that have learning outcomes	• Knowledge, ideas and insight gained • Creativity stimulated	All years
5.10	Consider using blanket development applications (DA) and/or clause 7.9 of the Local Environmental Plan 2010 (LEP) to make hosting community led events easier for organisers	• Civic trust inspired	As required
5.11	Establish a funding model for renewable energy projects to support learning opportunities and cultural programs in the smaller towns and villages	• Knowledge, ideas and insight gained • Professional practice capability increased	2025/26 2026/27 2027/28 2028/29





Goal 6 - Places and spaces

A space has meaning because of what happens in it, and it becomes a place when it is filled with people and their stories.

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
6.1	Secure funding and progress a new performing arts centre to accommodate a 600 seat proscenium theatre, 200 seat studio theatre, rehearsal and function rooms, education and meeting spaces, recording facilities, café and open-air space	• Positive sense of place in the local built and natural environment	2024 onwards *Project completion may extend beyond the life of this plan*
6.2	Implement the Tamworth Region Public Art Strategy to express our region's identity	• Sense of belonging to a shared cultural heritage deepened • Aesthetic enrichment enhanced	2024/25
6.3	New or upgraded public spaces to include three-phase power out-lets, ambient and changeable lighting, raised or tiered areas that could be utilised as seating, to encourage street performance	• Positive sense of place (built and/or natural environment) enhanced • Social connectedness enhanced	All years
6.4	Include Plug and Play infrastructure in placemaking strategies and plans	• Positive sense of place (built and/or natural environment) enhanced • Social connectedness enhanced	All years
6.5	Establish pedestrianised streets in the region to enable community events	• Positive sense of place (built and/or natural environment) enhanced	All years



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Goal 6 - Places and spaces

	ACTIONS	MEASURABLE OUTCOMES	TIMELINE
6.6	Build on Tamworth's music culture with permanent outdoor stages and outdoor performance spaces	• Positive sense of place (built and/or natural environment) enhanced	All years
6.7	Continue to develop cultural precincts. e.g., Performing Arts precinct, Victoria Park precinct etc.	• Professional practice capability increased • Employment enhancing skill development facilitated • Individual economic wellbeing increased	All years
6.8	Seek out suitable venues in the region, including in smaller towns, for 'Artist in Residence' programs	• Sense of belonging to a shared cultural heritage deepened • Aesthetic enrichment experienced	All years
6.9	Include creative design and public art in functional infrastructure in public spaces	• Sense of belonging to a shared cultural heritage deepened • Aesthetic enrichment experienced	All years
6.10	Investigate expansion and/or redesign of library spaces, with emphasis on the Barraba and Manilla facilities	• Positive sense of place (built and/or natural environment) enhanced	2025/26

Cultural Development Network Outcomes Schema

Source: Outcome focused planning - Cultural Development Network

DOMAIN	MEASURABLE OUTCOMES
Cultural	• Creativity stimulated • Aesthetic enrichment experienced • Knowledge, ideas and insight gained • Diversity of cultural expression appreciated • Sense of belonging to a shared cultural heritage deepened
Social *(Measurable outcomes of cultural engagement in the social domain)*	• Wellbeing (physical and/or mental) improved • Sense of safety and security increased • Social connectedness enhanced • Social difference bridged • Feeling valued experienced
Economic *(Measurable outcomes of cultural engagement in the economic domain)*	• Professional practice capability increased • Employment enhancing skill development facilitated • Individual economic wellbeing increased • Local economy supported
Environmental *(Measurable outcome of cultural engagement in the environmental domain)*	• Positive sense of place (built and/or natural environment) enhanced • Understanding of ecological issues increased • Natural world valued • Motivation for environmental stewardship increased
Governance *(measurable outcomes of cultural engagement in the governance domain)*	• Access to beneficial networks and resources increased • Agency and voice enabled • Sense of civic pride enhanced • Civic trust inspired

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Acknowledgements

Tamworth Regional Council wishes to acknowledge and thank Lauren Mackley from **Arts North West** for her facilitation of the community workshops.

We especially acknowledge and thank the many members of the community, arts sector, community organisations, and members of the **Tamworth Region Arts Advisory Group** and **Tamworth Regional Inclusive Culture Advisory Committee** for their willingness to workshop ideas and their contribution to the developed cultural vision and goals for the Tamworth Region communities.

We would like to thank the Councillors and Council staff across all divisions who have contributed time and energy to the development of ideas and strategies to help plan for the Tamworth Region to be creative, vibrant, energised, engaged and liveable communities.

References:

Biddle, N. and Crawford, H. 2017, *Indigenous participation in arts and cultural expression and the relationship with wellbeing: Results from the 2014-15 National Aboriginal and Torres Strait Islander Social Survey,* CAEPR Working Paper No. 117/2017. The Australia Council for the Arts provided funding support for this project, and collaborative work to conceptualise the paper and select the variables for analysis.

Creating Value: Results of the National Arts Participation Survey (creative.gov.au) September 2023

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Mr Paul Bennett

General Manager

Tamworth Regional Council

PO Box 555

Tamworth NSW 2340

Dear Mr Bennett,

RE: 2024 NAIDOC Week celebrations, 7th-14th July 2024

The Tamworth NAIDOC Committee is seeking the assistance from Tamworth Regional Council in relation to in-kind contributions, sponsorship and the waiver of Council fees, resulting from Tamworth's 2024 NAIDOC events. Which are scheduled to be held between Sunday, 7 July and Saturday, 14 July 2024.

A calendar of events is being prepared by the Tamworth NAIDOC Committee, a committee comprised of local organisations' including eight (8) Aboriginal organisations and representatives from a range of local NGOs and Tamworth Regional Council. We are extremely grateful for the support that Tamworth Regional Council has provided to the NAIDOC Committee in previous years and request your assistance again. This year's celebrations will align with the National NAIDOC theme "Keep the fire burning, Blak, Loud and Proud".

In line with the Council's Blueprint 100 priority theme in Celebrating cultures, histories and heritage, we are asking for consideration in Tamworth Regional Council continued support requests for 2024.

The total cost of running NAIDOC Week celebrations in 2023 was approximately $75,000. In 2024, there is up to $50,000 in government grants available, which leaves a significant burden on the Aboriginal community to secure sponsorship for the remaining costs. Tamworth Regional Council ongoing support, sponsorship and the waiving of Council fees would lift some of this pressure.

Human Resources Support Request

The Tamworth NAIDOC Committee has benefitted in previous years from the support of numerous Tamworth Regional Council staff to ensure the smooth running of numerous NAIDOC events. It would be appreciated if Tamworth Regional Council can commit staff to providing this support again in 2024.

- The support of the Inclusive Community team to work alongside the committee and to manage all Council related facets of NAIDOC week planning;
- The support of the Inclusive community team to facilitate NAIDOC Committee meetings to be held at the Lands Building on a monthly basis;
- The support of Tamworth Regional Gallery staff in providing exhibition space for the 2024, with the photo exhibition and light projections.

Fee Waiver Request

NAIDOC celebrations also incur Council fees relating to the following events:

1. NAIDOC Opening Ceremony – Sunday, 7 July - Tamworth Lookout hire fees;
2. NAIDOC March – Friday, 12 July - Peel Street/Brisbane Street Road closure, barrier fees;
3. NAIDOC Family Fun Day – Friday, 12 July - Bicentennial Park hire fees, park amenities, cleaning of toilets and waste removal;
4. NAIDOC Debutante Ball – Saturday, 13 July - TRECC Venue Hire.

Partnership Request - TRC Events and Communications Team

The Tamworth NAIDOC Committee organises a range of large-scale community events each year, designed to appeal to and attract people from across the Aboriginal and non-Aboriginal communities in order to broaden whole-of-community understanding regarding the contemporary cultural life of Tamworth's Aboriginal community and advance reconciliation across the local region. While this is the purpose of NAIDOC Week, the majority of participants in NAIDOC Week events historically have been Aboriginal community members. We are interested in the potential to form a partnership with Tamworth Regional Council Events Team, similar to the partnership held with Multicultural Tamworth for the purposes of staging Fiesta La Peel each year. We believe that a strong partnership with Council that supports event logistics and promotion could broaden the appeal, awareness and participation of the broader community across NAIDOC Week events each year. We would welcome the opportunity to meet with Council and initiate discussions around such a partnership.

The Tamworth NAIDOC Committee would also seek the support of Tamworth Regional Council's Communications Team in promoting our events in 2024. The Comms team has provided support in previous years via the promotion of the NAIDOC Calendar, daily tiles promoting upcoming events, and reposts from the Tamworth NAIDOC Committee's social pages. This has been a great assistance in broadening the audience and reach of our promotions.

Sponsorship Request

In 2024, Tamworth NAIDOC committee set a joint vision to raise the visibility of NAIDOC Week for Tamworth community through the design and erection of a new set of light post flags, similar to those that fly in Tamworth during the Country Music Festival and during the Christmas period. The Tamworth NAIDOC Committee asks Tamworth Regional Council to sponsor the design, printing and erection of these flags along Peel Street on an annual basis. The Tamworth NAIDOC Committee has selected Kayleb Waters to be approached to do an artwork for these flags. The artwork will not be specific to any NAIDOC year or theme, but will be designed so that the flags can be used in future years during NAIDOC week.

We look forward to the ongoing collaboration with Tamworth Regional Council and celebrating our strong Aboriginal culture across the region.

Yours sincerely

Kaliela Thornton
Co-Chairperson
Tamworth NAIDOC Committee

Danny Dalton
Co-Chairperson
Tamworth NAIDOC Committee

01 May 2024