



TAMWORTH REGIONAL COUNCIL

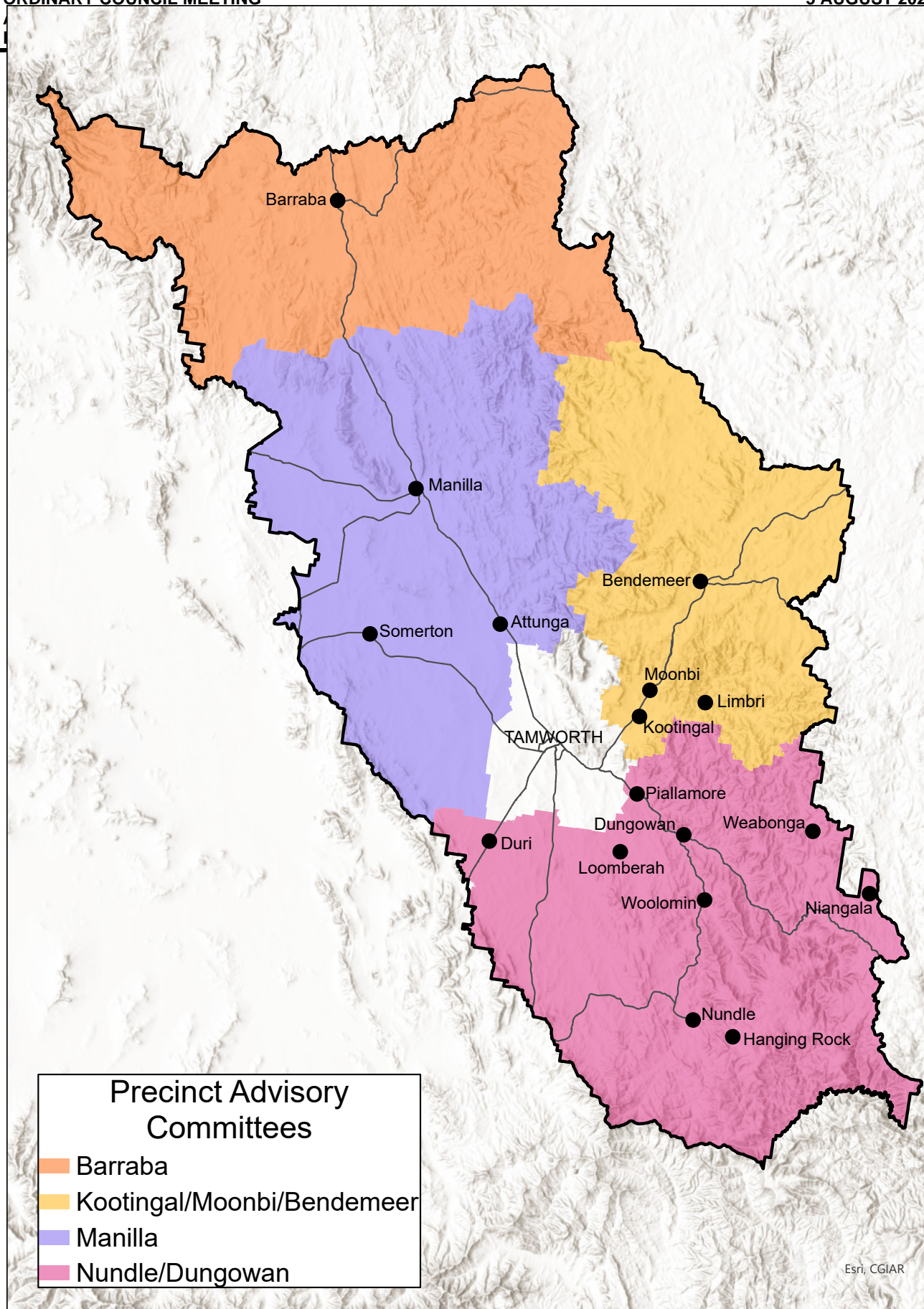
ANNEXURES for ORDINARY COUNCIL AGENDA

5 AUGUST 2025

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Tamworth Regional Precinct Advisory Committees (TRPAC)

Terms of Reference

Purpose

The aim of the Tamworth Regional Precinct Advisory Committees is to strengthen Council's connection with local communities by enabling enhanced avenues of communication with community members and providing direct access to Council's decision makers.

The purpose and intent of the Precinct Advisory Committees is to build stronger and more resilient towns and villages, by enhancing the volunteer experience, providing more opportunity for community members to be involved in local and regional strategic issues and removing the governance burden on individual committee members.

Objectives

- (i) Provide enhanced opportunities for connection with Councillors via a public forum where any community members may have a voice;
- (ii) Enhance the volunteer experience for all and any community member who wishes to participate;
- (iii) Identify strategic level community needs and priorities, and investigate funding opportunities;
- (iv) Engage with local communities in the development of Council's Strategic Plans and Regional Resilience Plans; and
- (v) Provide Councillor advocates for the local community.

Committee members are encouraged to participate in the Precinct Committee as a partnership and provide advice or make recommendations in the best interests of their community.

Terms of Membership

Membership

The Tamworth Regional Precinct Advisory Committees shall comprise the following membership:

- Tamworth Regional Council:
 - A maximum of two (2) Councillors;
 - One (1) Place Manager;
 - Volunteer Services Officer (optional);
- up to eight (8) community members; and
- two (2) youth members.

Appointment

Representation by members of the Tamworth regional community is encouraged.

Appointment of Committee members will be coordinated by inviting 'Expressions of Interest' from the community on a biennial basis on alternate years to the rotation of Councillor representatives. Community members may stand for re-appointment for one consecutive additional term.

Council reserves the right to remove a member from a committee at any time due to misconduct or other circumstances.

Term of Appointment

Committee members will be appointed for a term of two (2) years consistent with Councillor representatives. Community membership will be subject to review every two (2) years with the review of members to occur on alternate years to that of Councillor representatives to ensure a level of continuity of committee knowledge.

Selection Criteria

Ideally community representatives will have:

- demonstrated links to the community;
- demonstrated ability to represent the community in a fair and unbiased manner;
- demonstrated ability to consult the community and when requested put forward points on behalf of a community member;
- demonstrated strong interest in community progress and sustainability;
- demonstrated capacity to provide strategic advice to Council on matters relating to issues and challenges facing regional communities;
- demonstrated ability to work as part of a team; and
- demonstrated understanding of meeting process.

Conflicts of Interest

Conflicts of Interest must be declared and managed in accordance with the Code of Conduct. A record of the declared conflict of interest in the minutes of each Committee is sufficient.

Pecuniary or significant non-pecuniary conflicts of interests must be managed by the member by excluding themselves from the meeting during the discussion of the relevant agenda item. Such exclusion will be recorded in the minutes of the Committee.

Confidentiality

Confidentiality is to be maintained by all members of Committees where indicated by the Chairperson or with respect to confidential matters listed in the meeting agenda where a Council resolution is required.

In circumstances where a Council resolution is required to confirm a Committee recommendation, discussions within the Committee shall be treated as confidential until the Committee Minutes are reported to Council, or where agreed, for release to the media.

Media

The Chairperson, (Committee Chair), and Councillor representative are authorised to represent and speak on behalf of the Committees in any media discussions.

Meetings

Chairperson

The Tamworth Regional Precinct Advisory Committees will be chaired by an elected Councillor of Tamworth Regional Council. The two (2) Councillor representatives will share the role of Committee Chair, with the role to be rotated on a quarterly basis, i.e., at each meeting.

Meeting Frequency

Meetings of the Tamworth Regional Precinct Advisory Committees will be held quarterly, noting meetings in the middle of winter will be avoided due to WH&S concerns.

Meeting will be held after business hours.

Meeting Locations and rotation

Four (4) committee precincts will operate:

- Barraba;
- Manilla;
- Nundle, Dungowan; and
- Kootingal, Moonbi, Bendemeer;

Meetings will be rotated within each precinct as indicated on the precinct map.

Quorum

In order to form a quorum for a meeting to proceed, at least half of the Committee members plus one, (i.e., a majority of the members), must be present. Of this number at least one Councillor is required to be present.

Meeting Attendance

Attendance at meetings is expected from all Members. During a period of twelve months, an unexcused absence of more than two (2) occasions may be deemed a reason for dismissal unless reasonable explanation is provided.

Delegation

The Committees will have no delegated authority from the Council to make decisions, or to expend funds. Recommendations of the Committees will be reported to a subsequent Council meeting for determination under the Management Accountability of the Director Liveable Communities.

Co-Opting

The Precinct Advisory Committees have the authority, where necessary, to seek the expert advice of individuals and groups when particular community skills, experience or input will improve the outcomes delivered by the group.

Administrative Matters

Committee Meeting Agendas

Meeting agendas will be confined to strategic matters or relevance to the precinct and its communities. Agendas should focus on strategic priorities for each precinct, including priorities listed in existing Council strategies and plans, as well as potential new/ draft strategies.

Matters deemed operational such as road maintenance, Development Applications, etc., will not be discussed, but will be referred to the relevant Council Division for action or response.

Business Support

Council shall provide administrative support to the Committees, plus professional advice/input where required, including attendance at meetings and follow up of recommendations and actions.

Meeting Notice

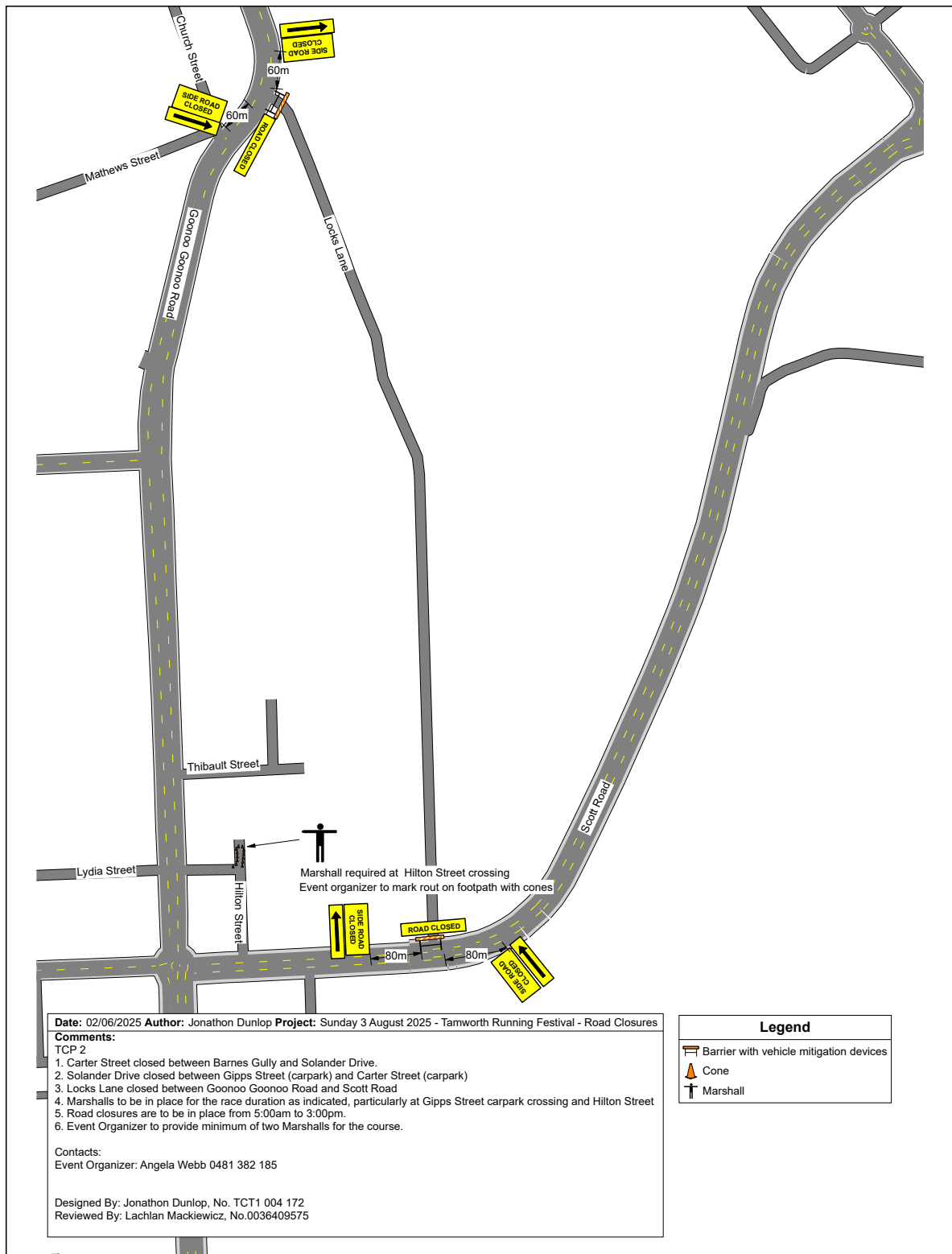
Written notice will be distributed to the members of the scheduled meetings via email (with as much notice as practically possible to be given). Public Community notices will be distributed no less than two (2) weeks in advance of the scheduled meeting.

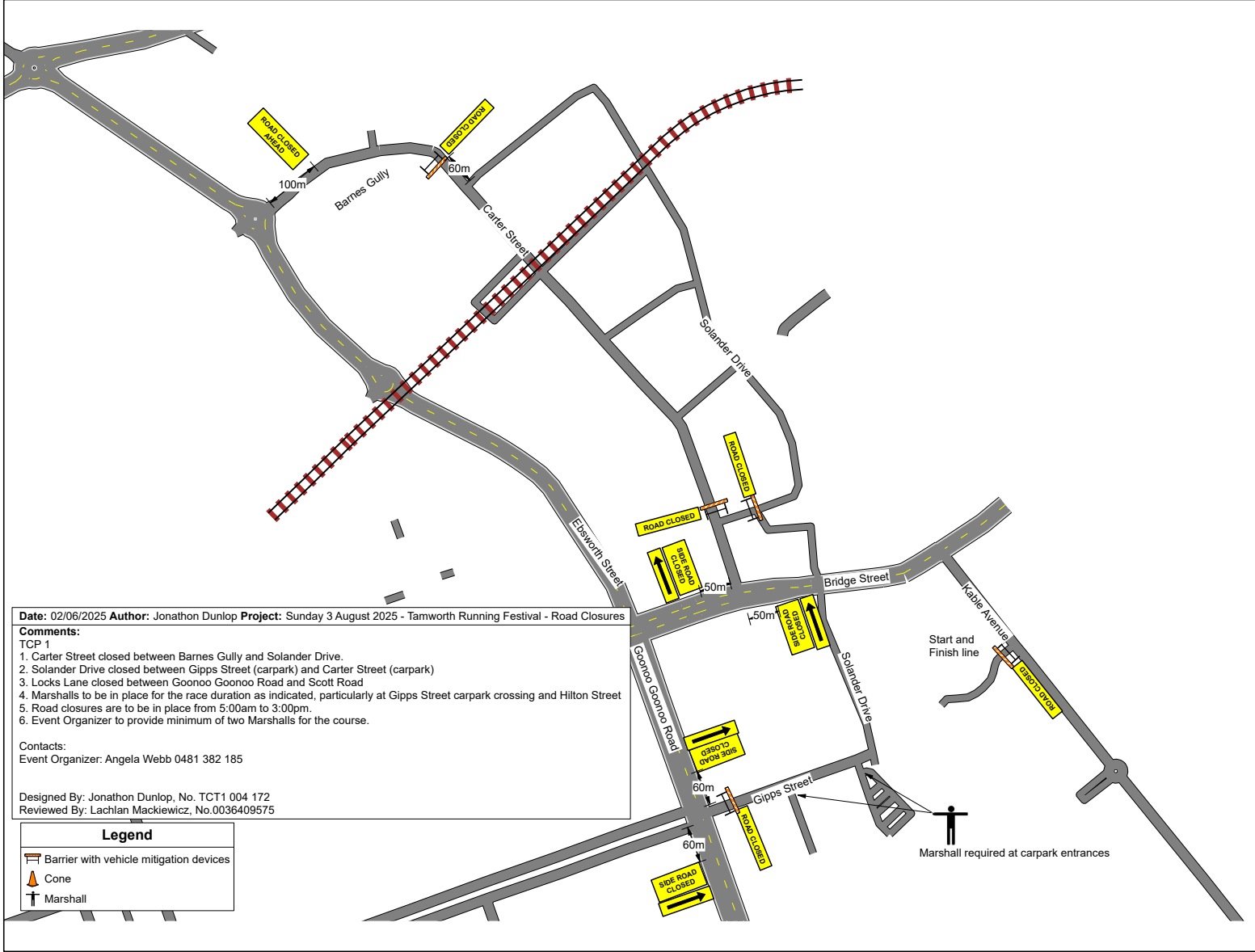
Venue

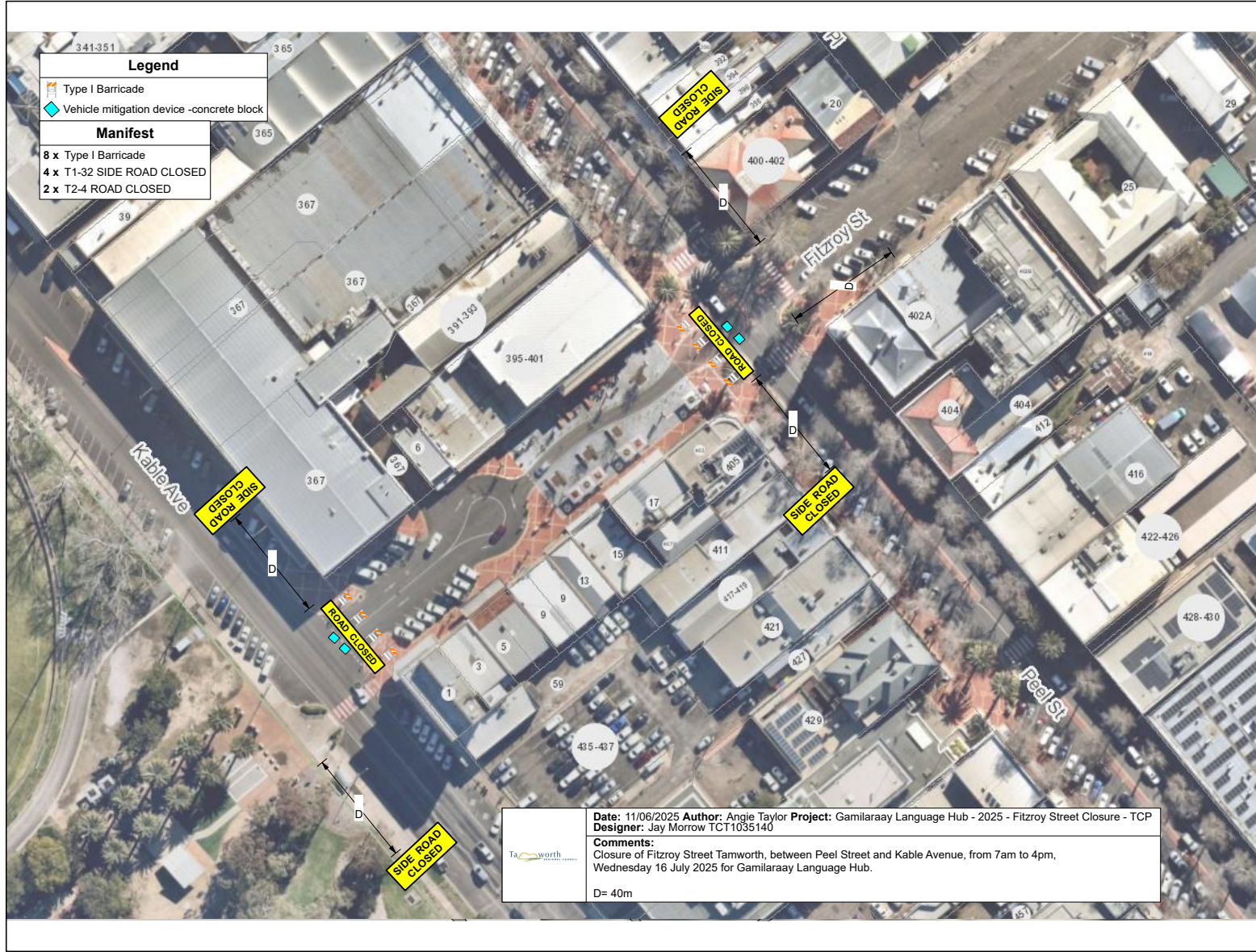
Council will provide suitable facilities for the conduct of meetings of the Committees. Dependent upon the availability of suitable venues, meetings will be rotated within the specific regional area to enable broader community participation.

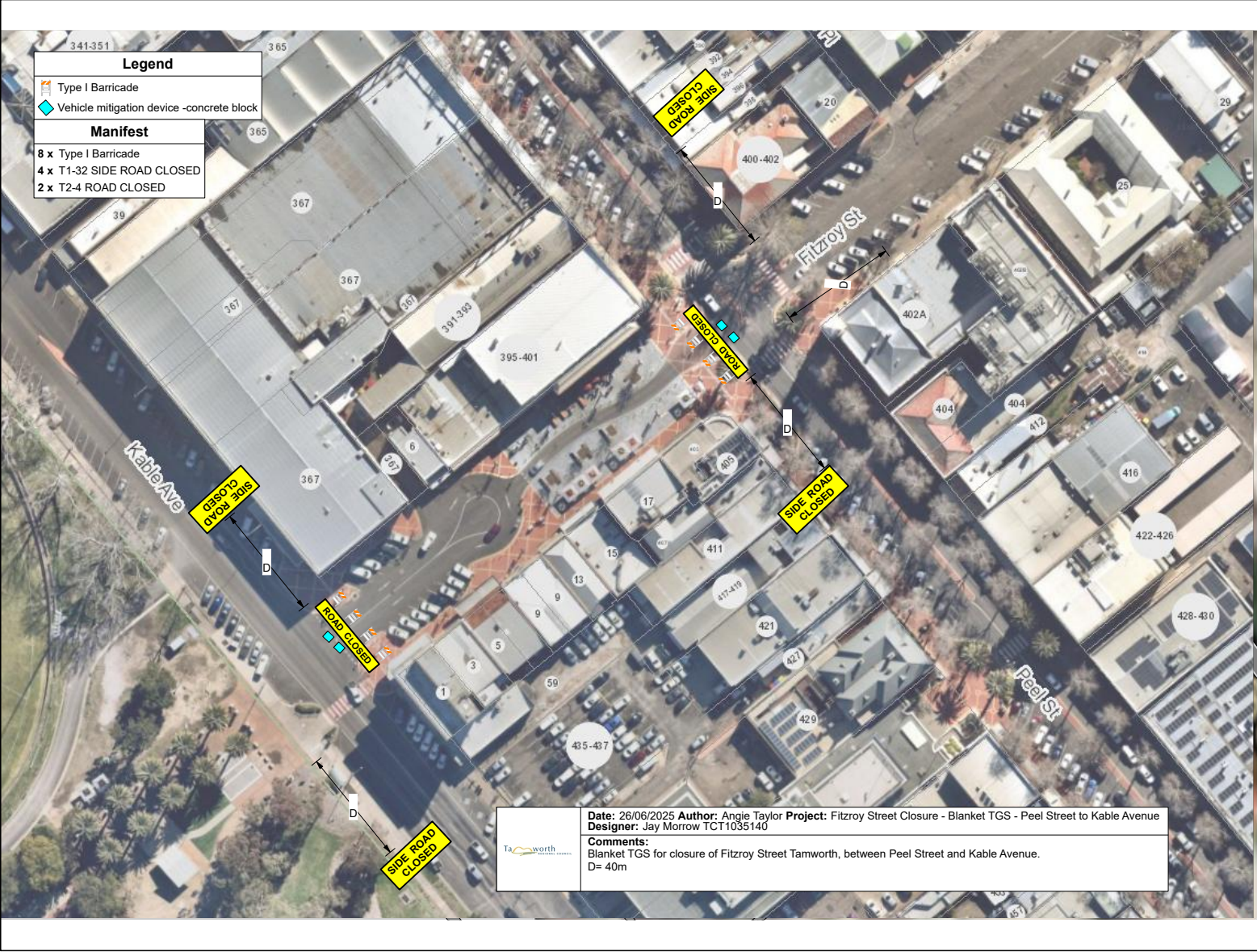
Review

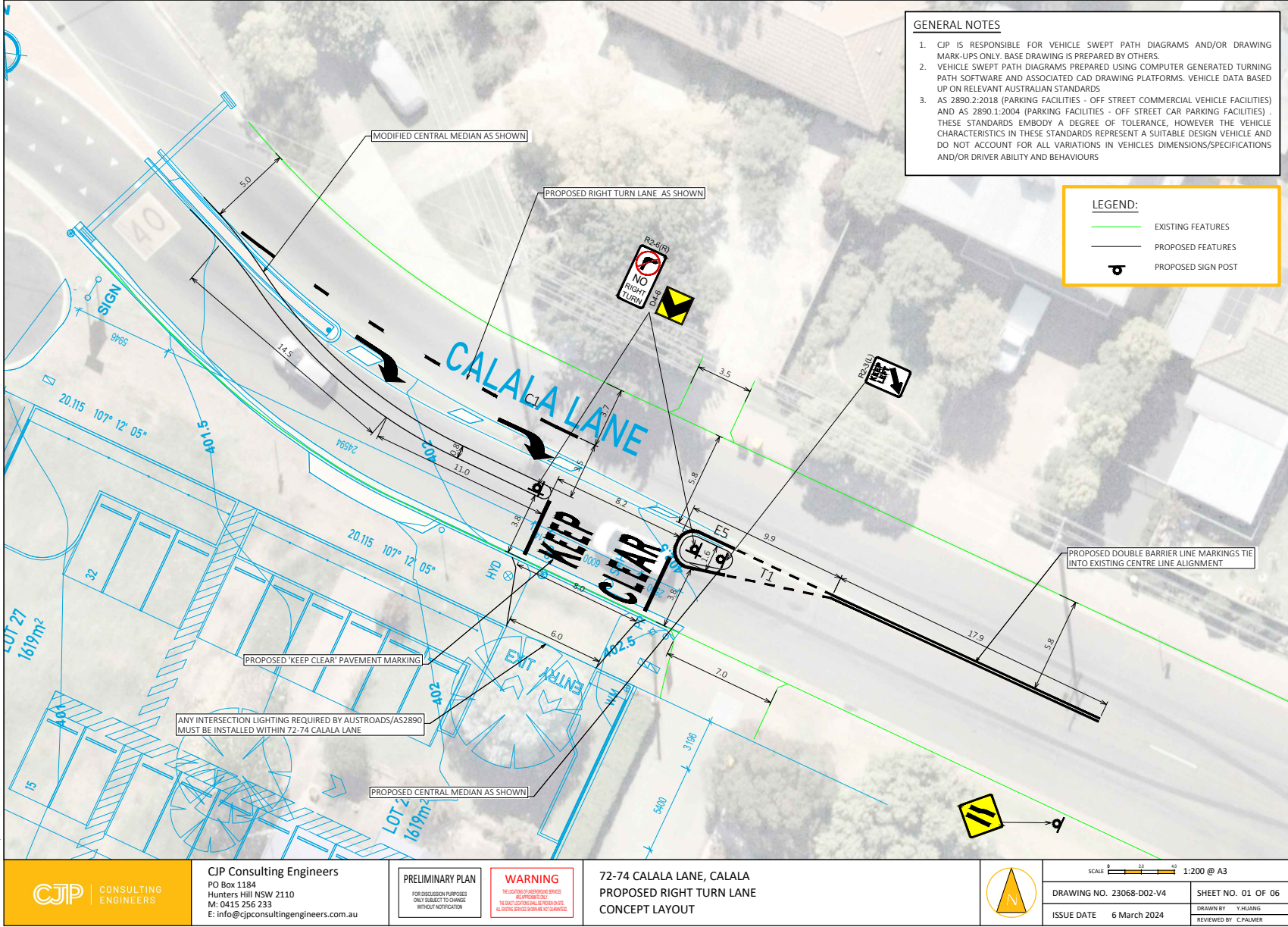
The Terms of Reference for the Tamworth Regional Precinct Advisory Committees will be reviewed prior to the recruitment of new members on a biennial basis.



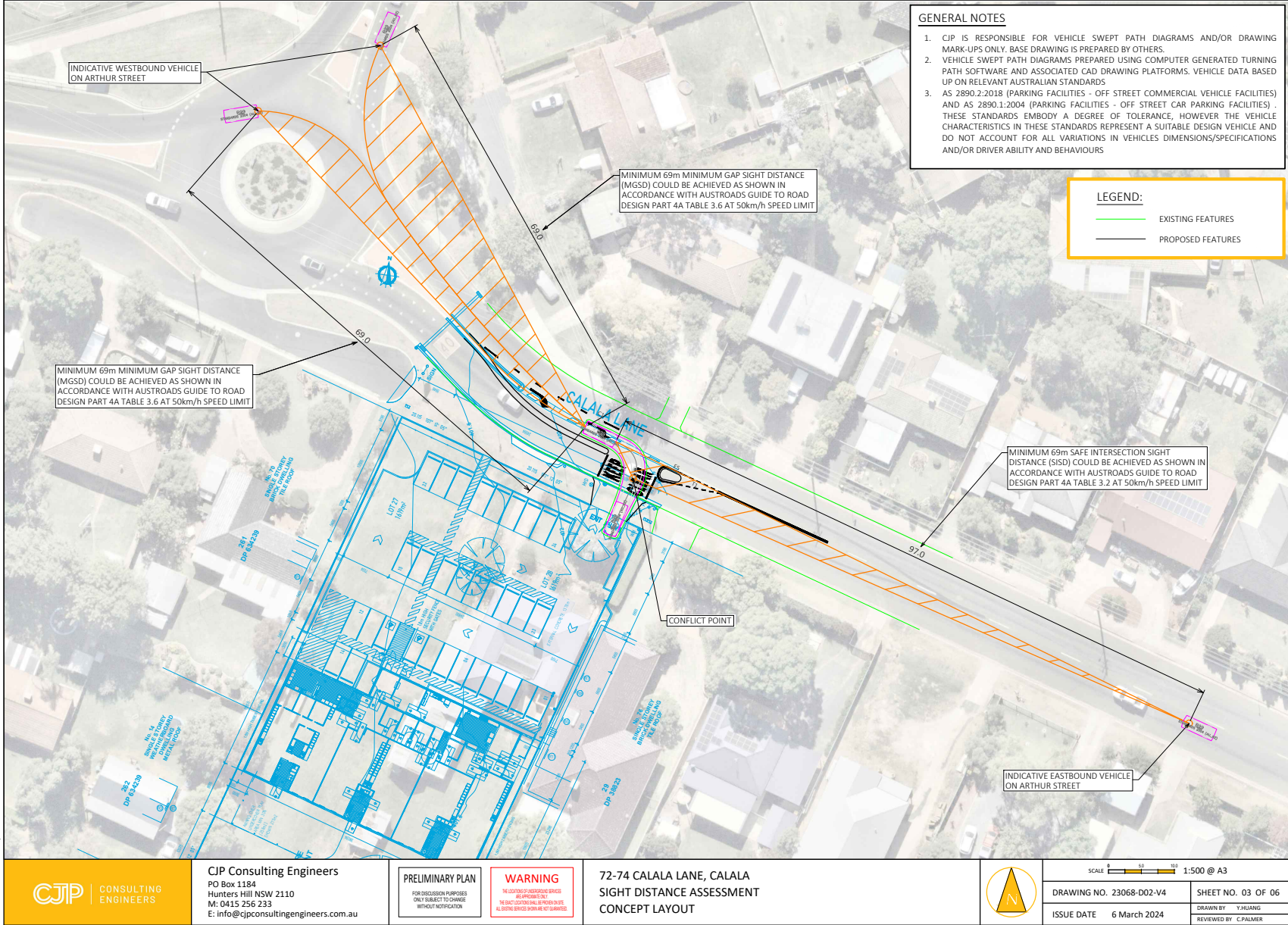


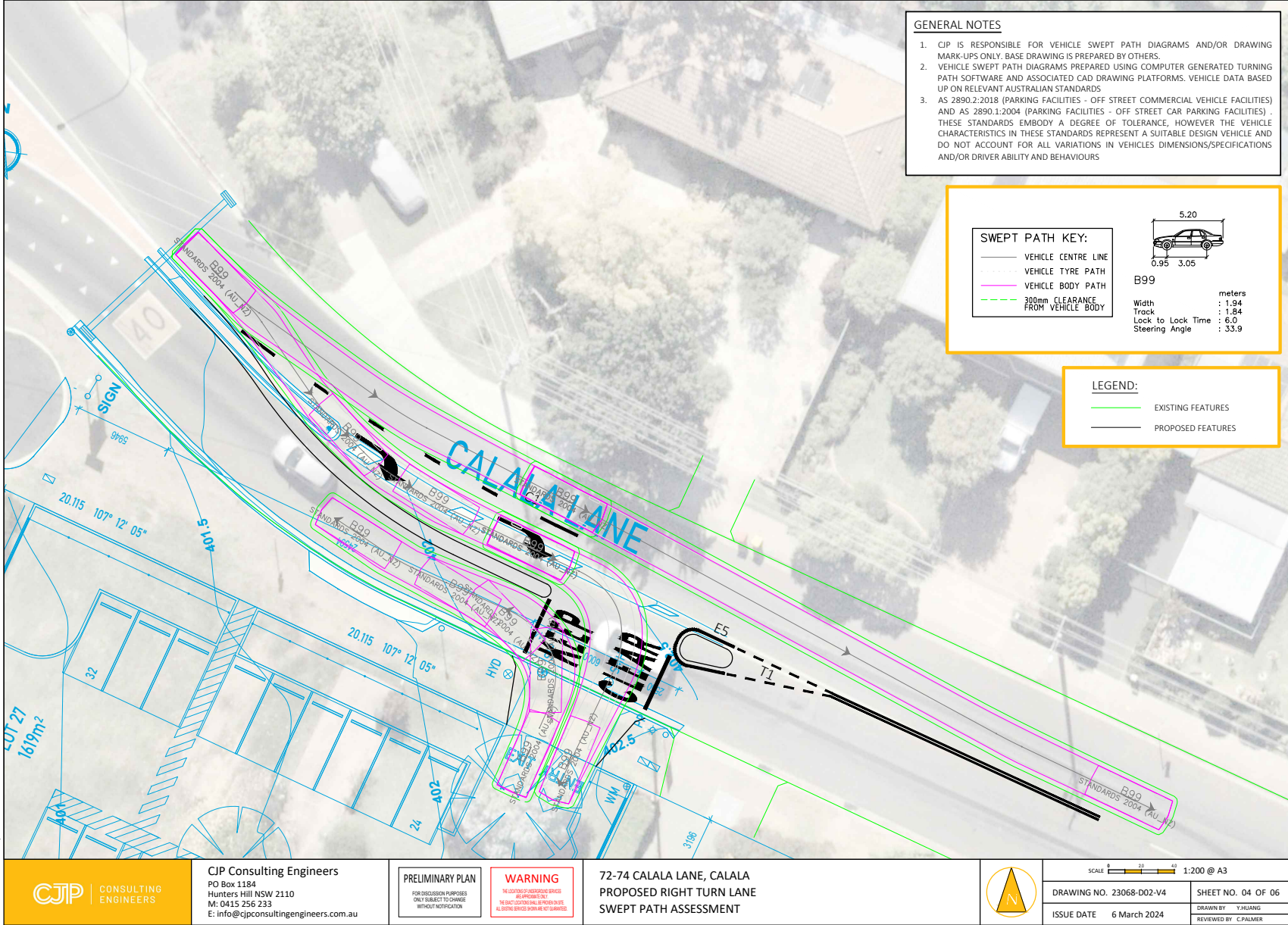


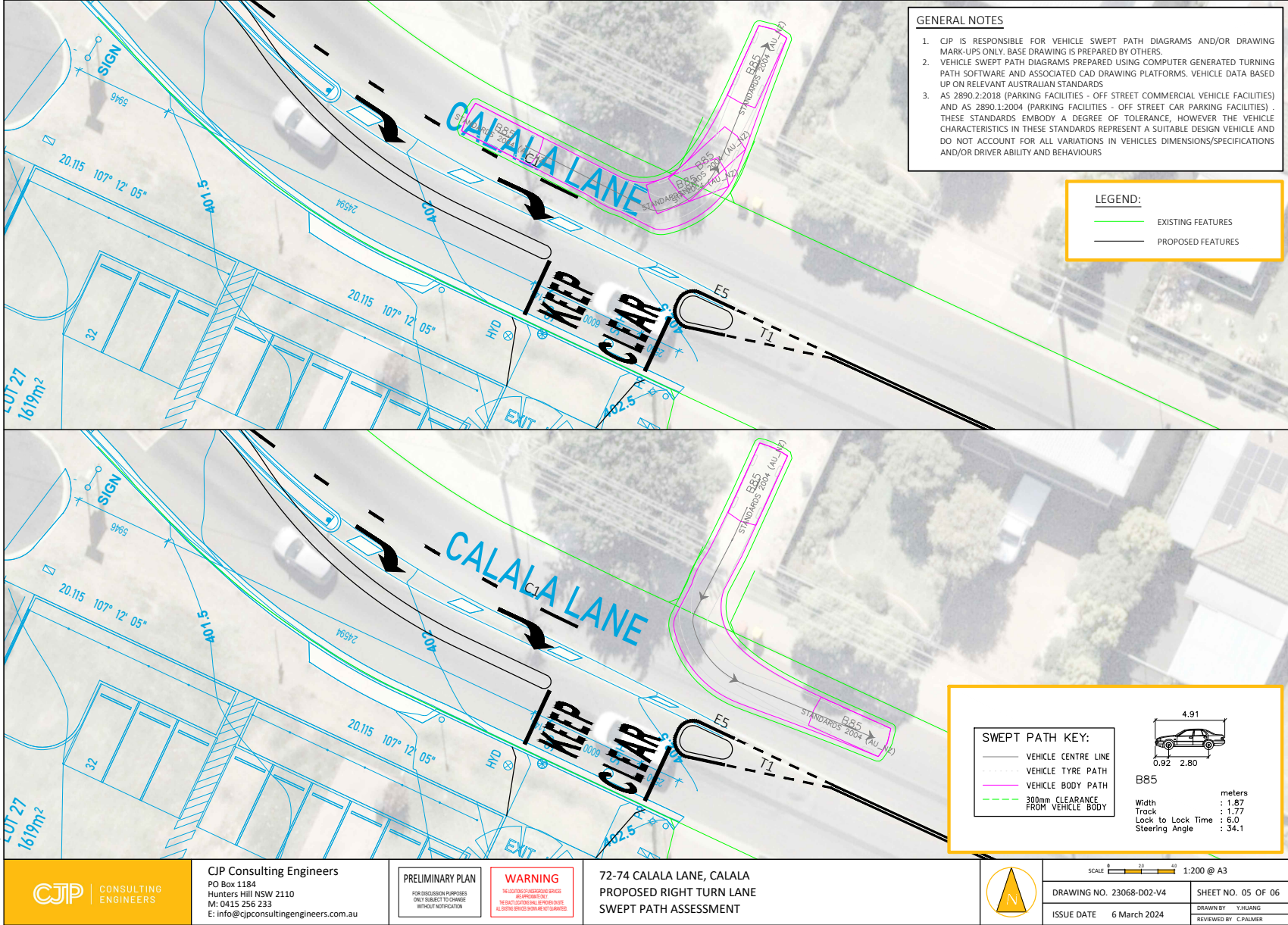


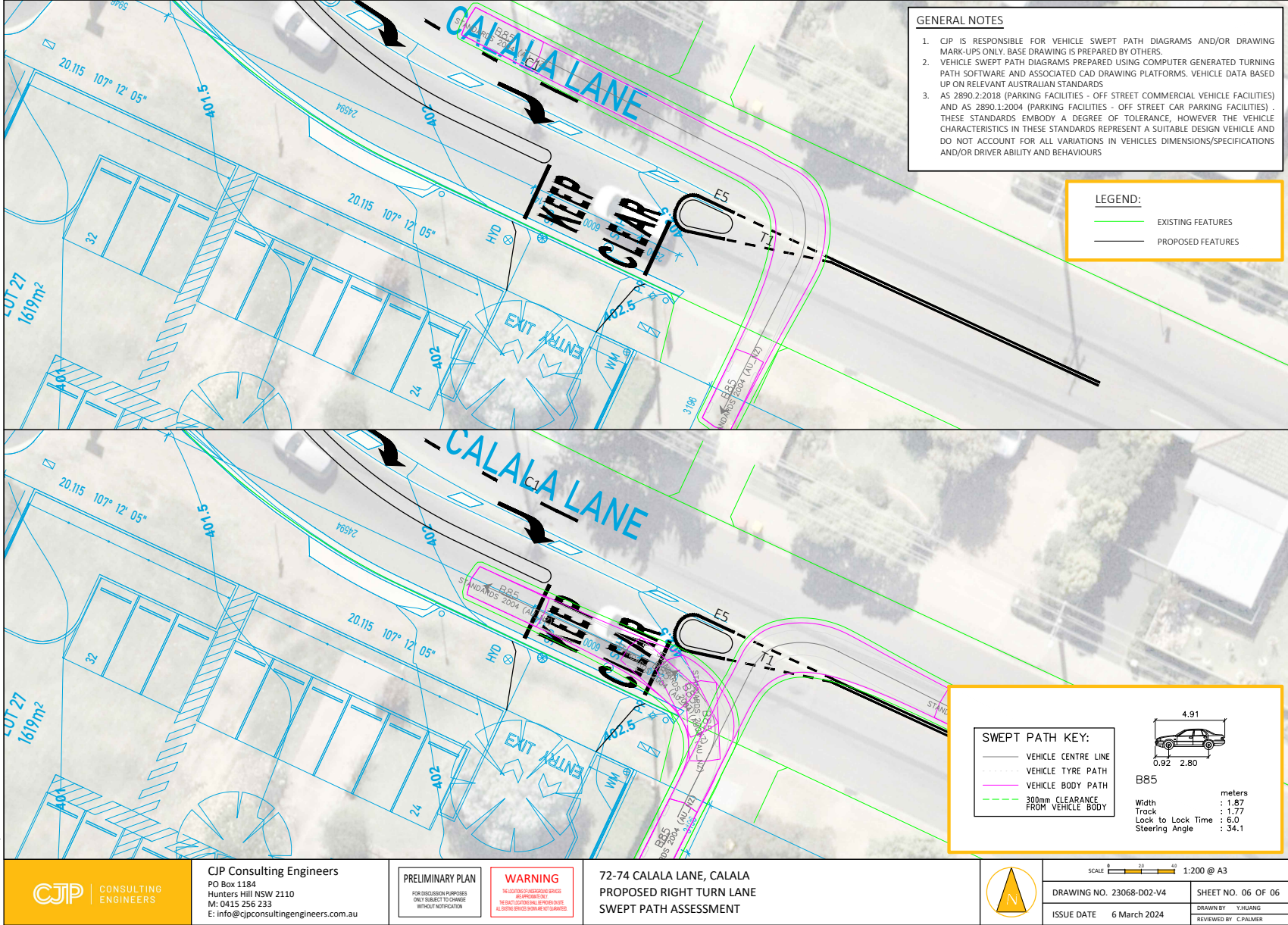






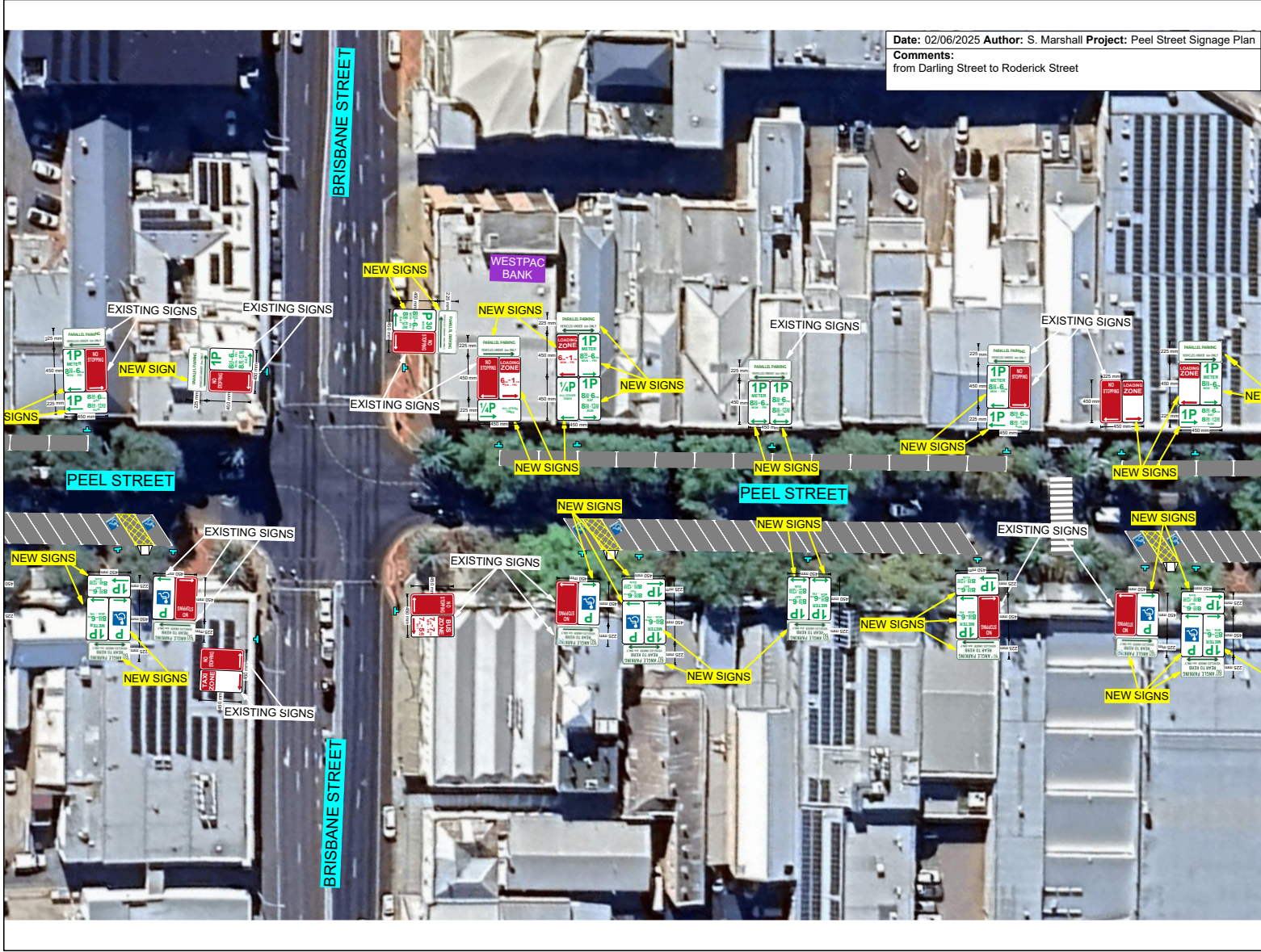






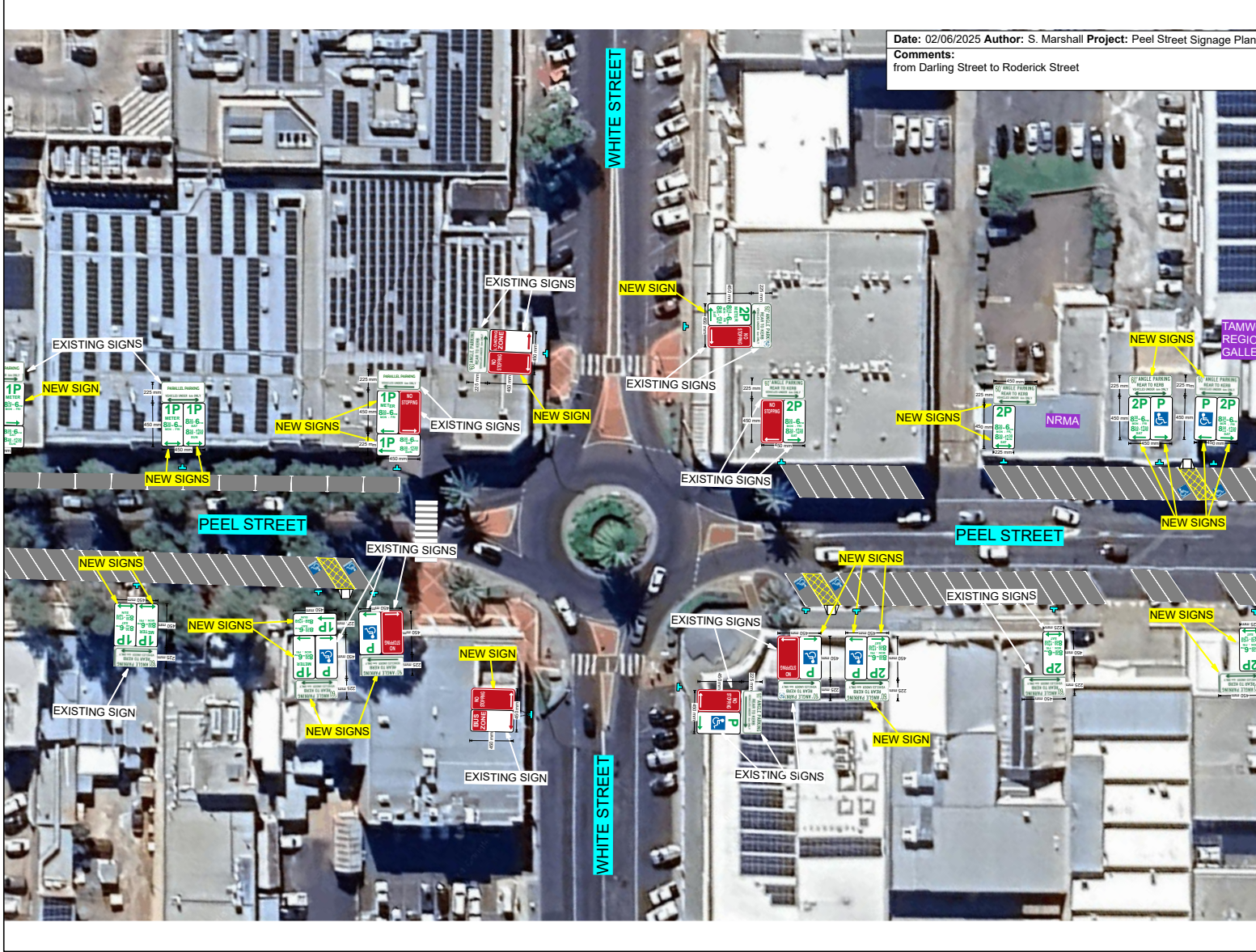
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Comments:
from Darling Street to Roderick Street



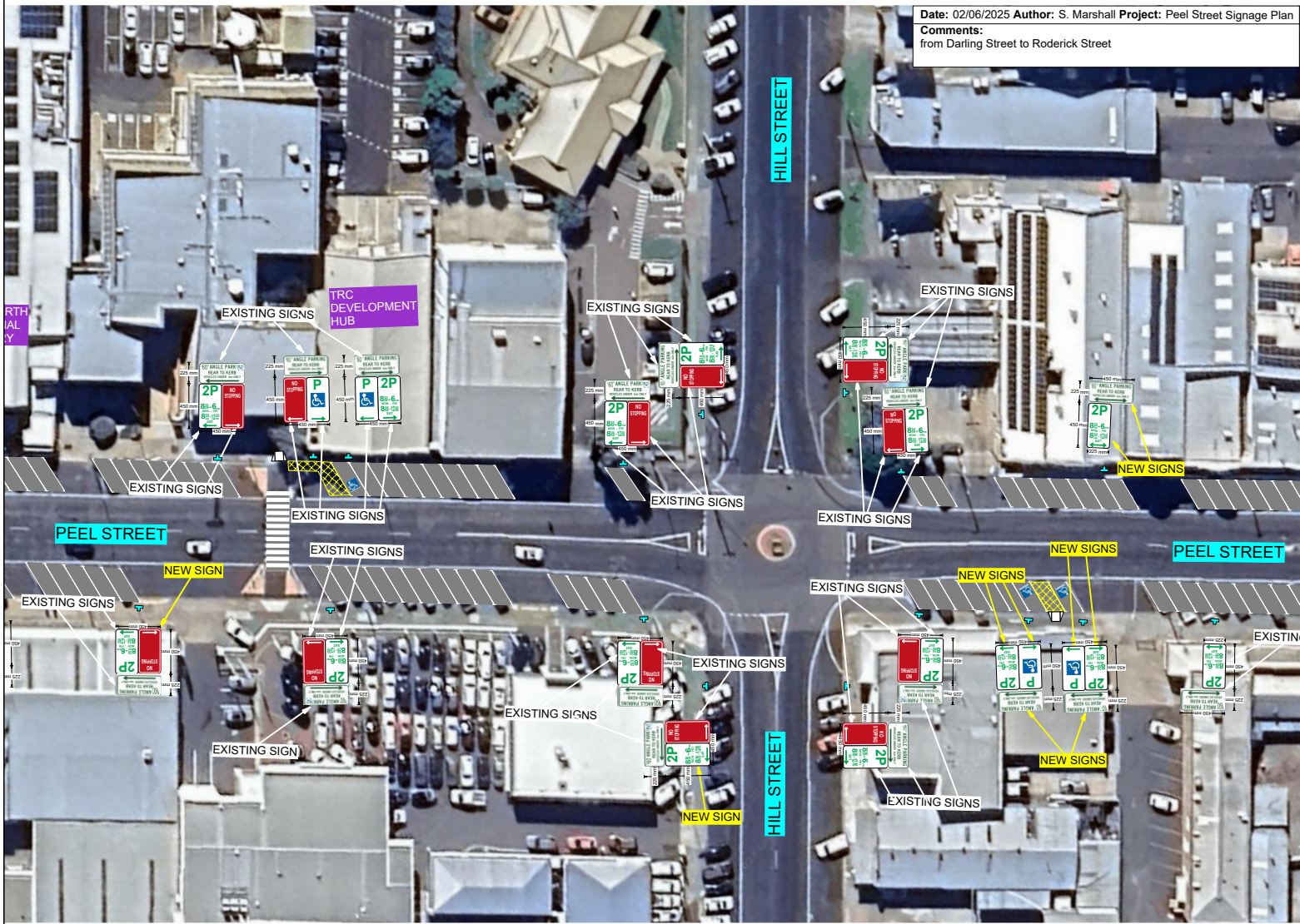


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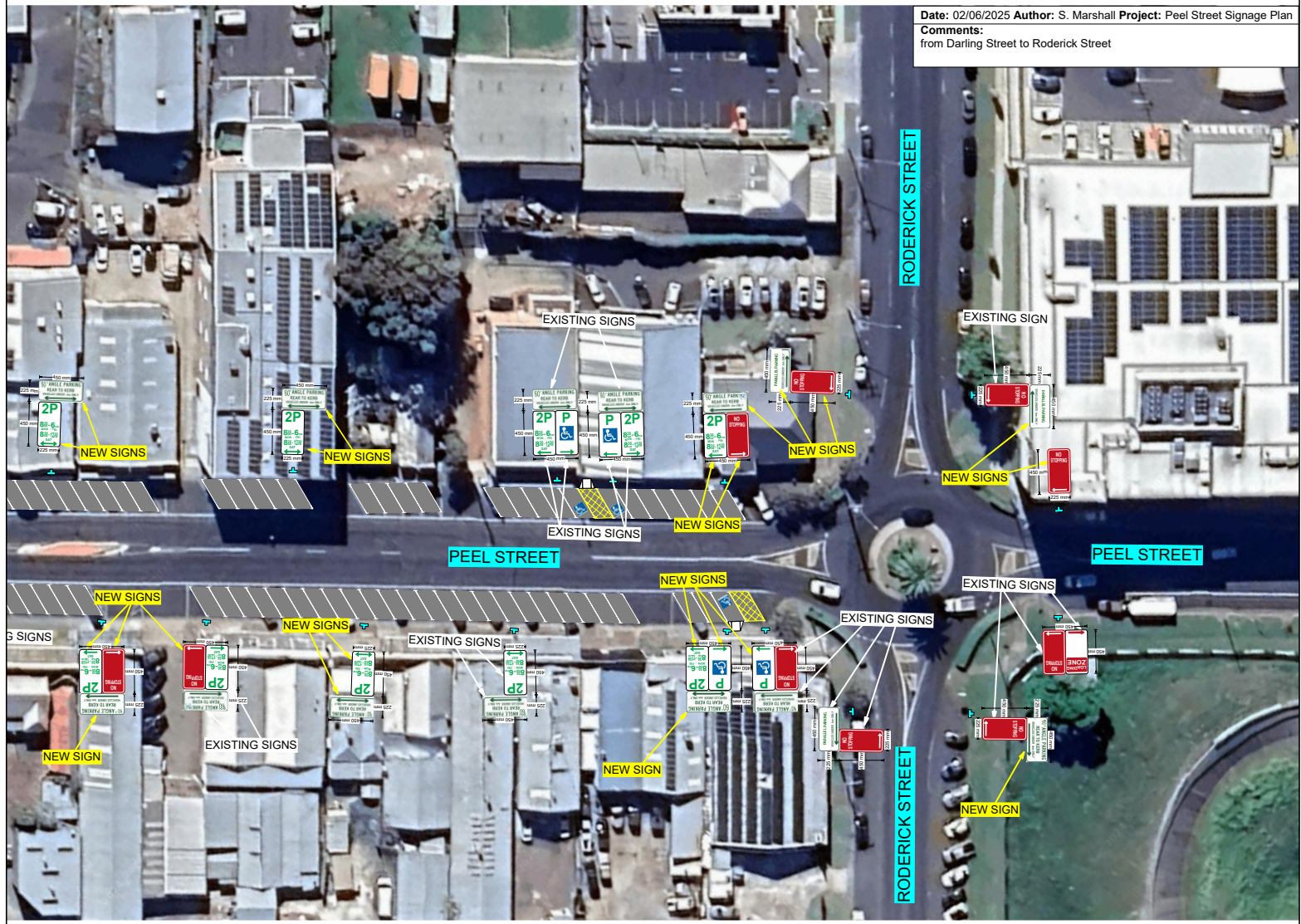




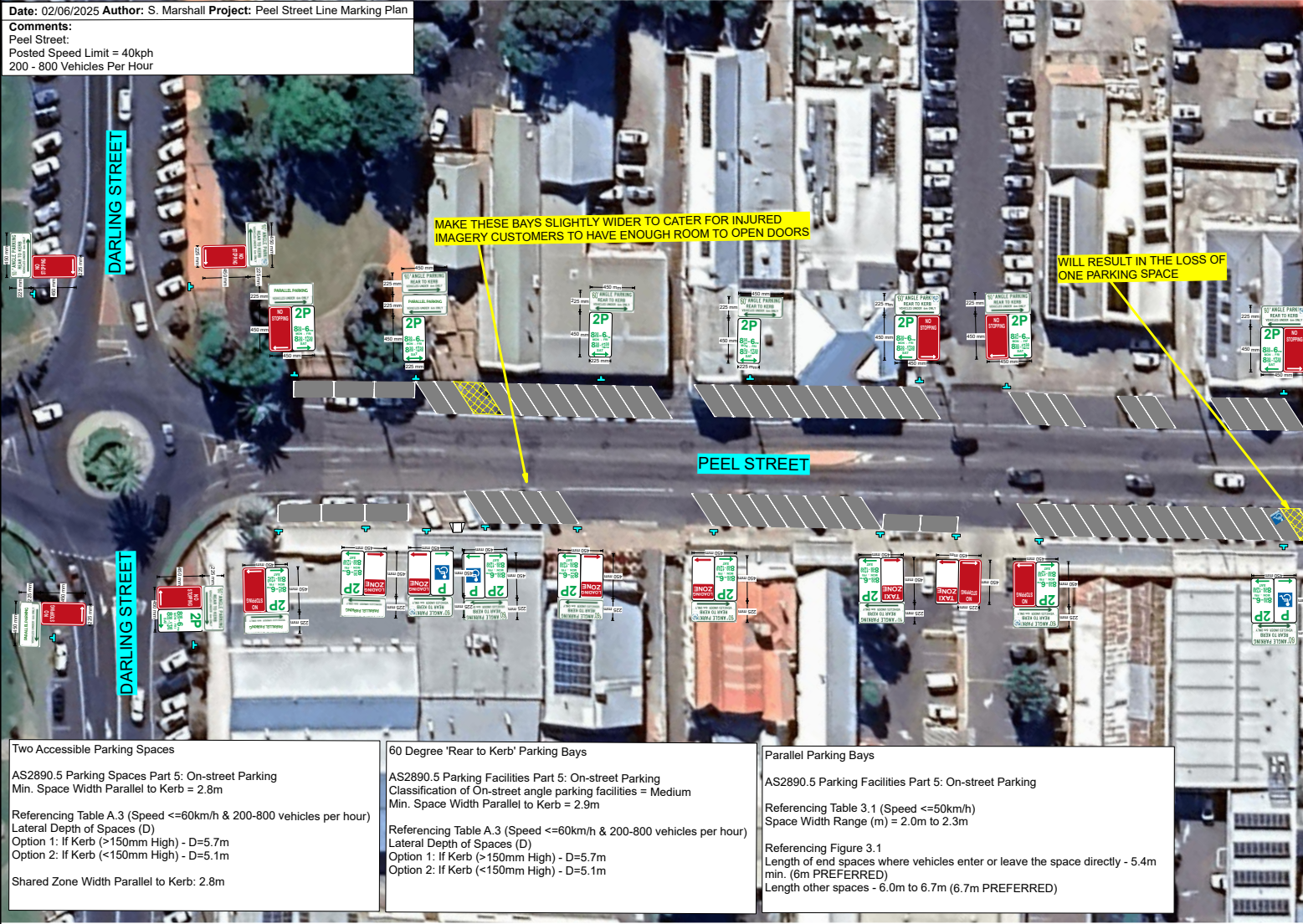
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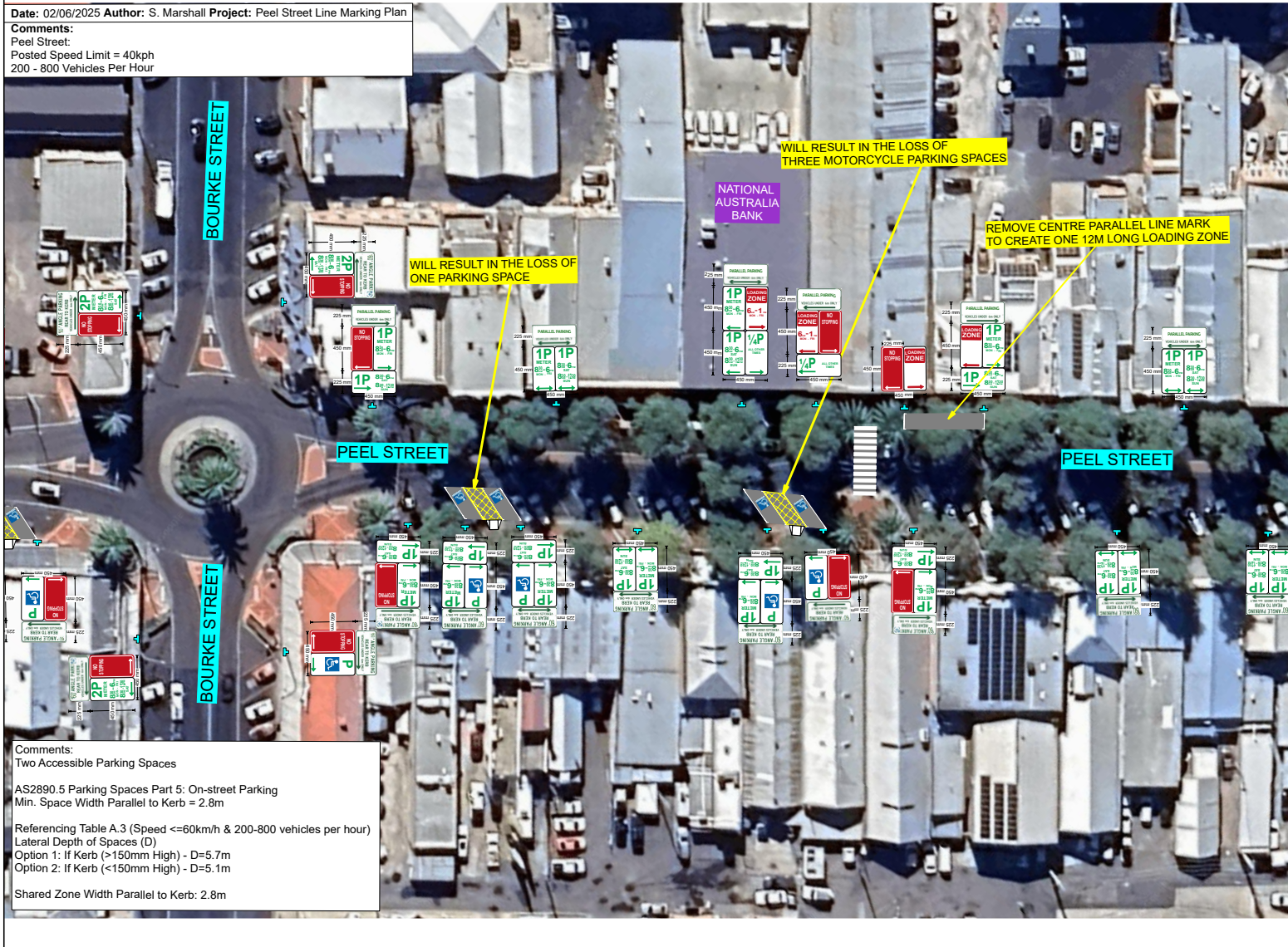


Date: 02/06/2025 Author: S. Marshall Project: Peel Street Line Marking Plan
Comments:
Peel Street:
Posted Speed Limit = 40kph
200 - 800 Vehicles Per Hour



Date: 02/06/2025 Author: S. Marshall Project: Peel Street Line Marking Plan

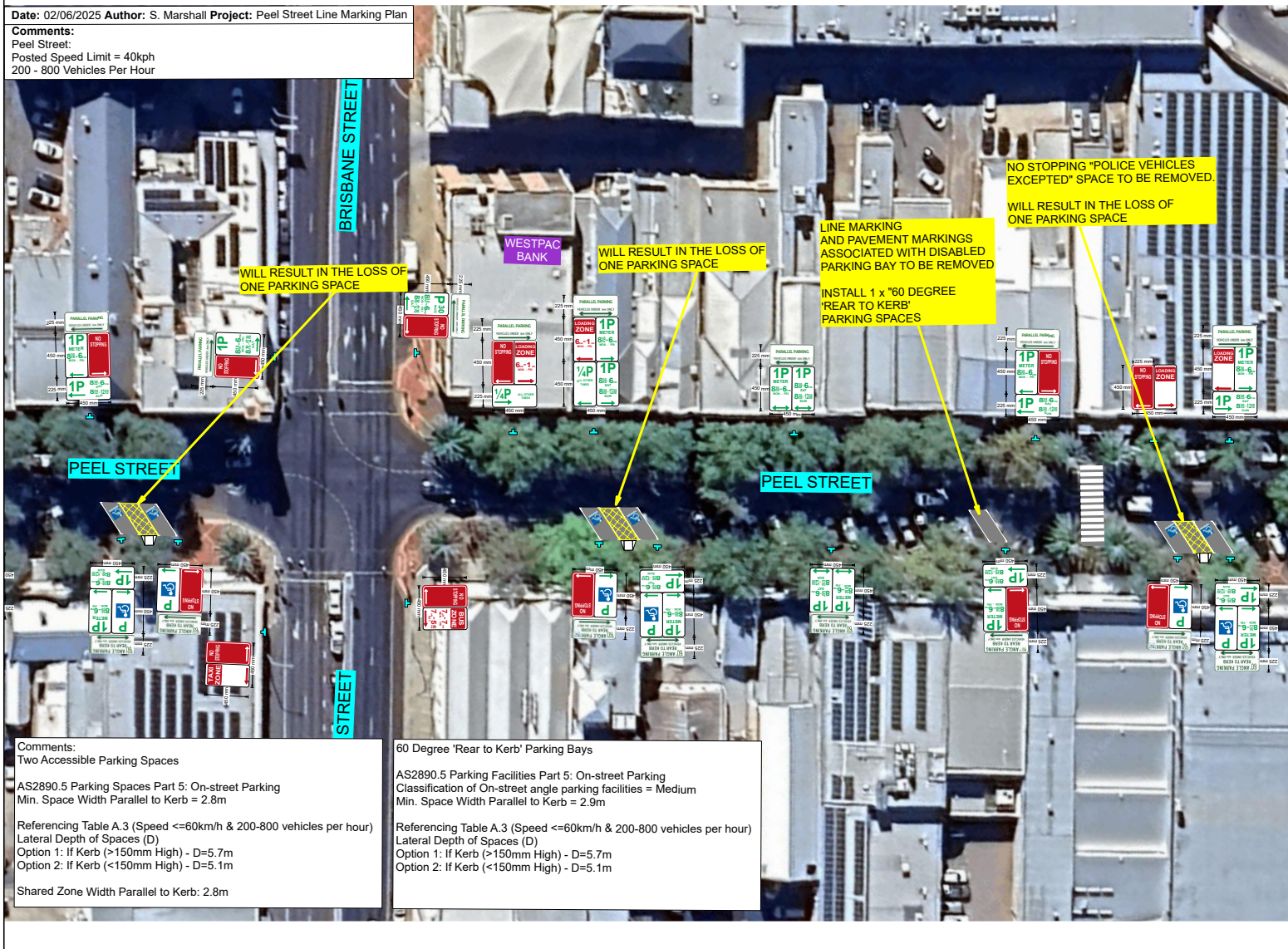
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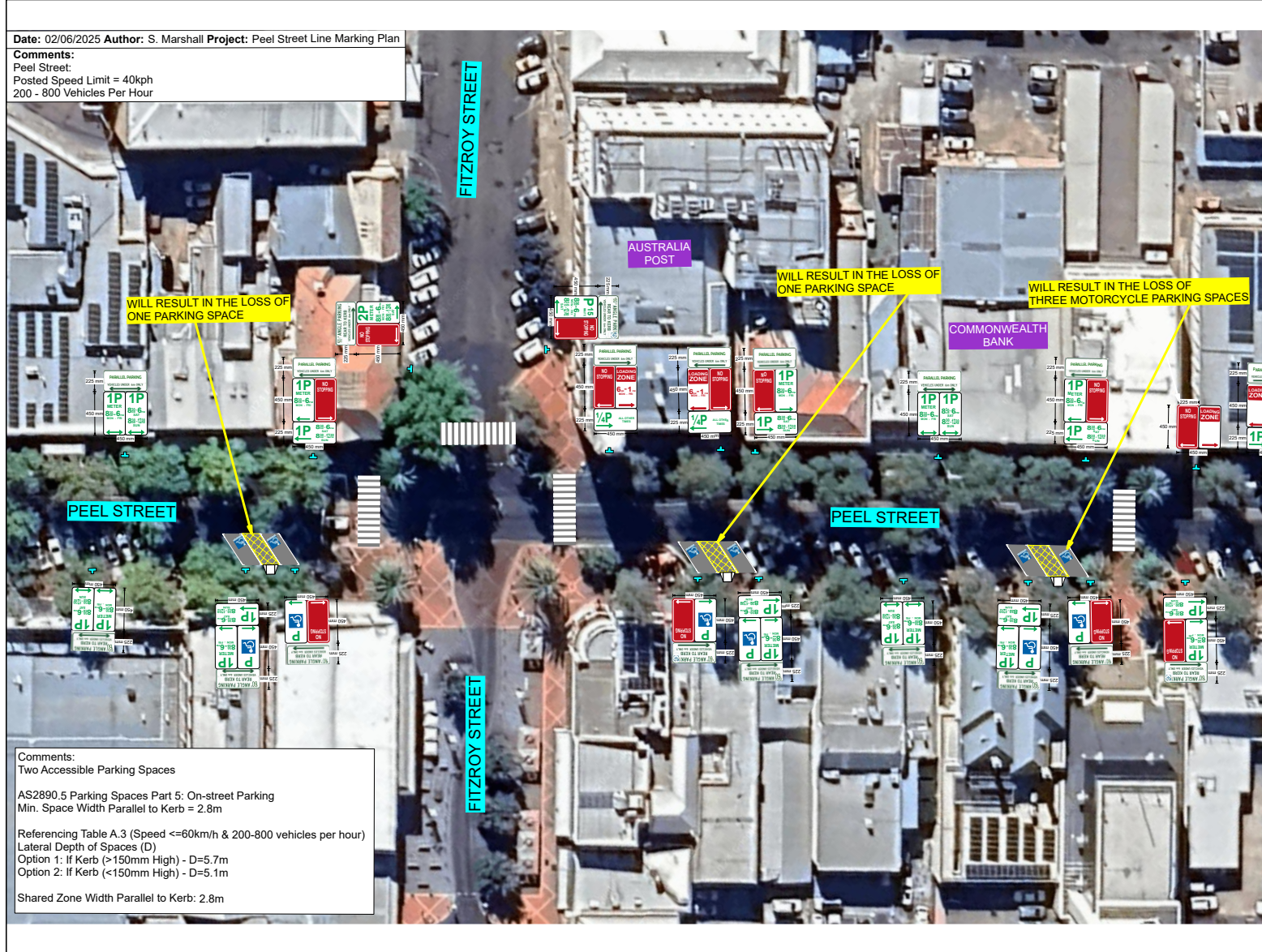


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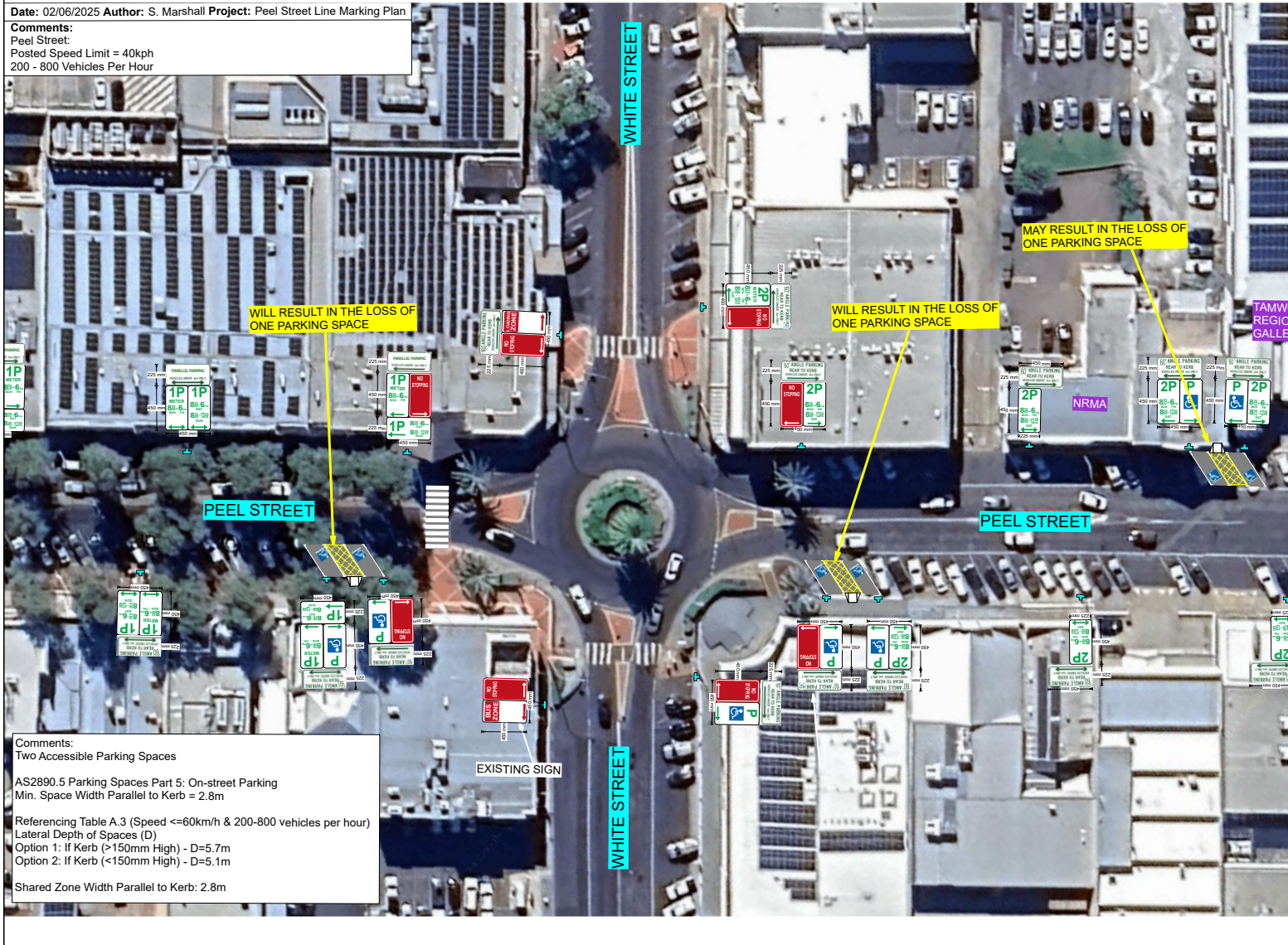




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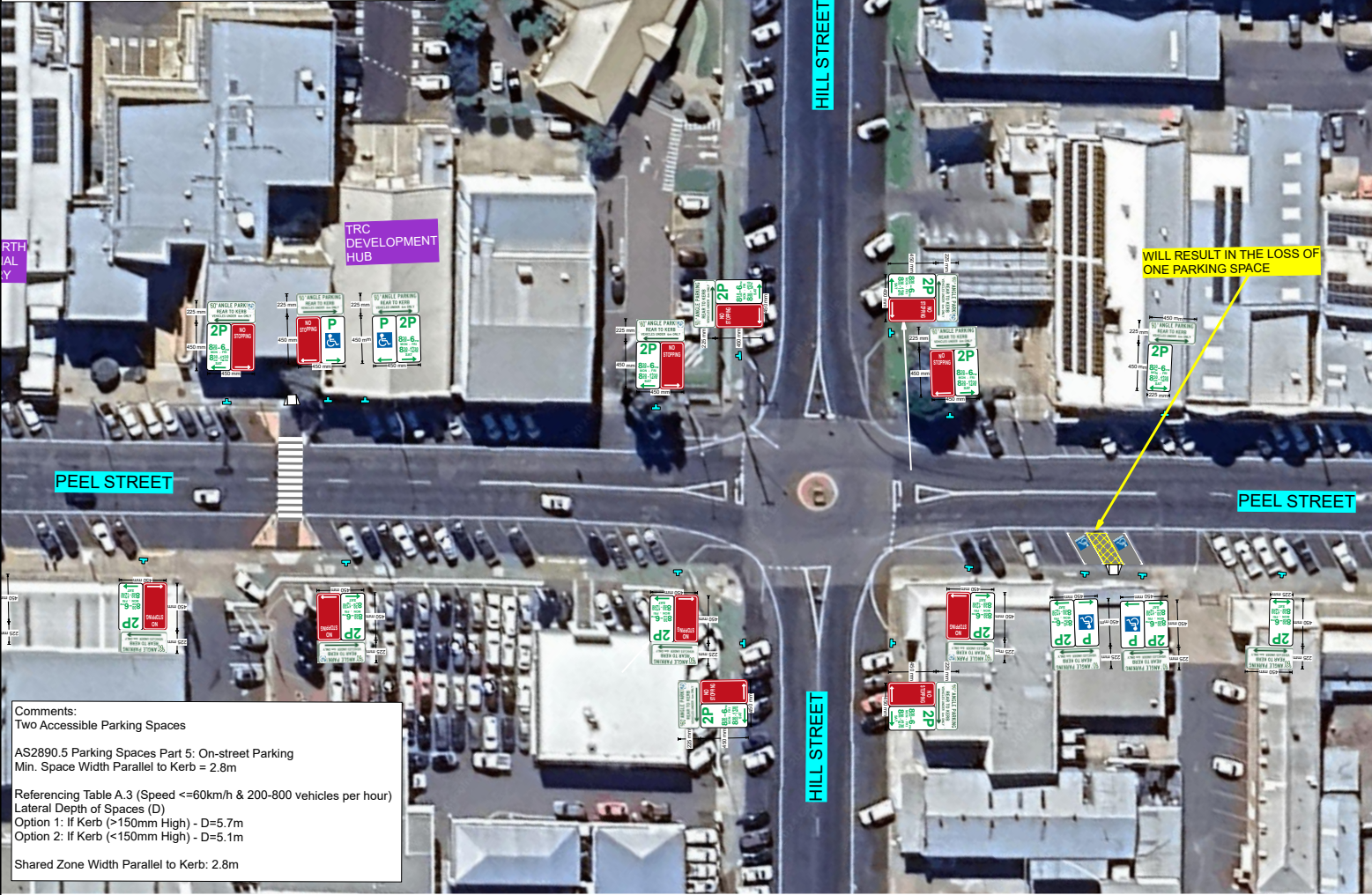
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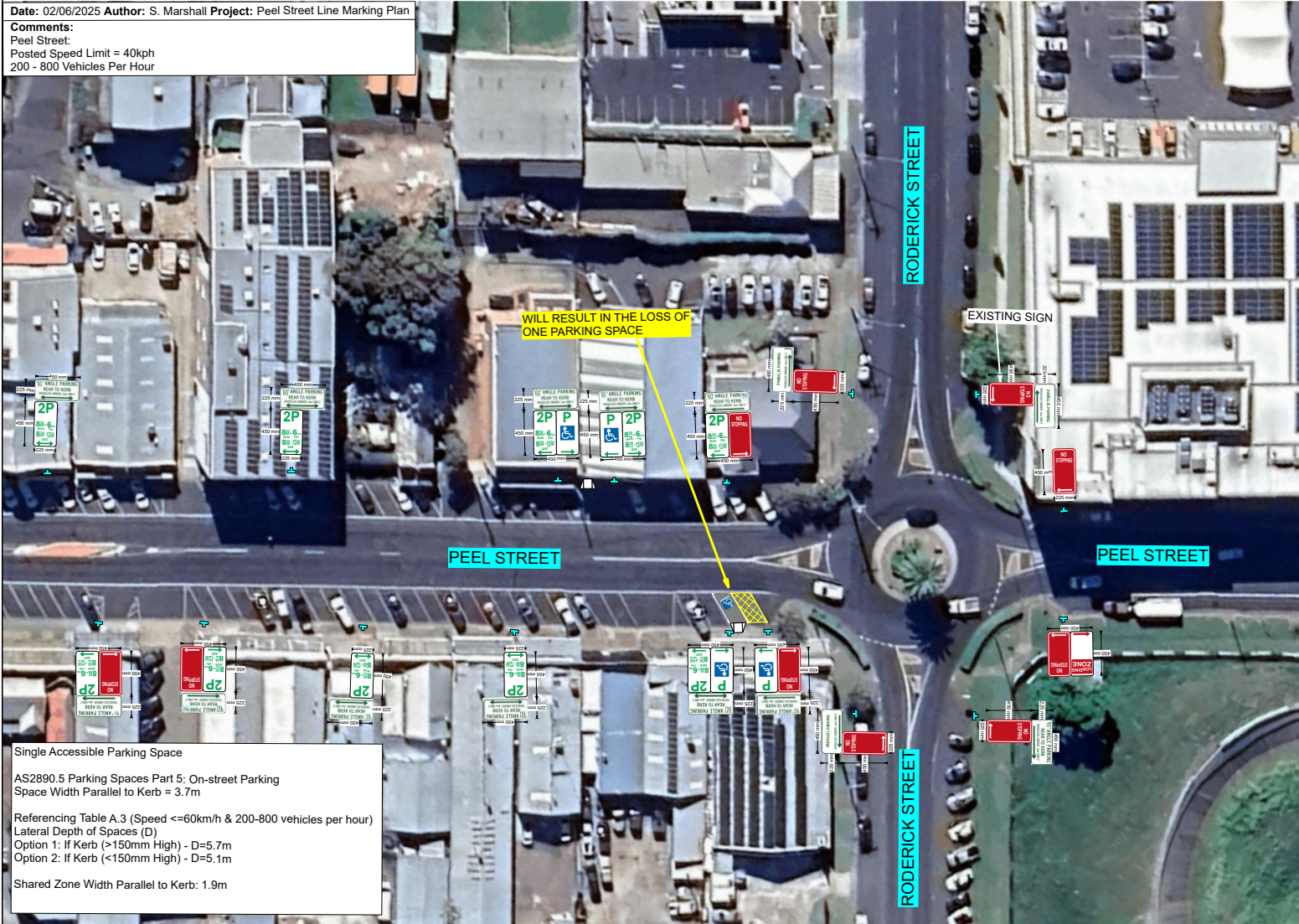
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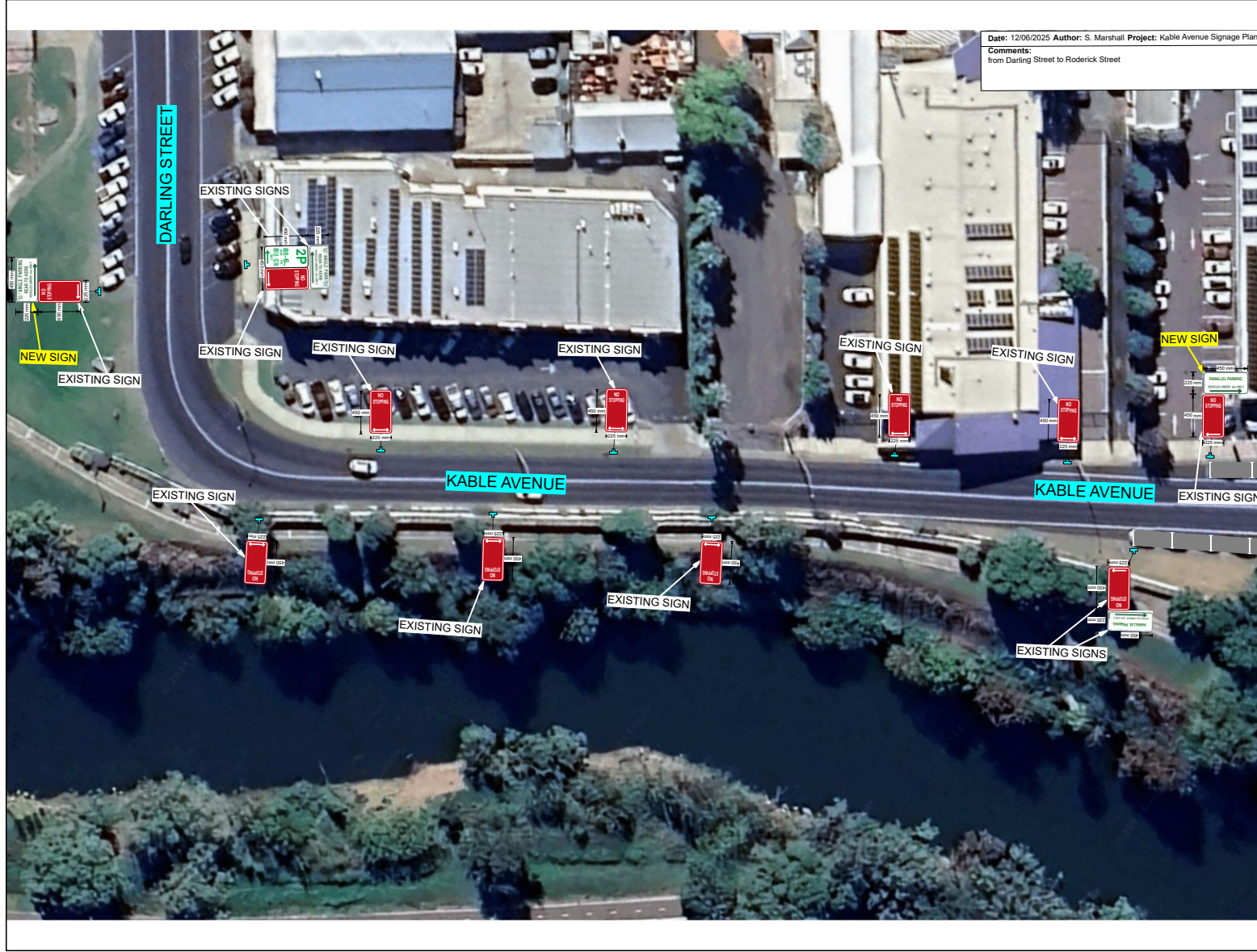


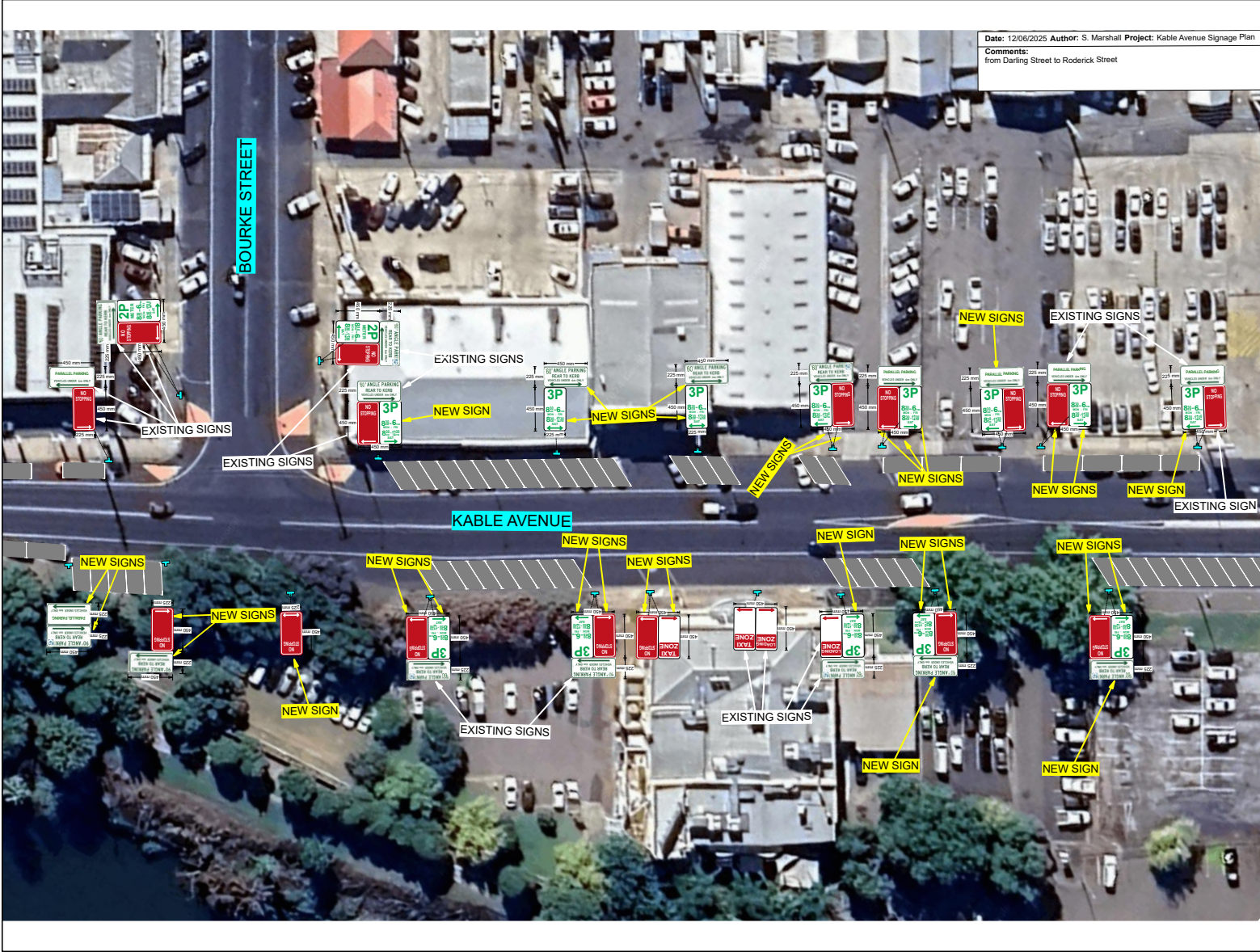
Comments:
Two Accessible Parking Spaces
AS2890.5 Parking Spaces Part 5: On-street Parking
Min. Space Width Parallel to Kerb = 2.8m
Referencing Table A.3 (Speed <=60km/h & 200-800 vehicles per hour)
Lateral Depth of Spaces (D)
Option 1: If Kerb (>150mm High) - D=5.7m
Option 2: If Kerb (<150mm High) - D=5.1m
Shared Zone Width Parallel to Kerb: 2.8m

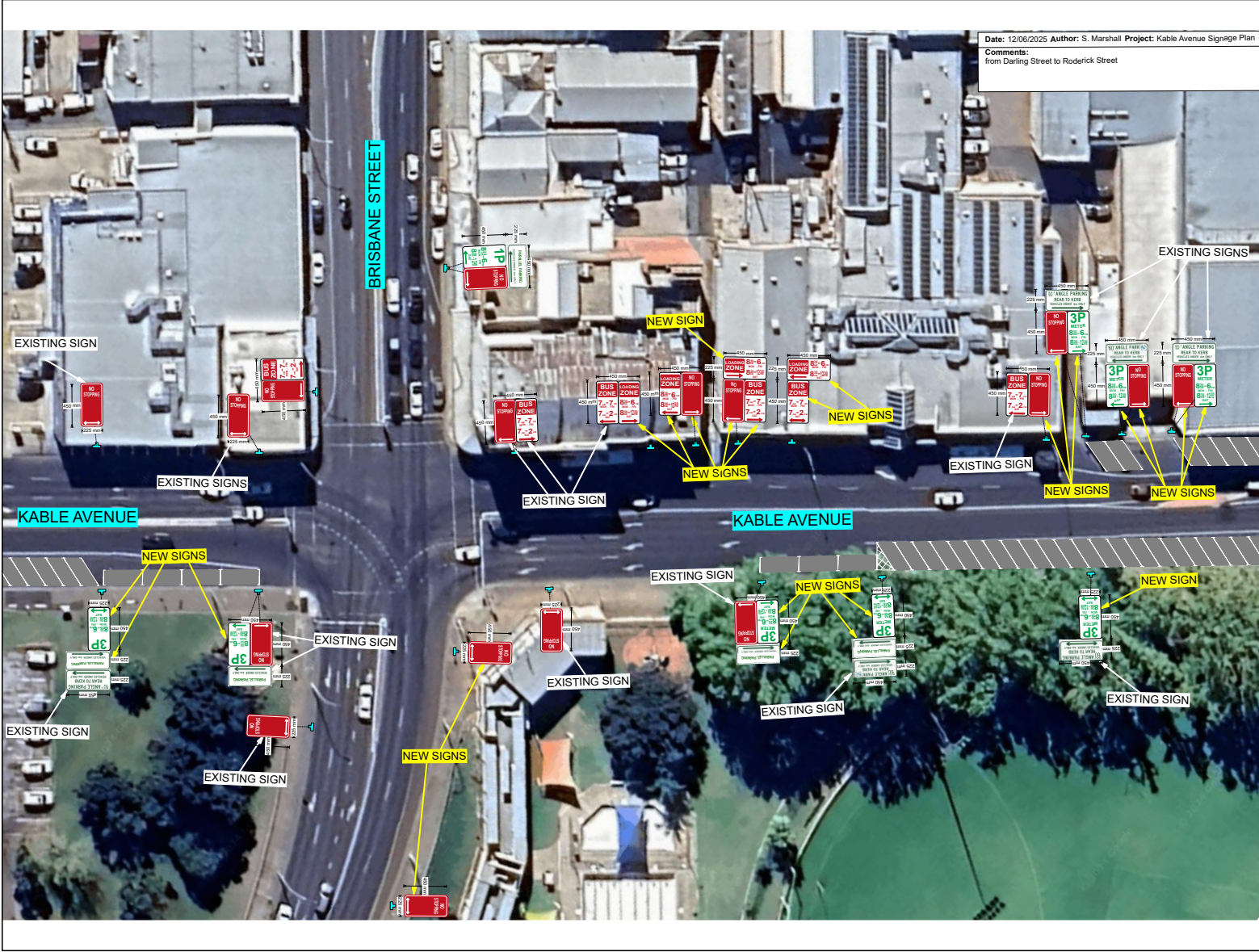
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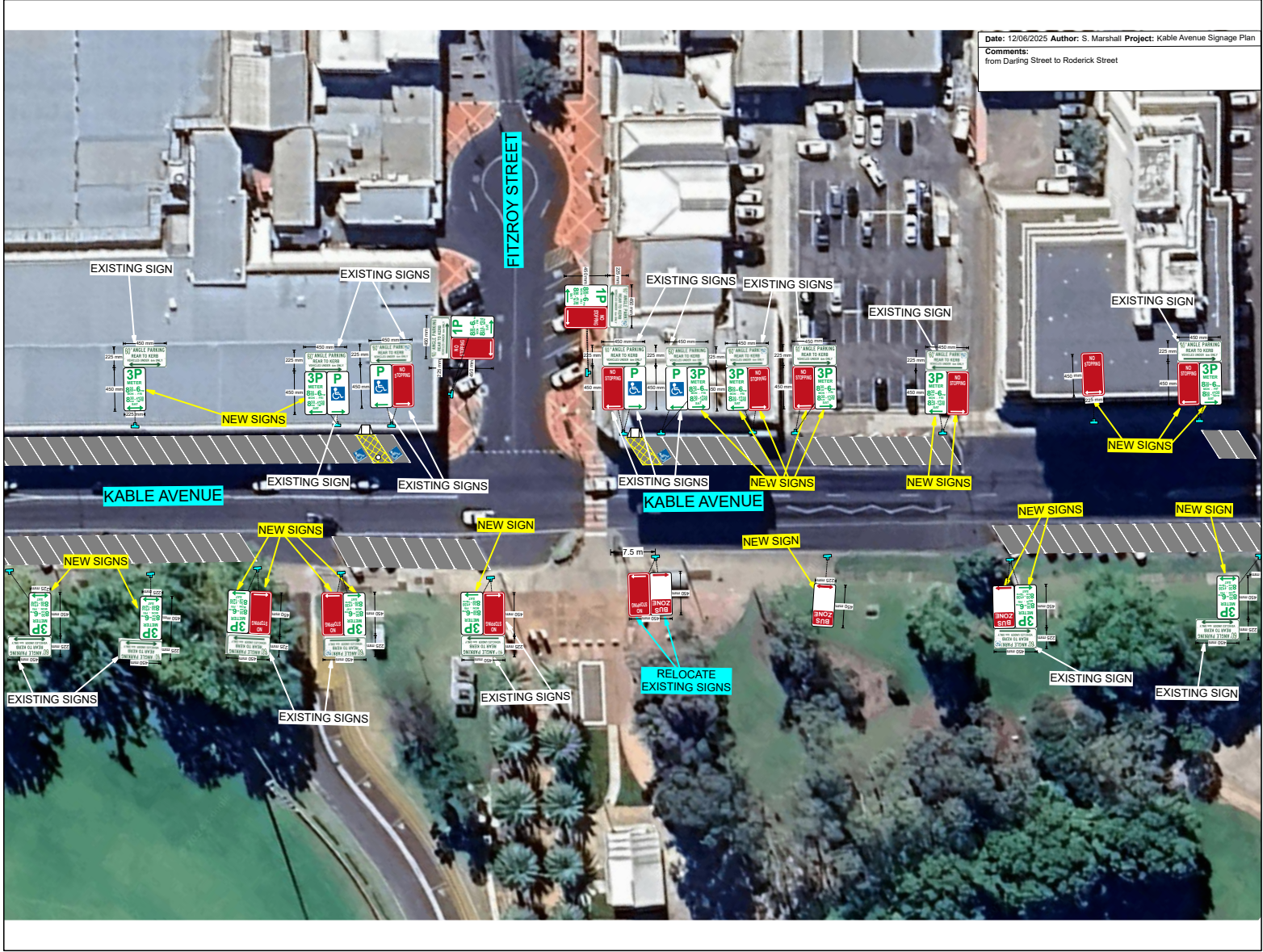
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200 - 800 Vehicles Per Hour

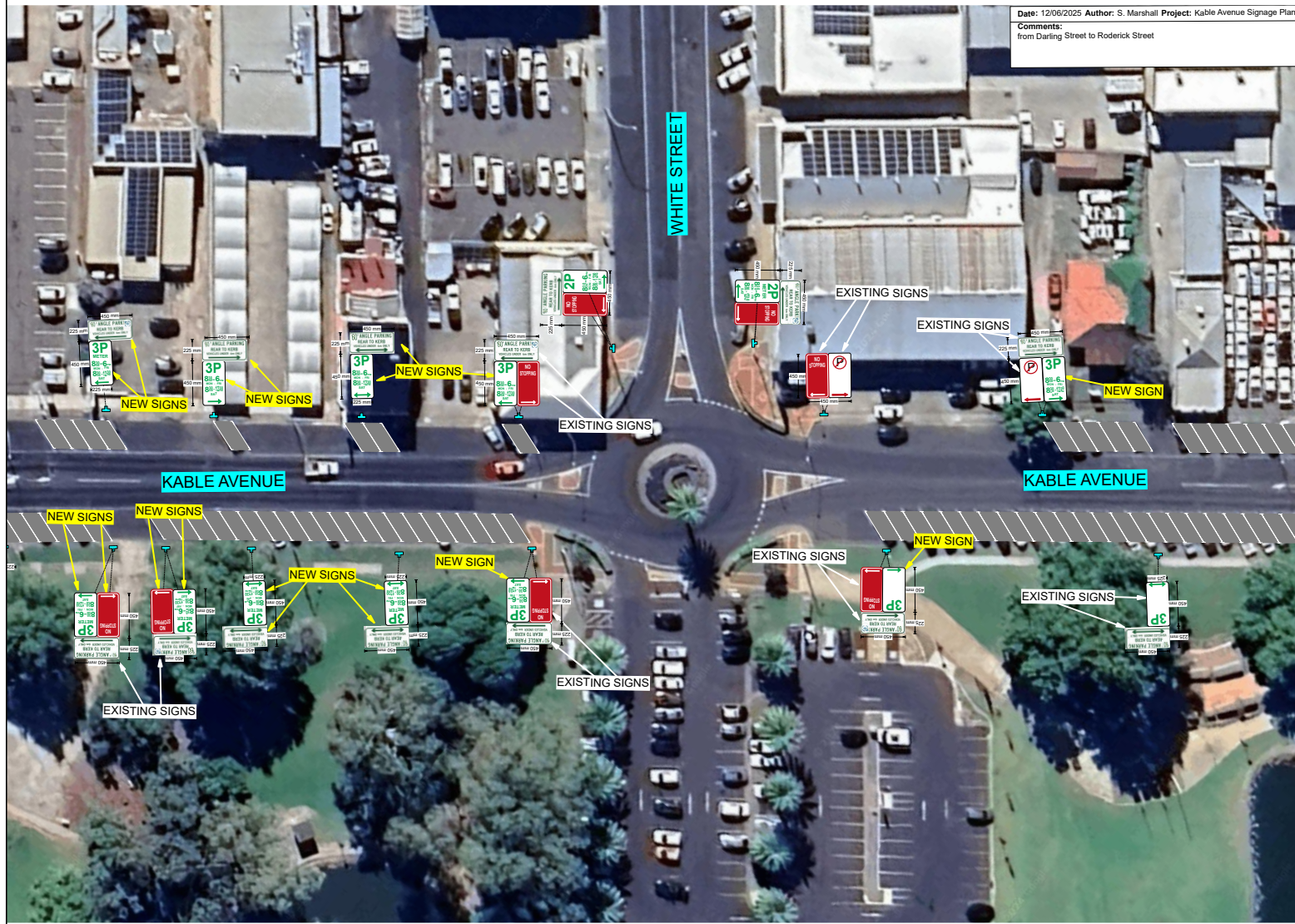


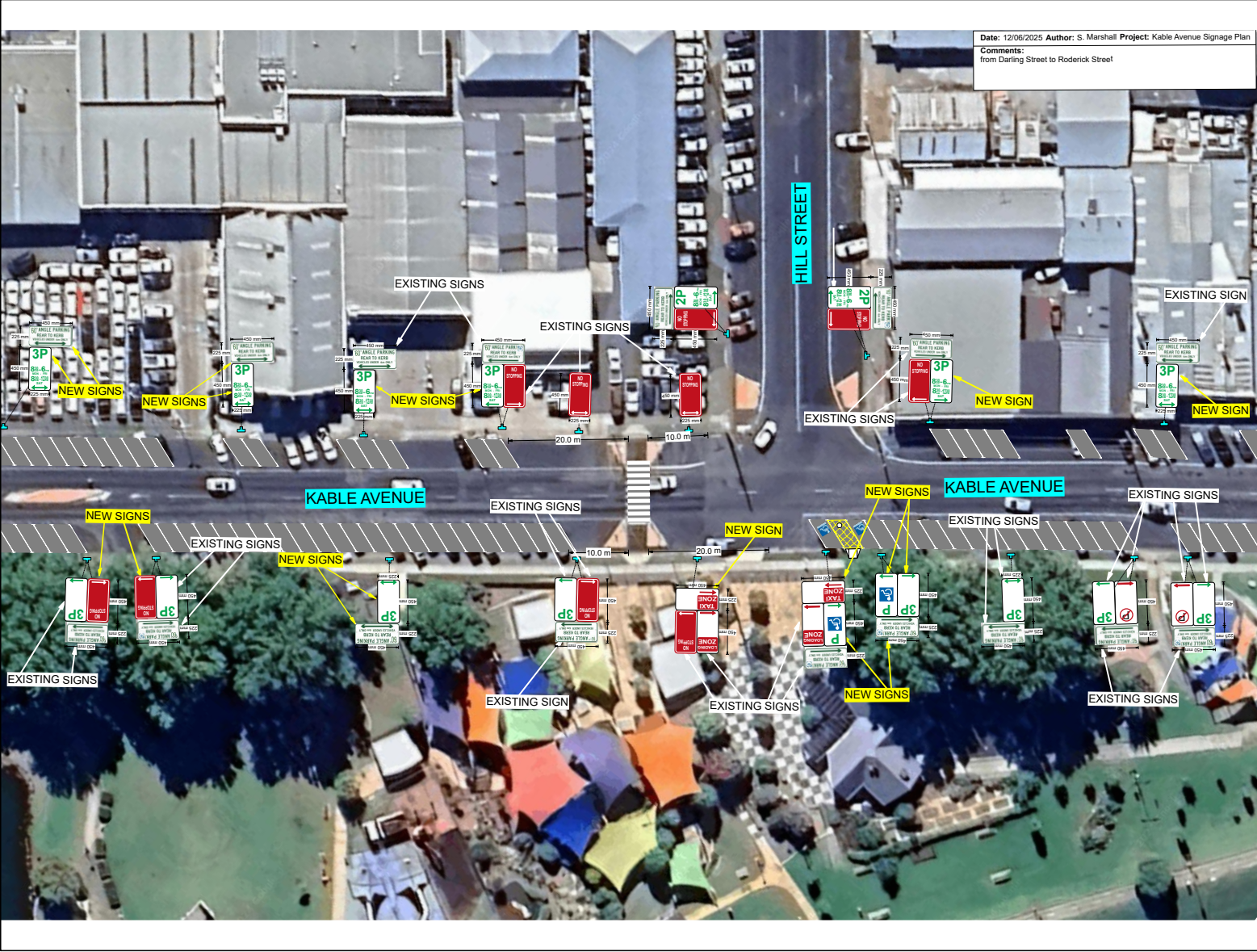














Date: 12/06/2025 Author: S. Marshall Project: Kable Avenue Line Marking Plan

Comments:

Kable Avenue:
Posted Speed Limit = 40kph
200 - 800 Vehicles Per Hour



Parallel Parking Bays

AS2890.5 Parking Facilities Part 5: On-street Parking

Referencing Table 3.1 (Speed $\leq 50\text{km/h}$)

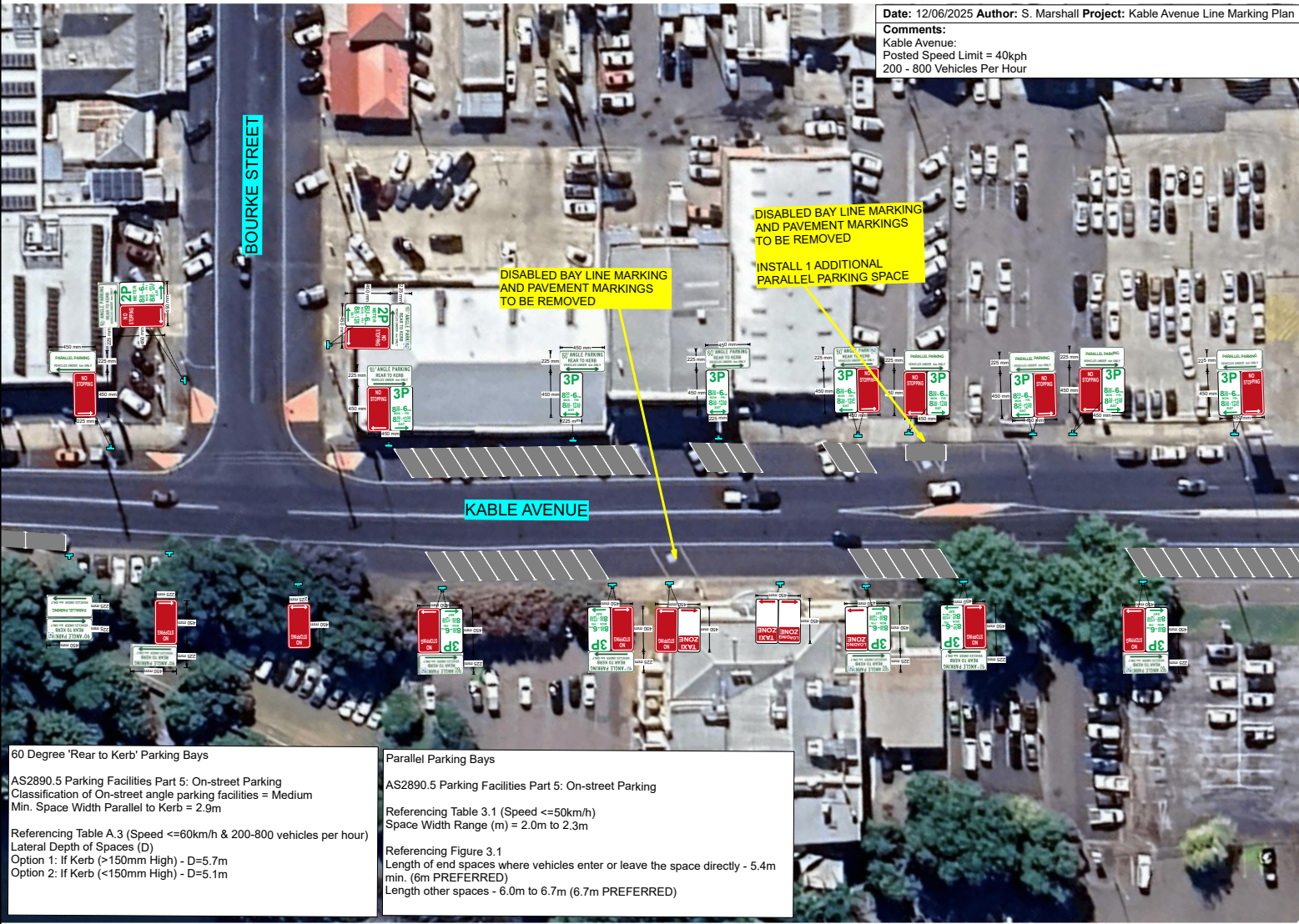
Space Width Range (m) = 2.0m to 2.3m

Referencing Figure 3.1

Length of end spaces where vehicles enter or leave the space directly - 5.4m min. (6m PREFERRED)

Length other spaces - 6.0m to 6.7m (6.7m PREFERRED)

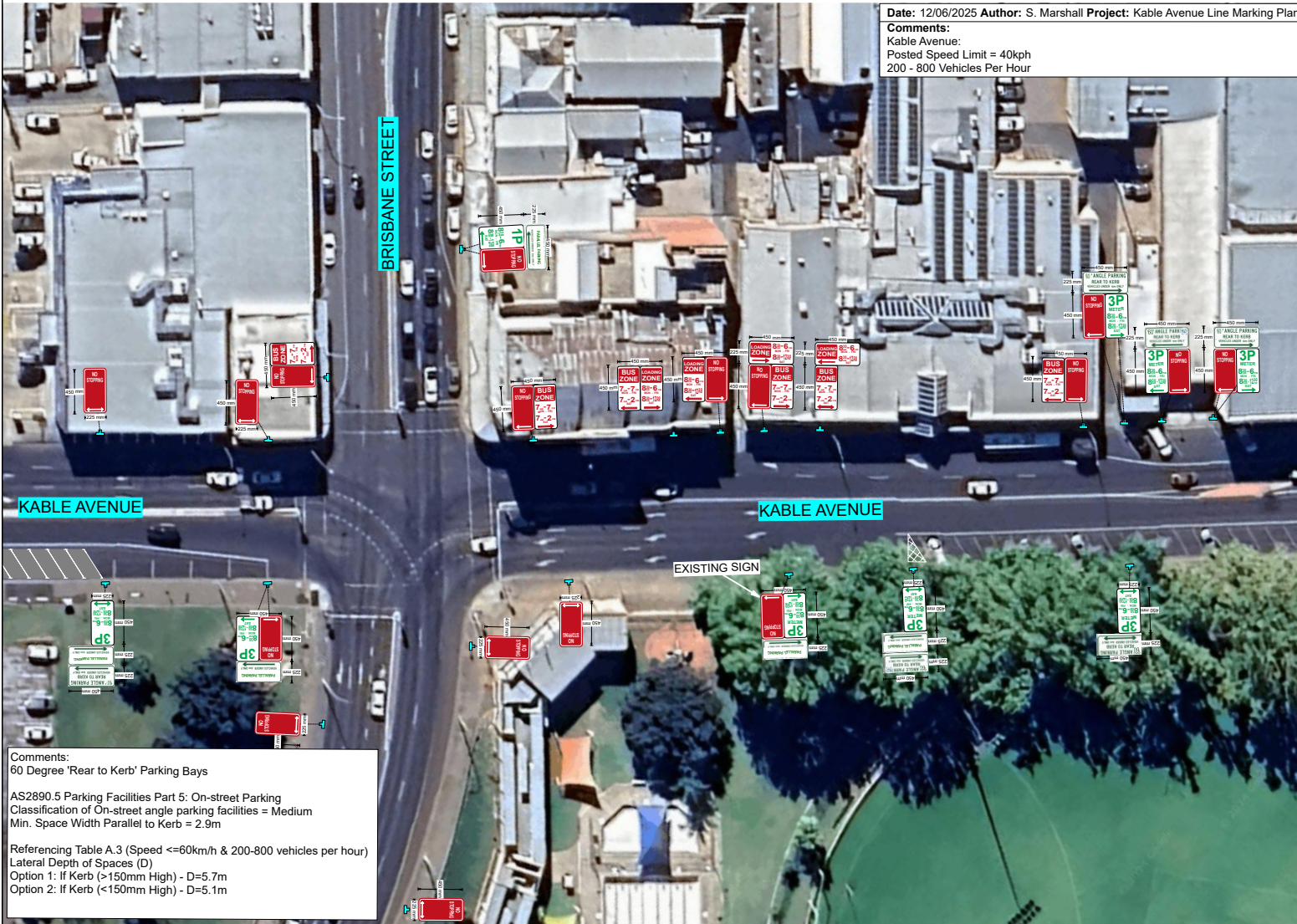
Date: 12/06/2025 Author: S. Marshall Project: Kable Avenue Line Marking Plan
Comments:
Kable Avenue:
Posted Speed Limit = 40kph
200 - 800 Vehicles Per Hour



Date: 12/06/2025 Author: S. Marshall Project: Kable Avenue Line Marking Plan

Comments:

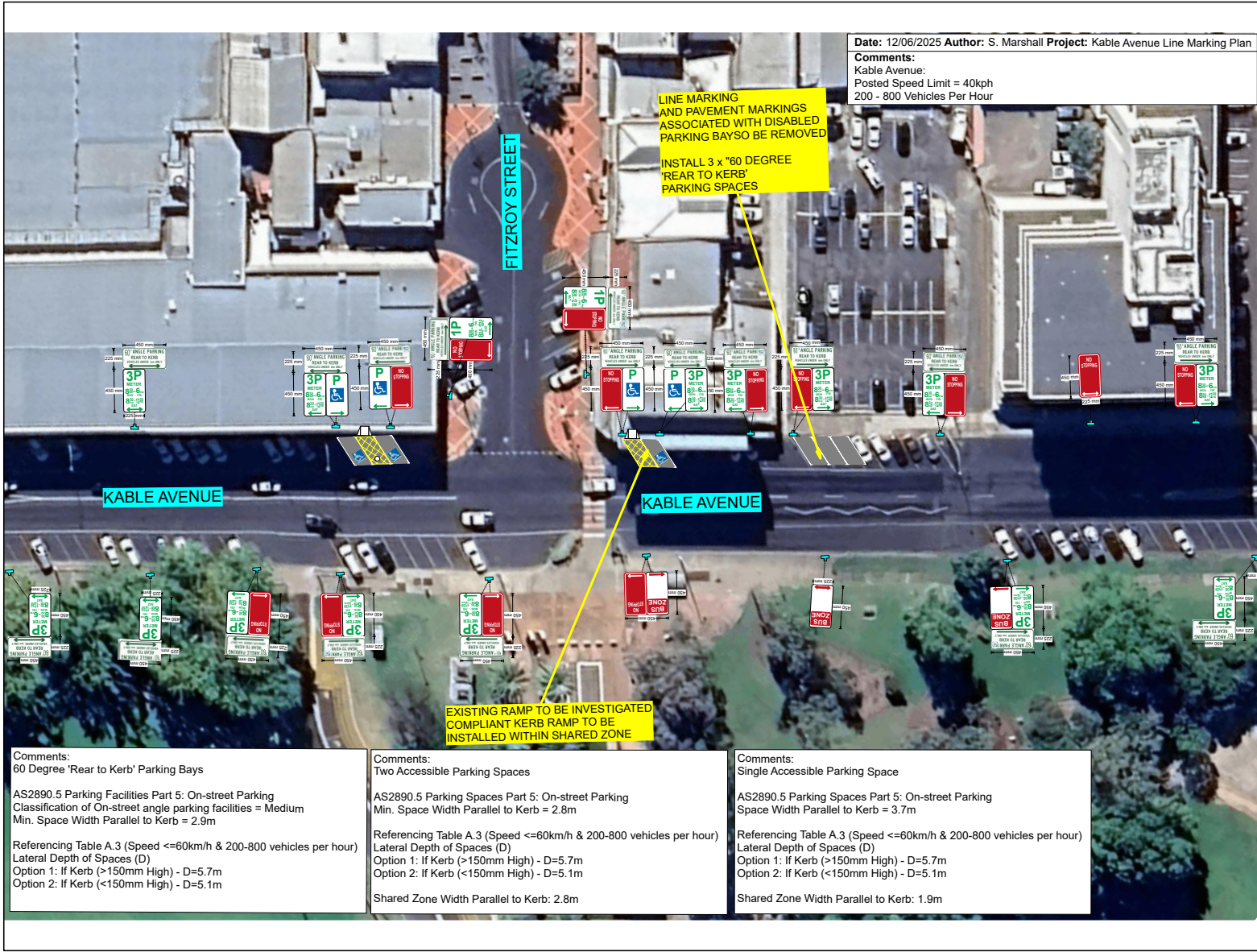
Kable Avenue:
Posted Speed Limit = 40kph
200 - 800 Vehicles Per Hour



Comments:
60 Degree 'Rear to Kerb' Parking Bays

AS2890.5 Parking Facilities Part 5: On-street Parking
Classification of On-street angle parking facilities = Medium
Min. Space Width Parallel to Kerb = 2.9m

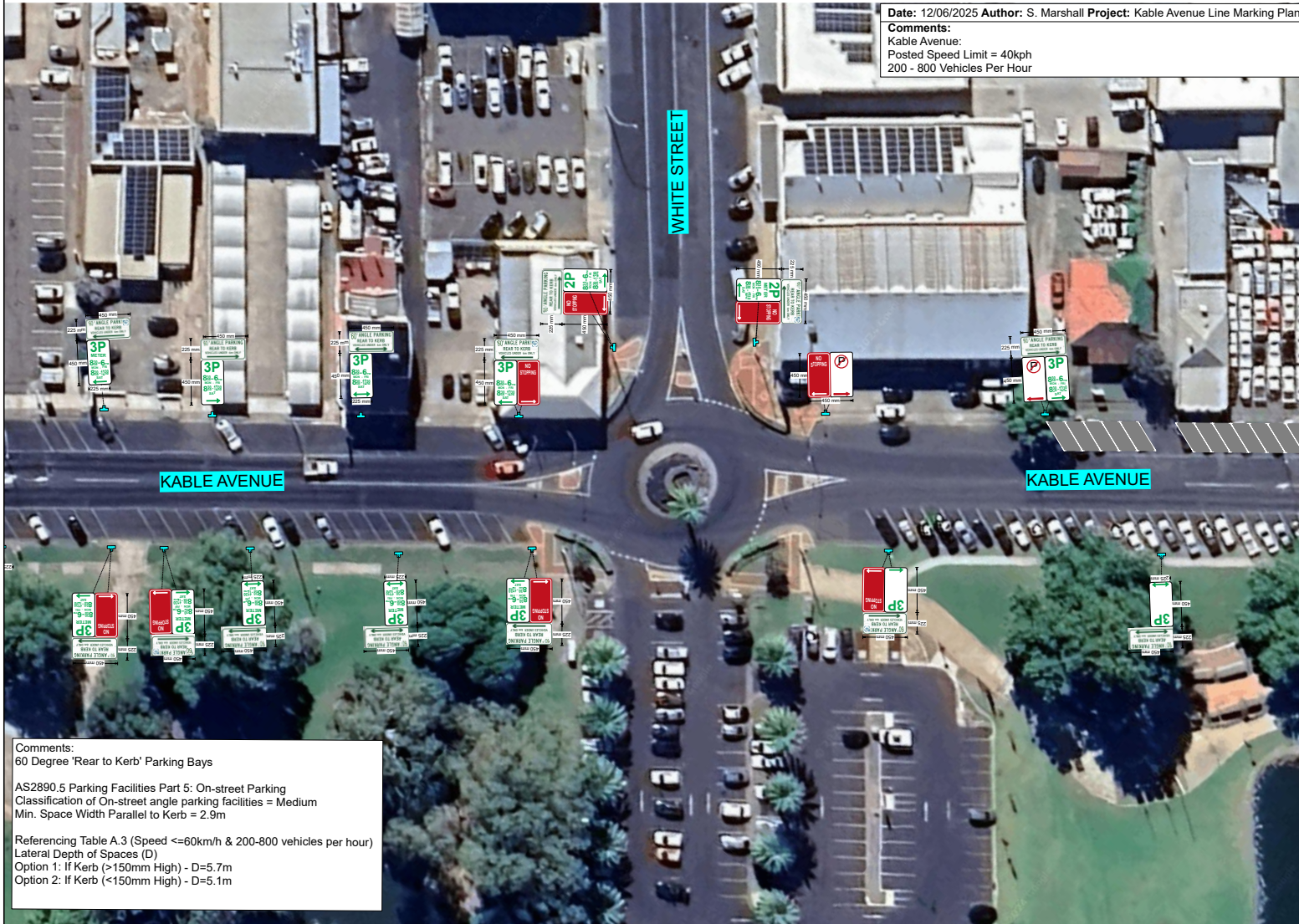
Referencing Table A.3 (Speed <=60km/h & 200-800 vehicles per hour)
Lateral Depth of Spaces (D)
Option 1: If Kerb (>150mm High) - D=5.7m
Option 2: If Kerb (<150mm High) - D=5.1m



Date: 12/06/2025 Author: S. Marshall Project: Kable Avenue Line Marking Plan

Comments:

Kable Avenue:
Posted Speed Limit = 40kph
200 - 800 Vehicles Per Hour

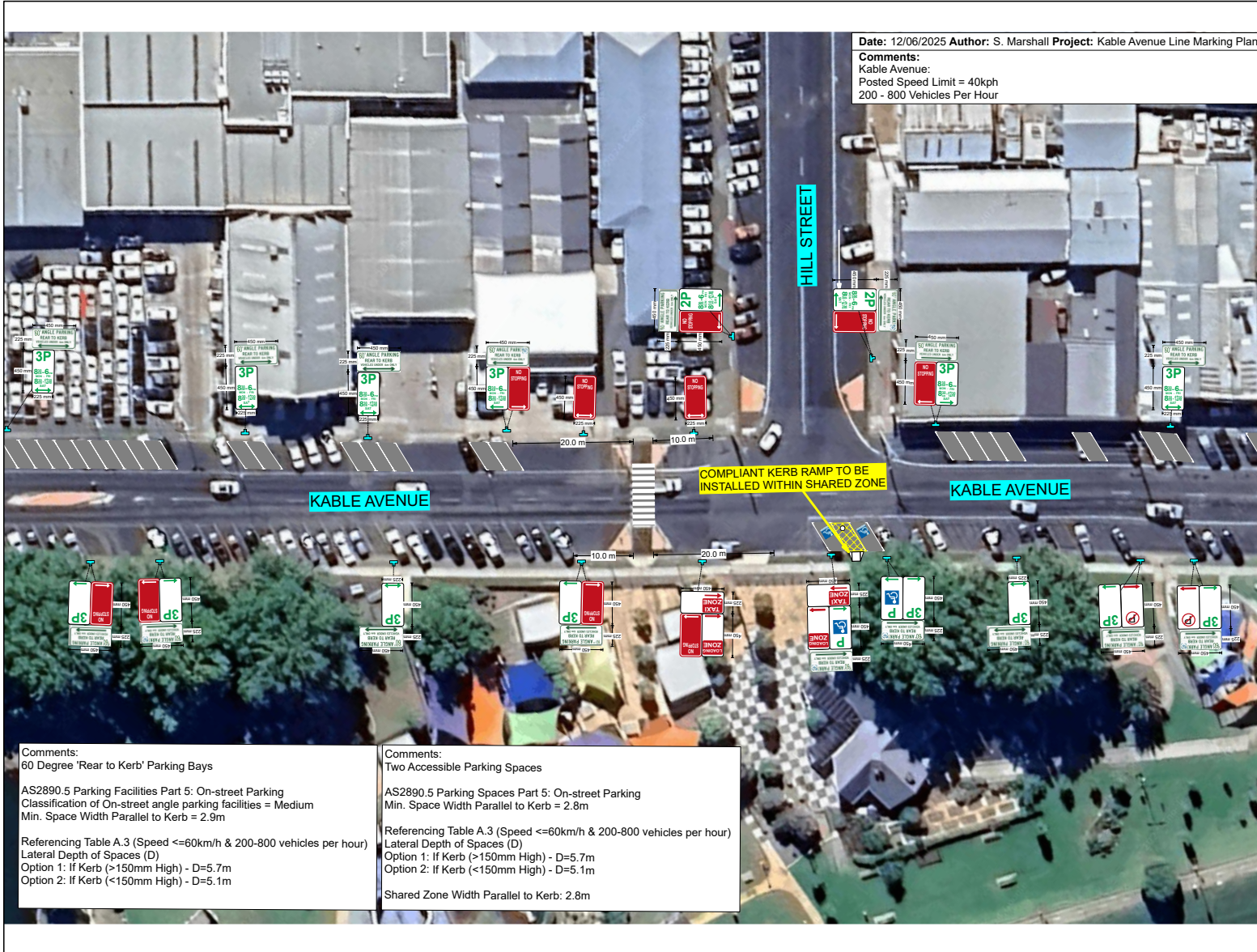


Comments:

60 Degree 'Rear to Kerb' Parking Bays

AS2890.5 Parking Facilities Part 5: On-street Parking
Classification of On-street angle parking facilities = Medium
Min. Space Width Parallel to Kerb = 2.9m

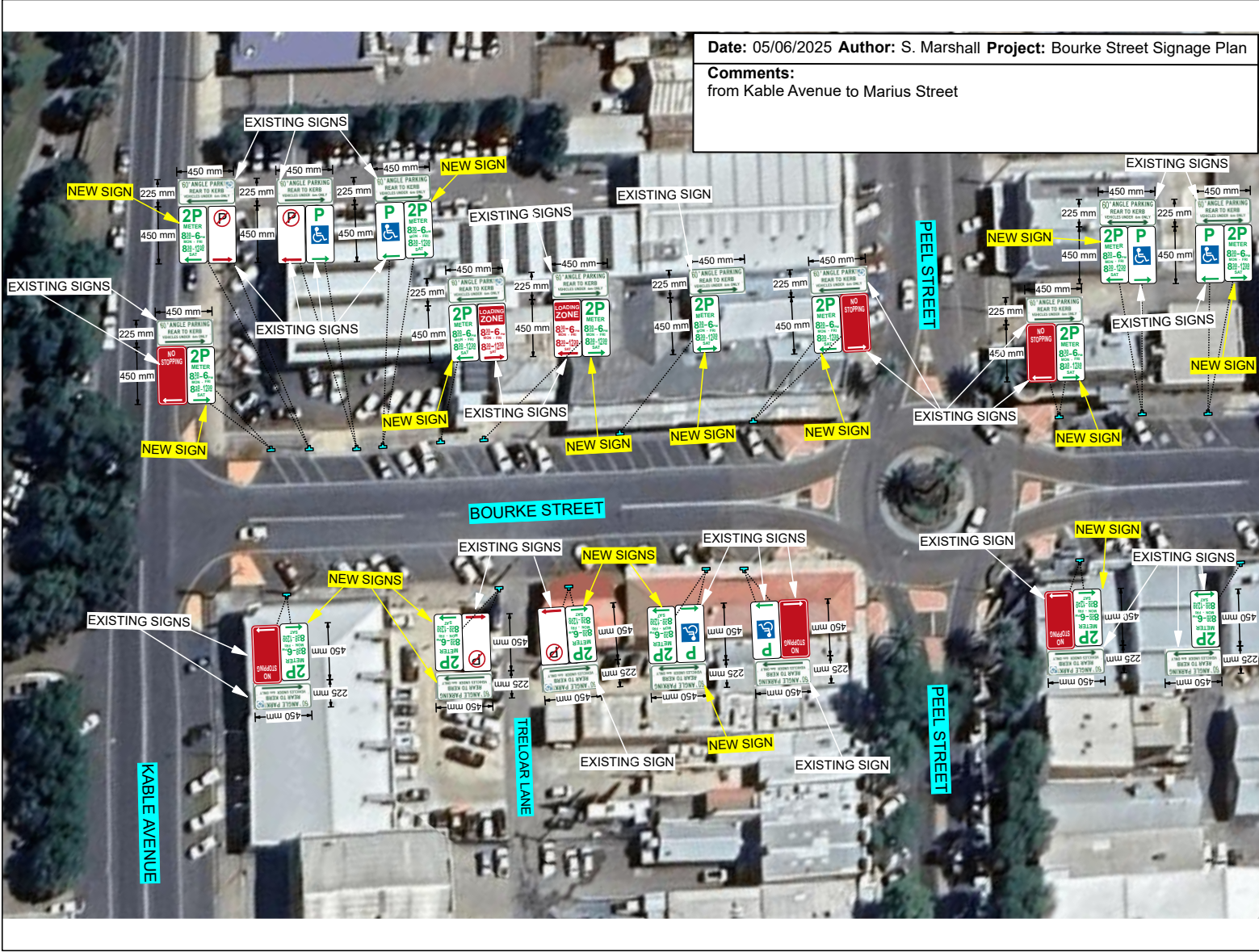
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Option 2: If Kerb (<150mm High) - D=1.1m

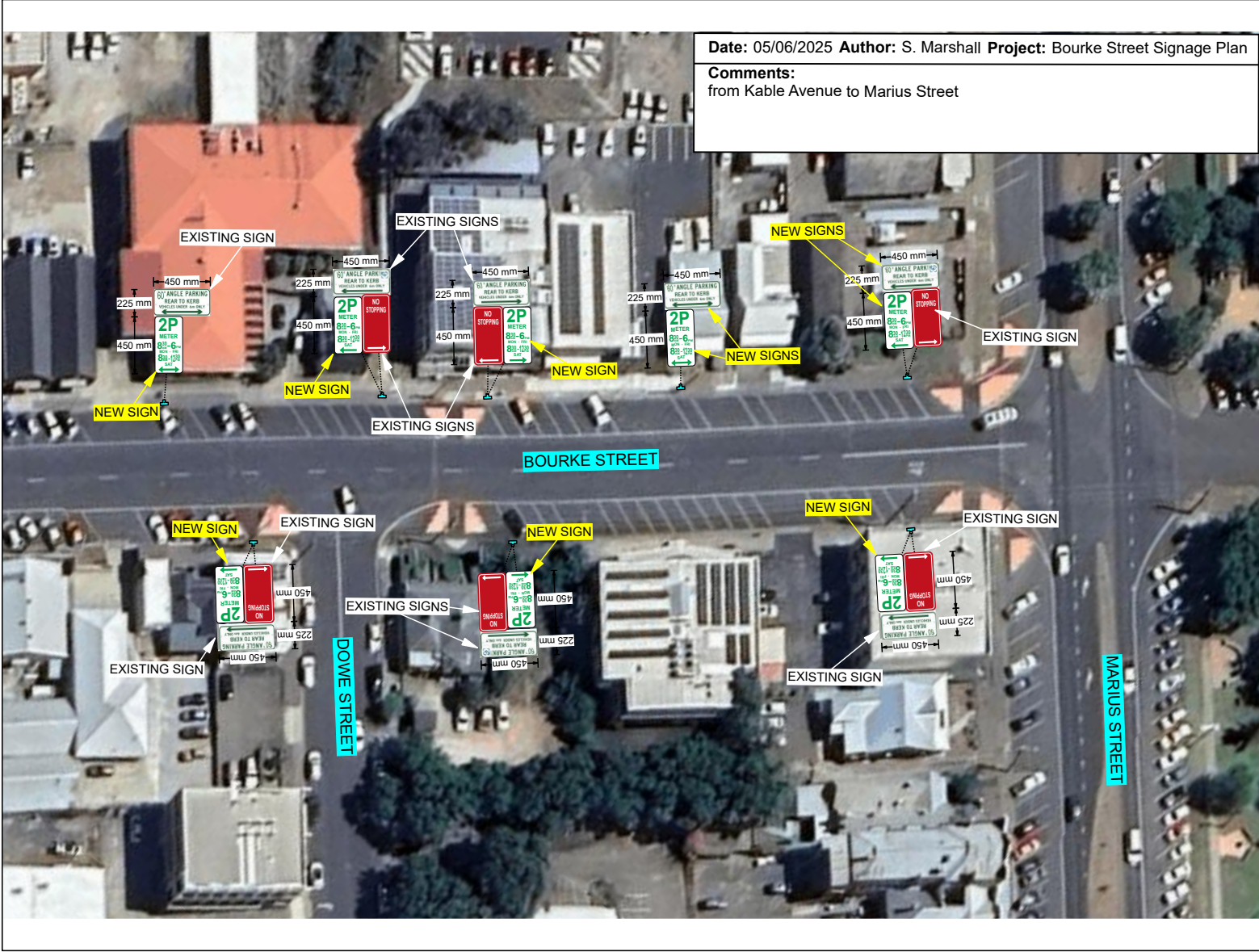


Date: 12/06/2025 Author: S. Marshall Project: Kable Avenue Line Marking Plan

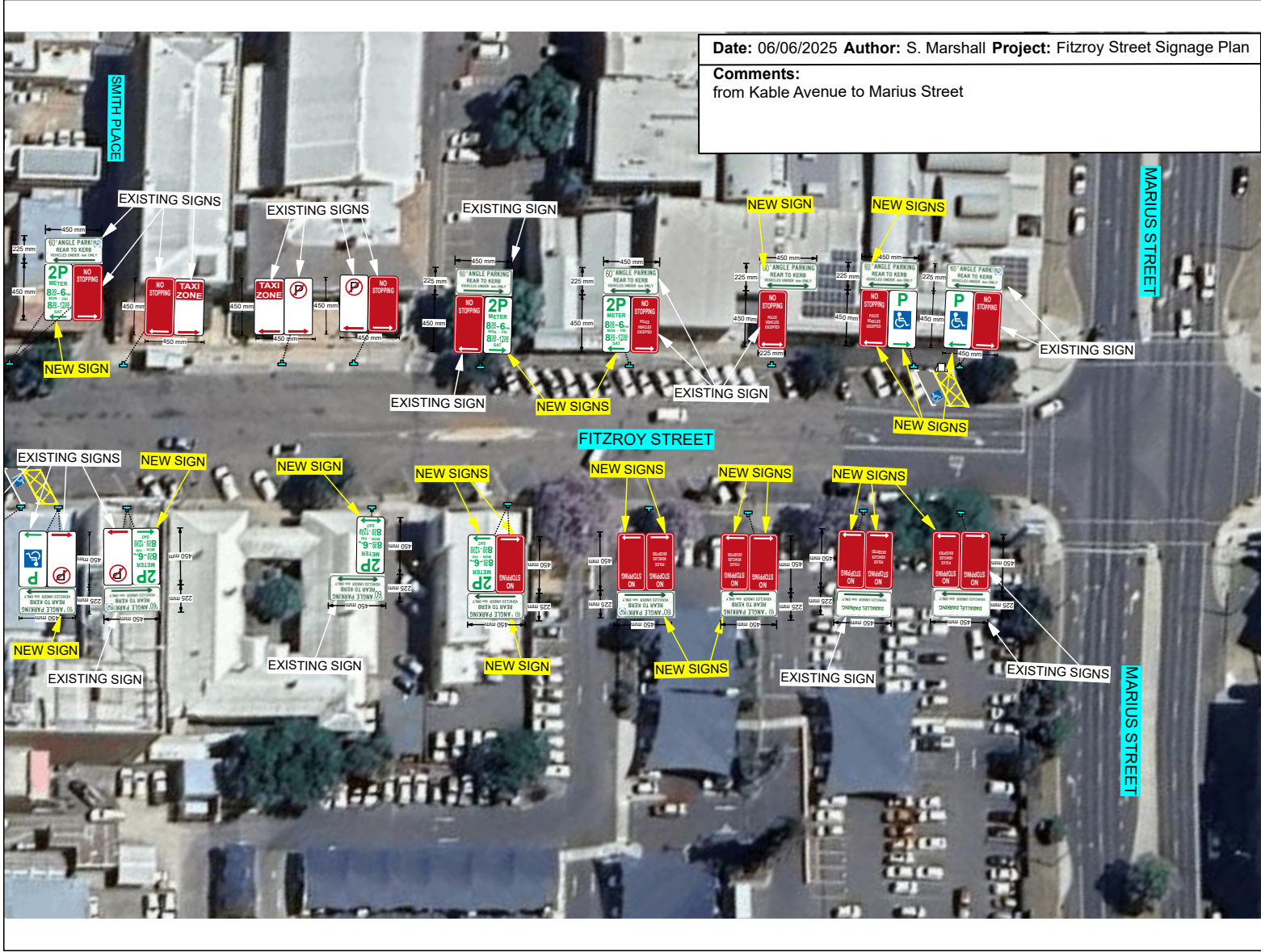
Comments:
Kable Avenue:
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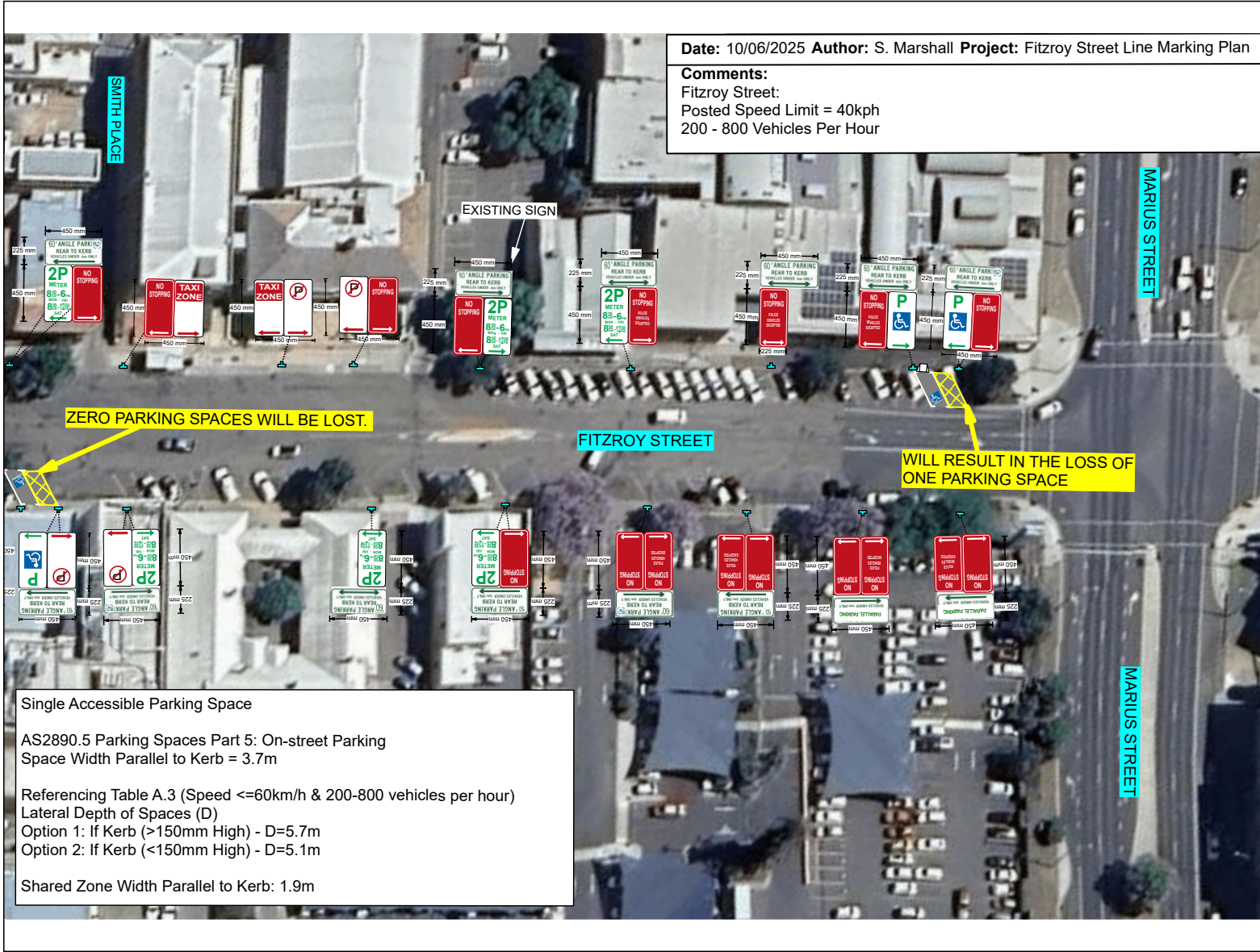


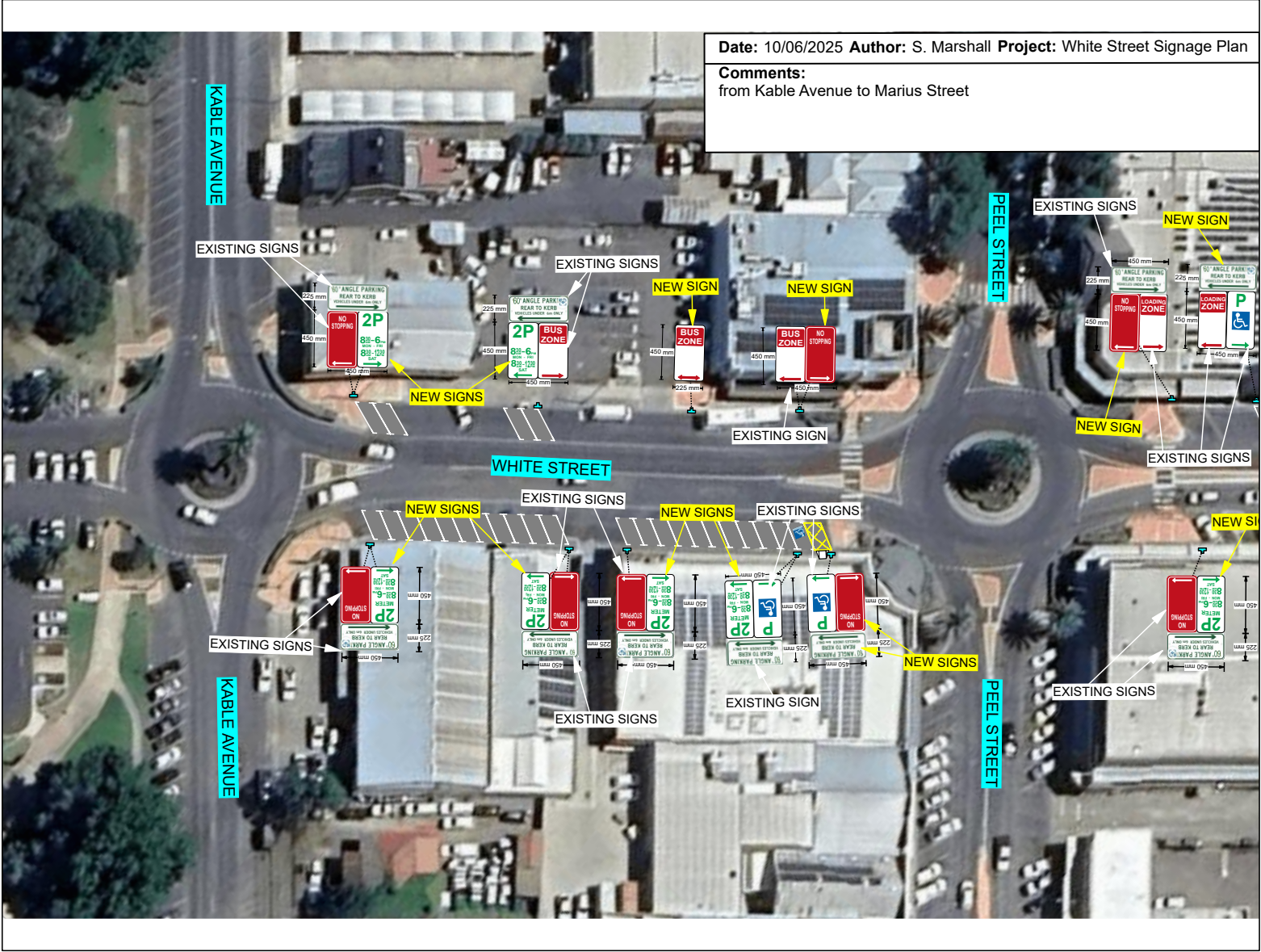


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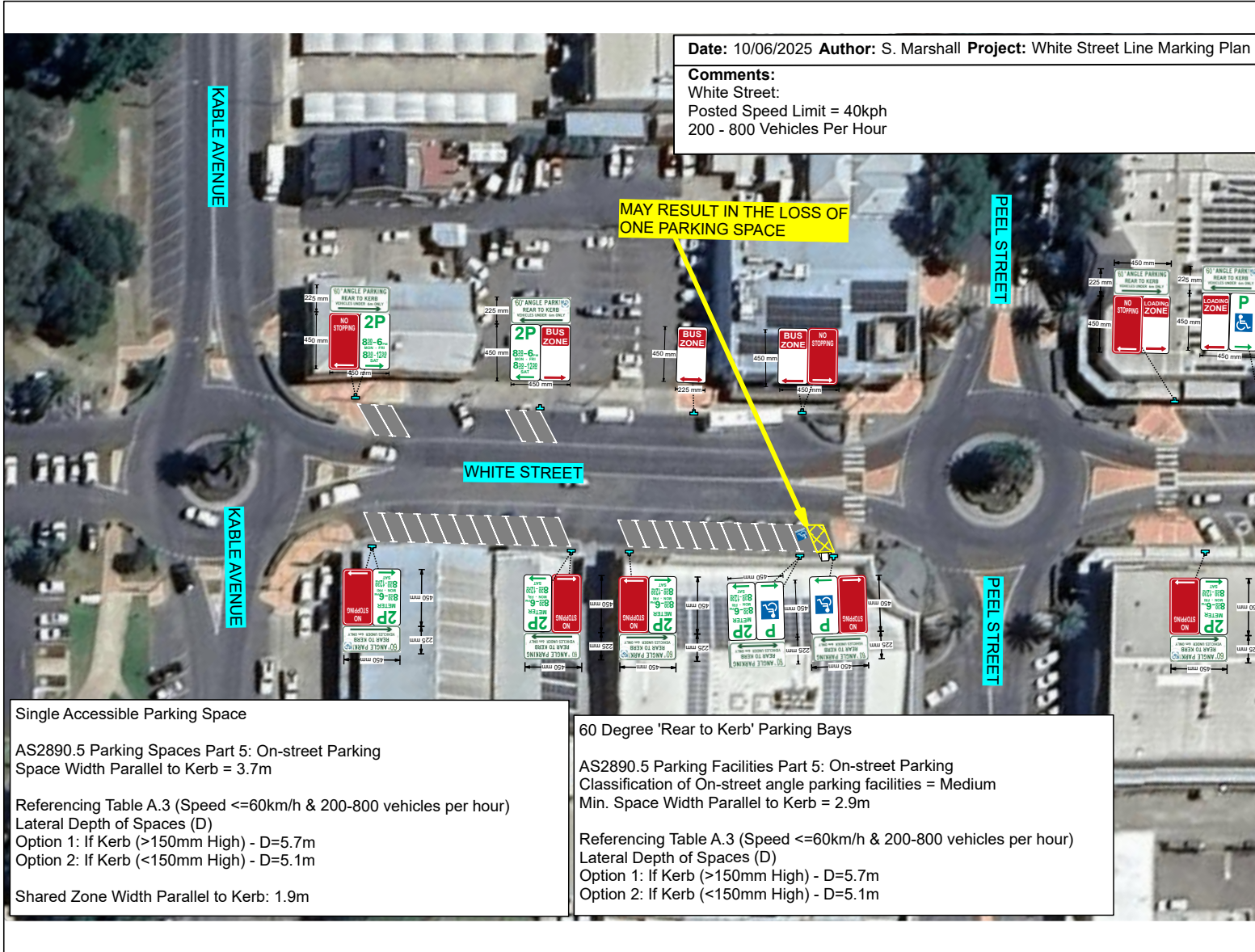


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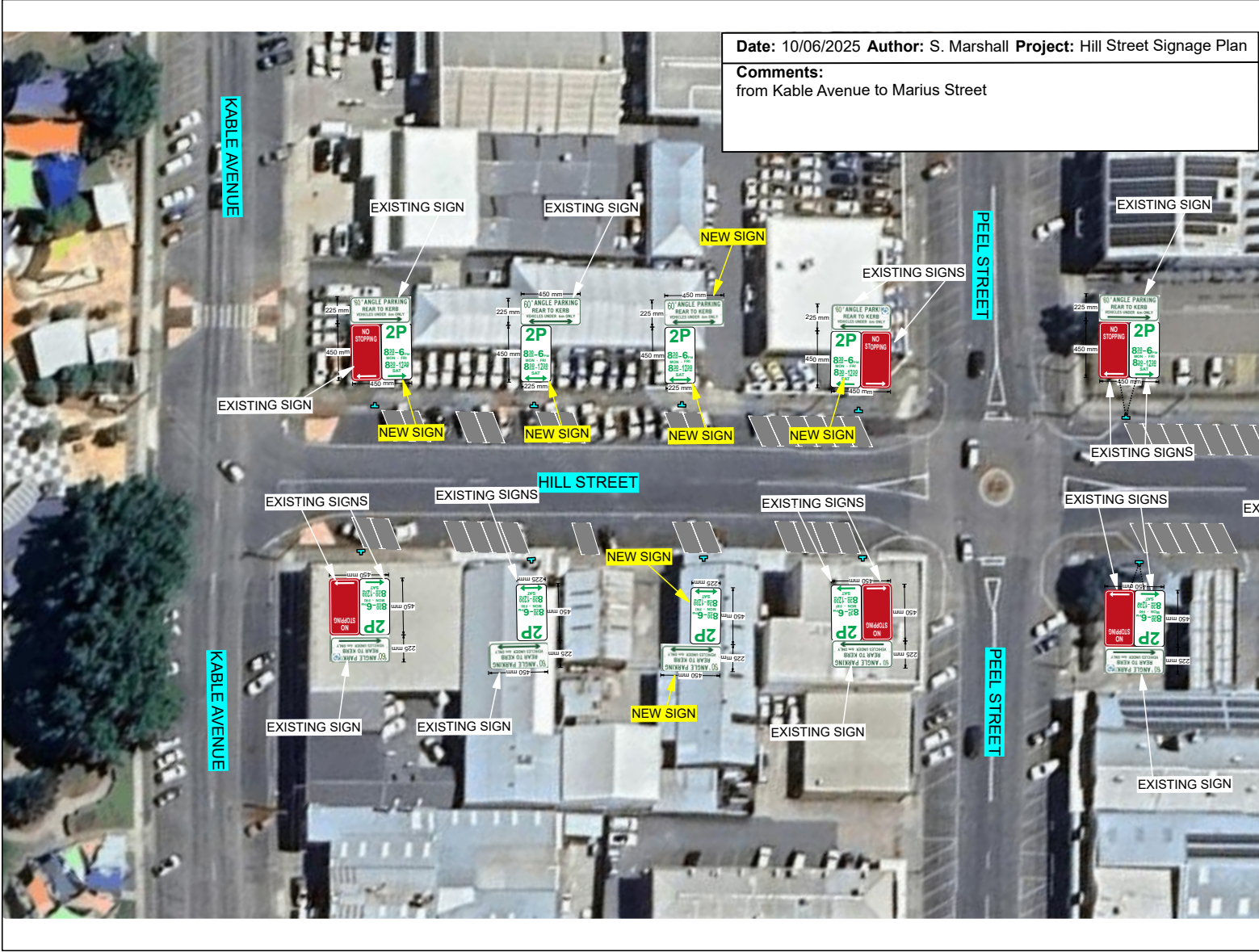




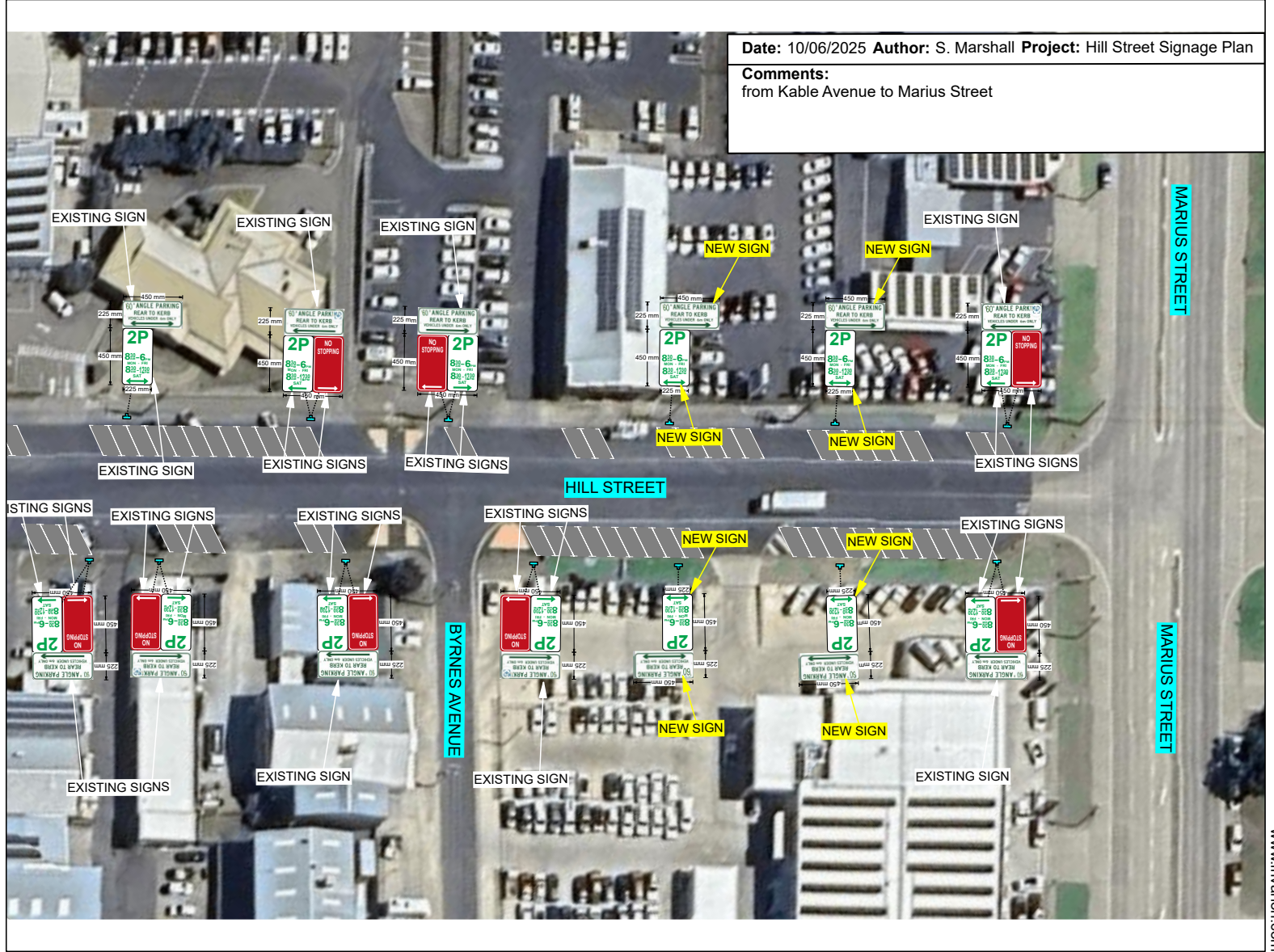


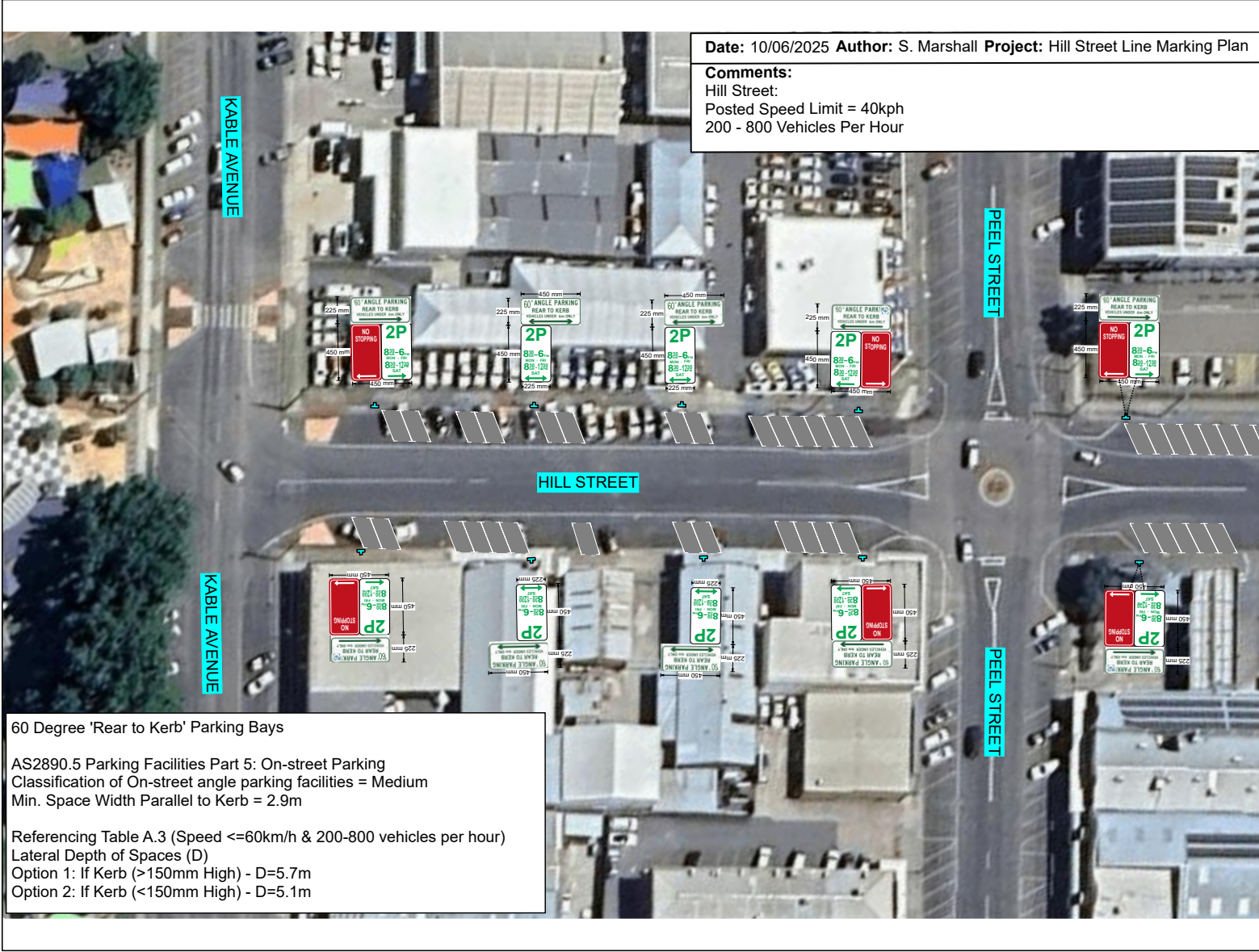


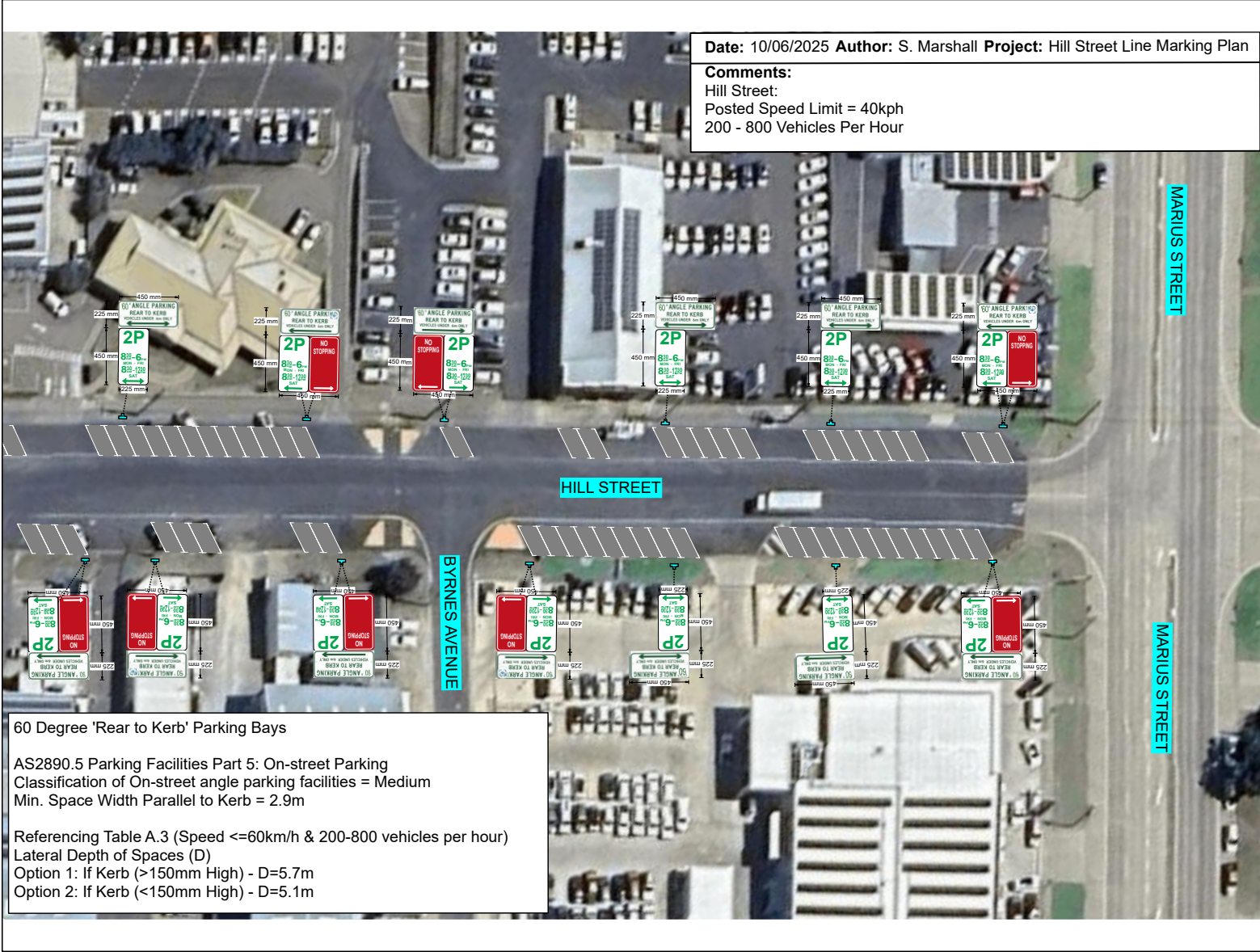


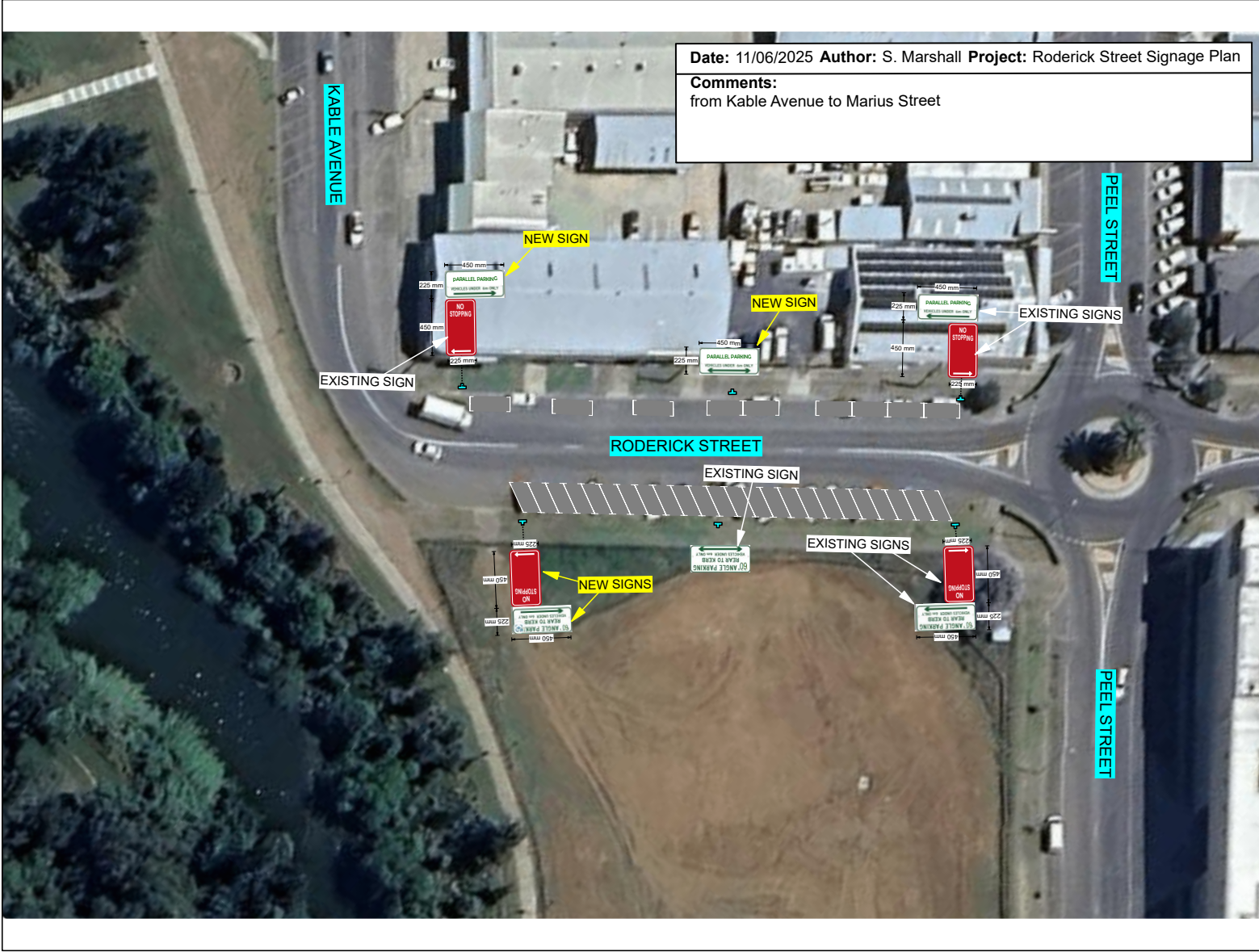


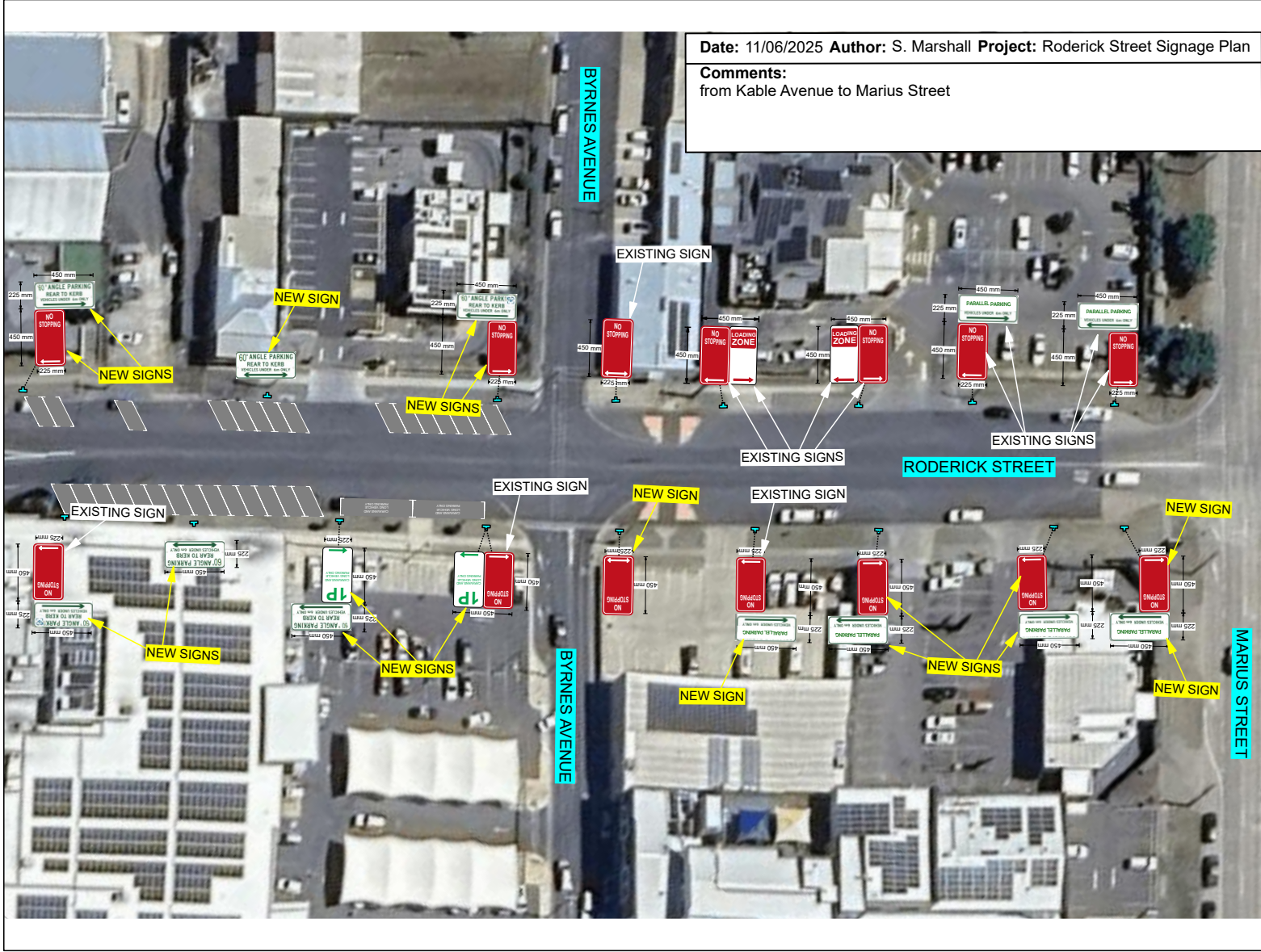
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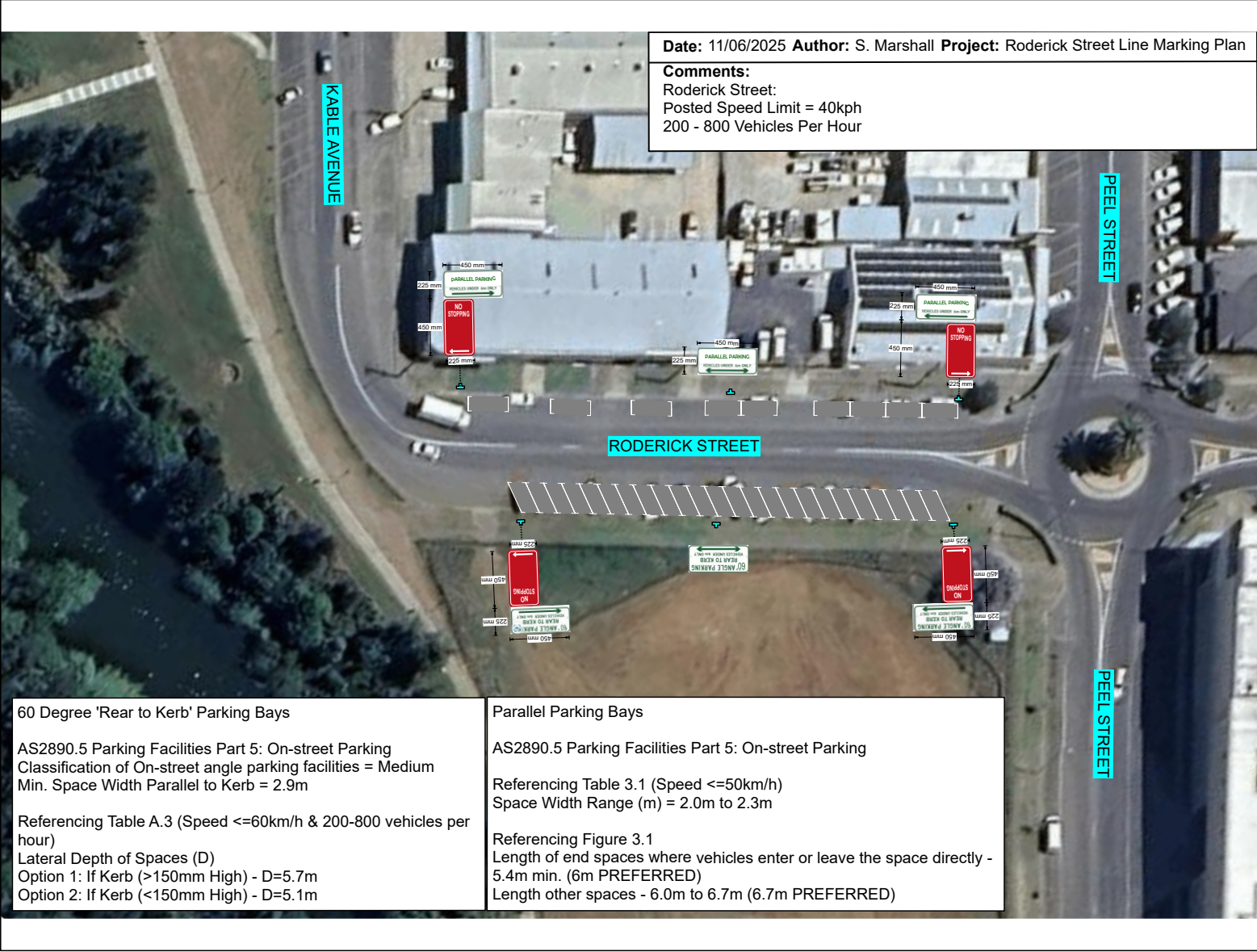


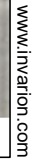


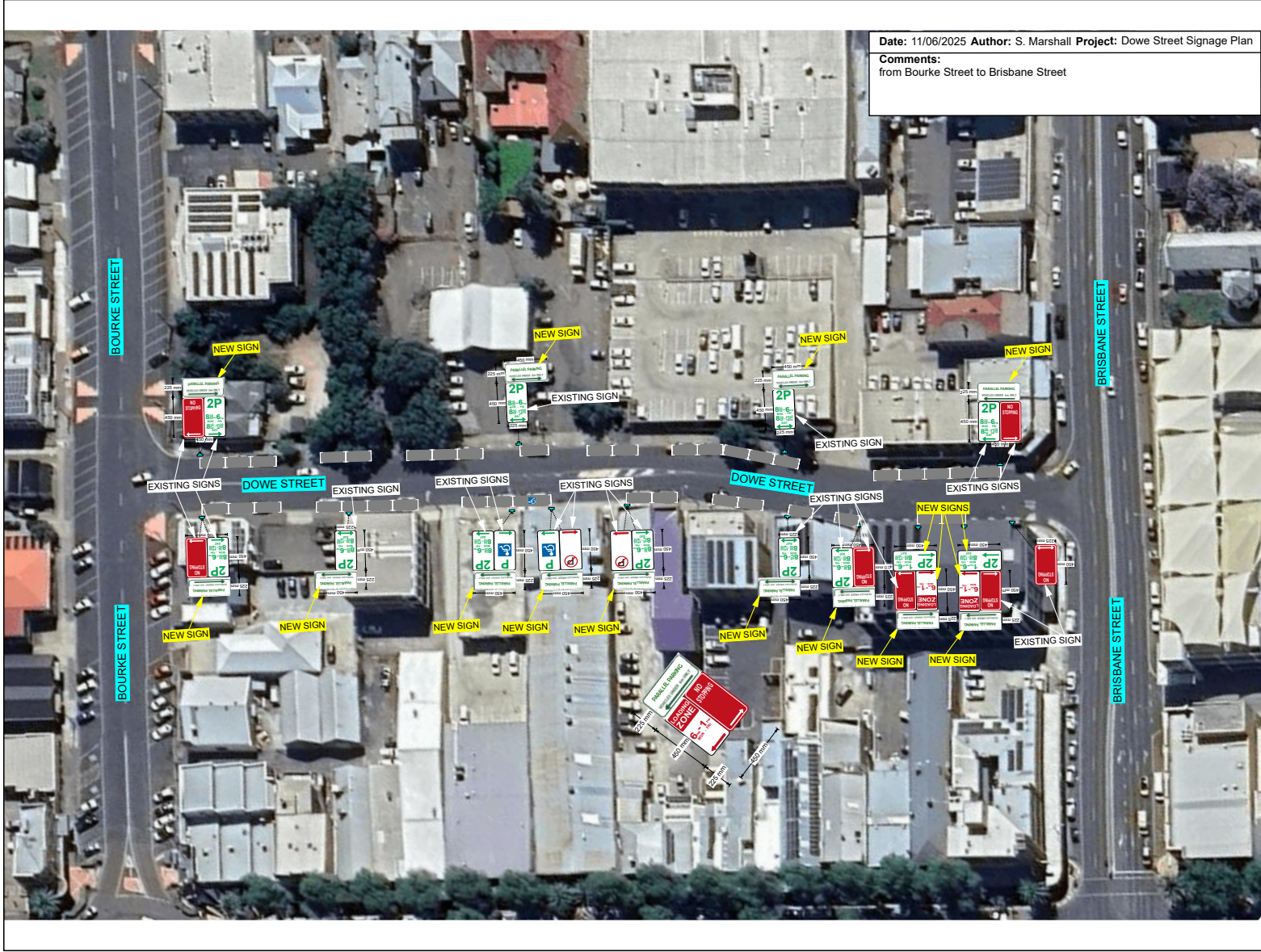




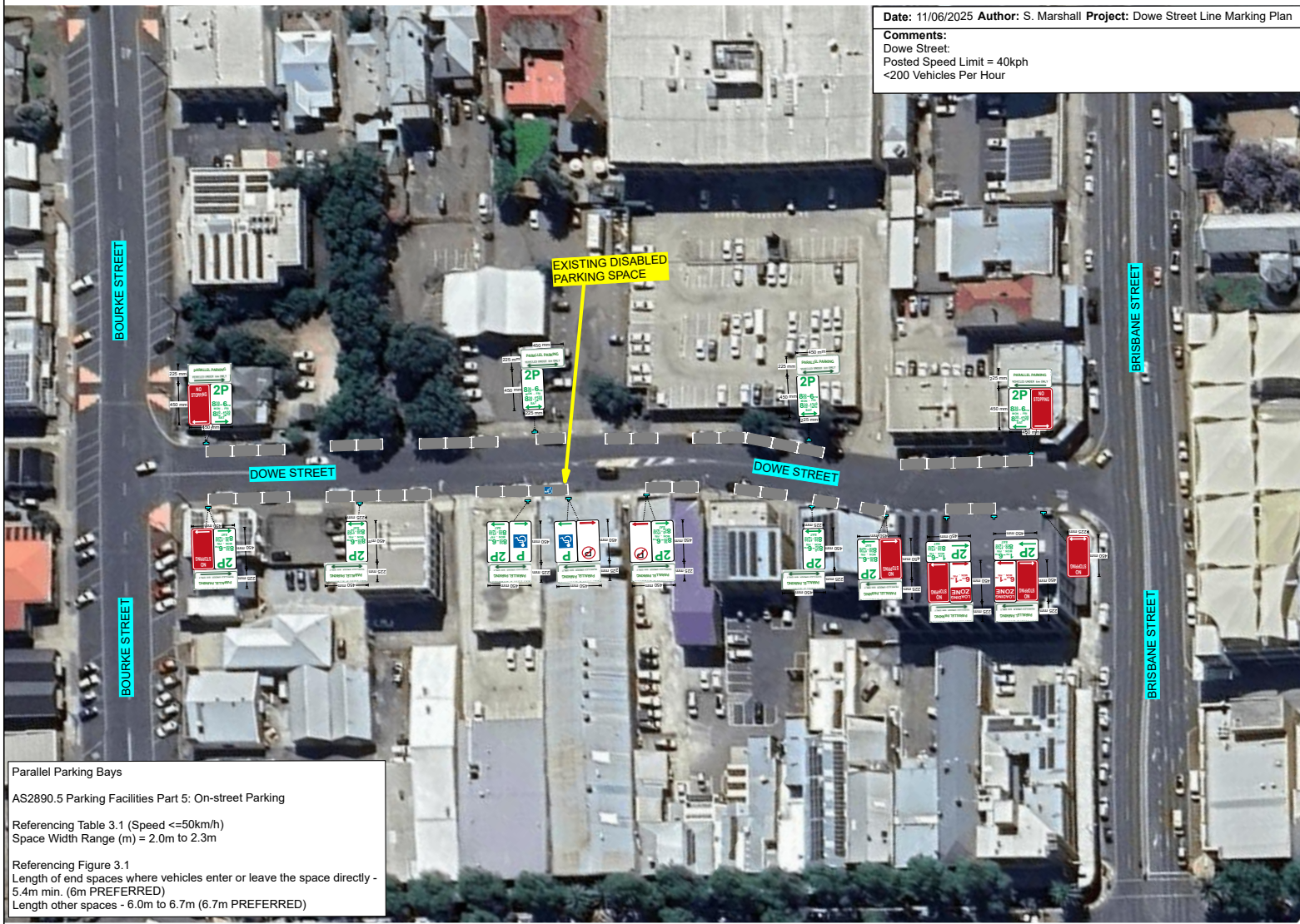








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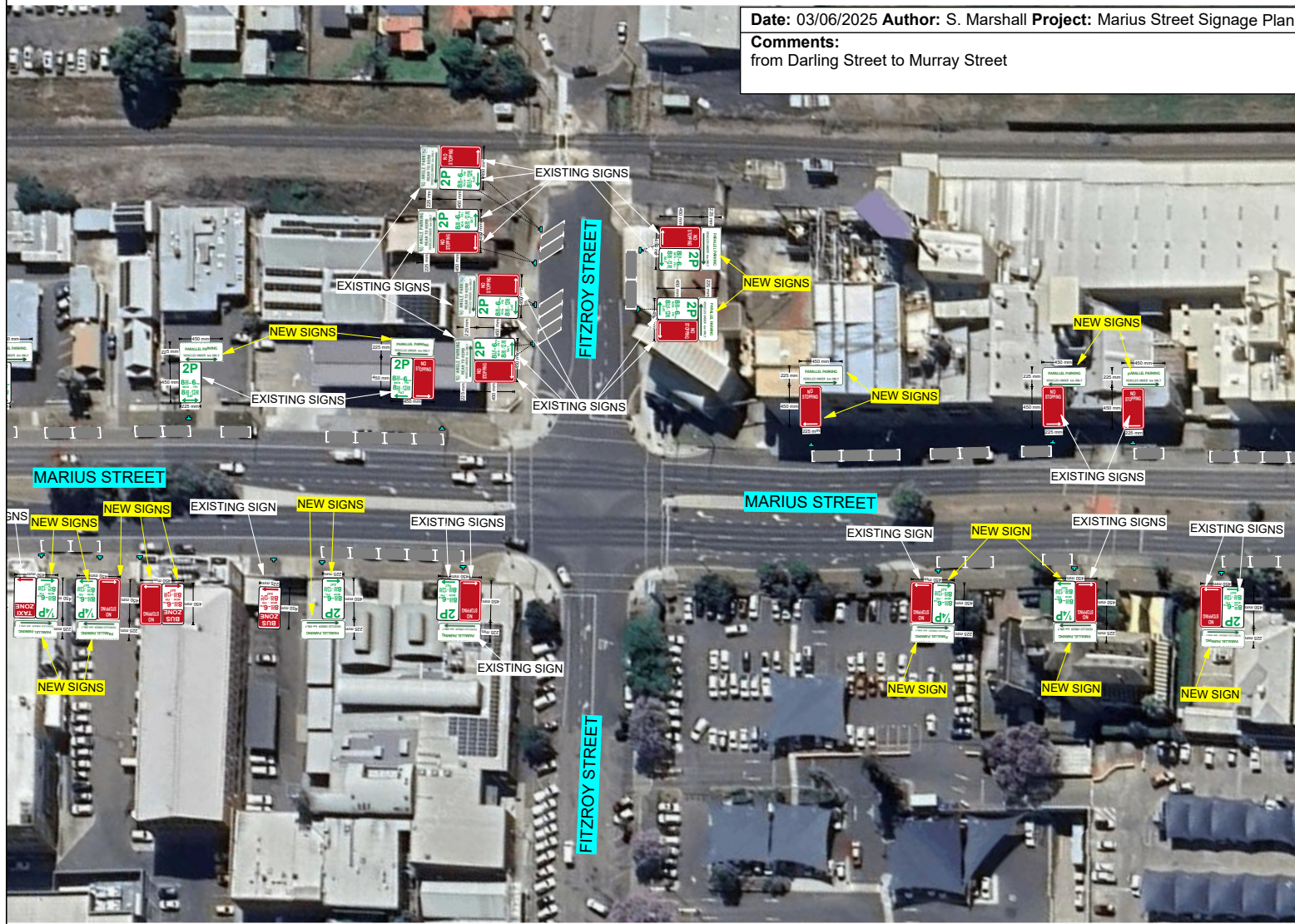


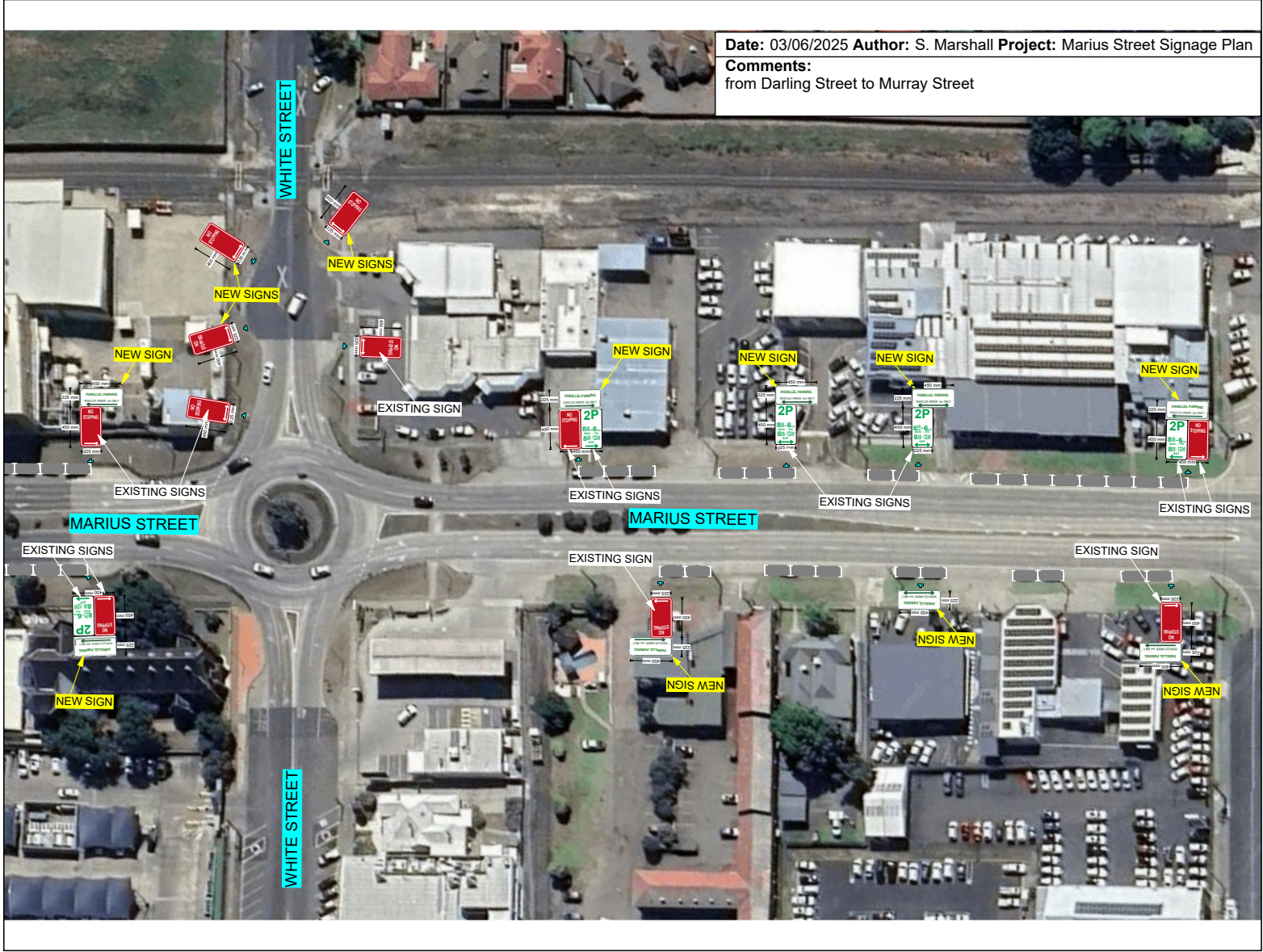


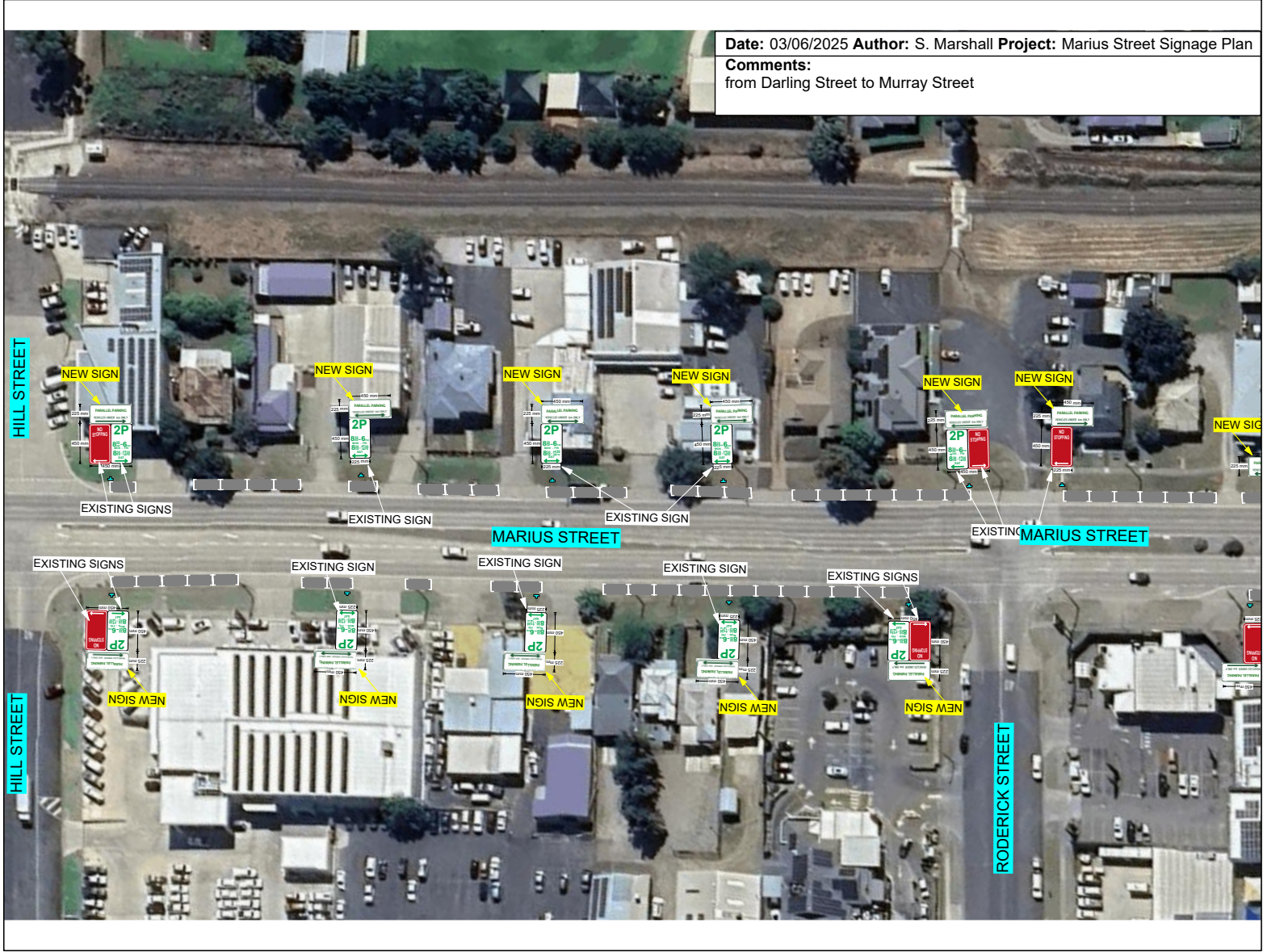


Date: 03/06/2025 **Author:** S. Marshall **Project:** Marius Street Signage Plan

Comments:
from Darling Street to Murray Street

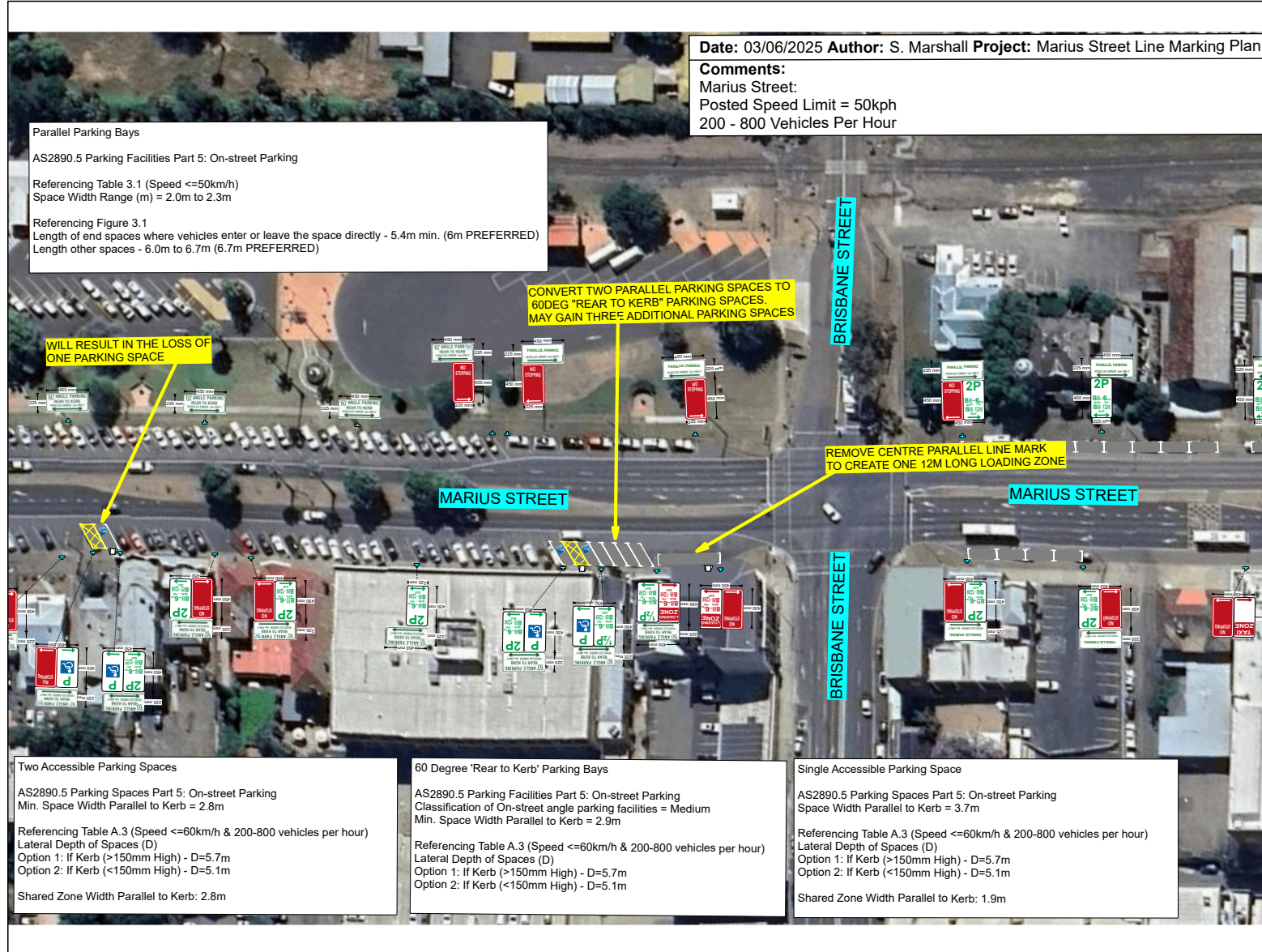


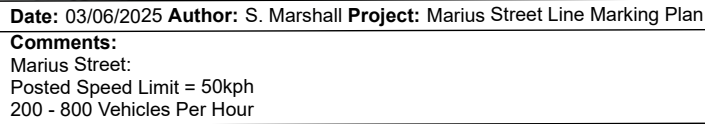


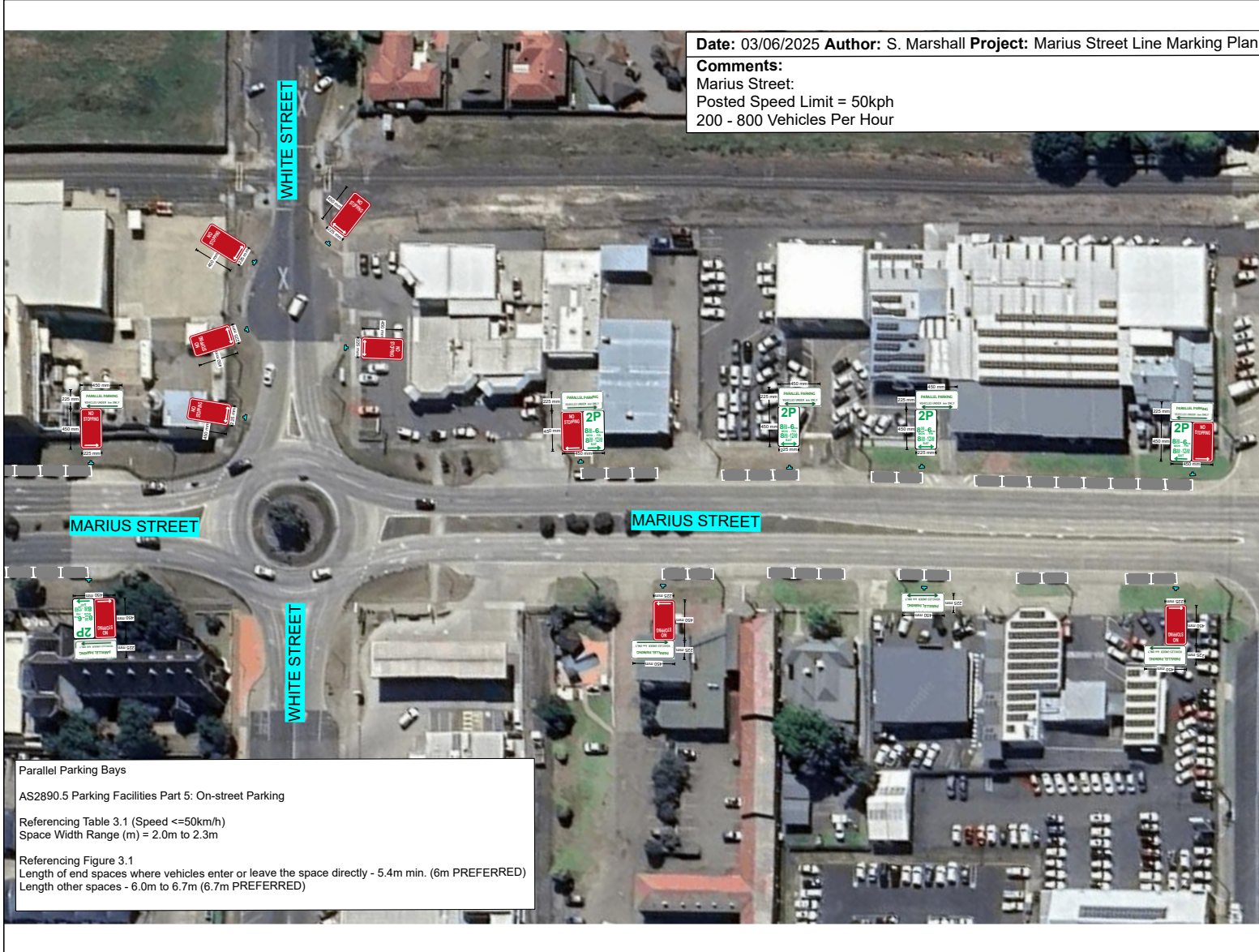


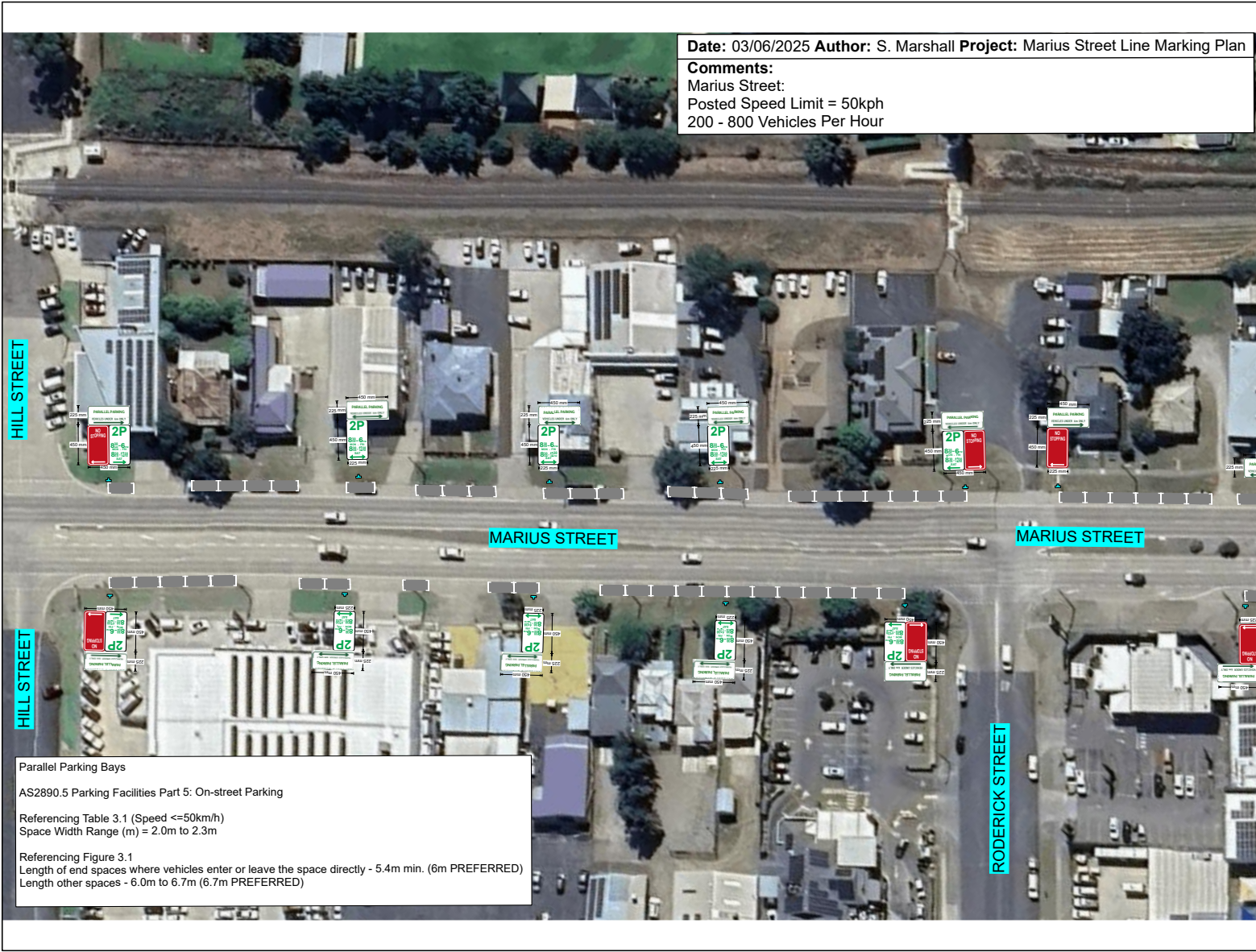


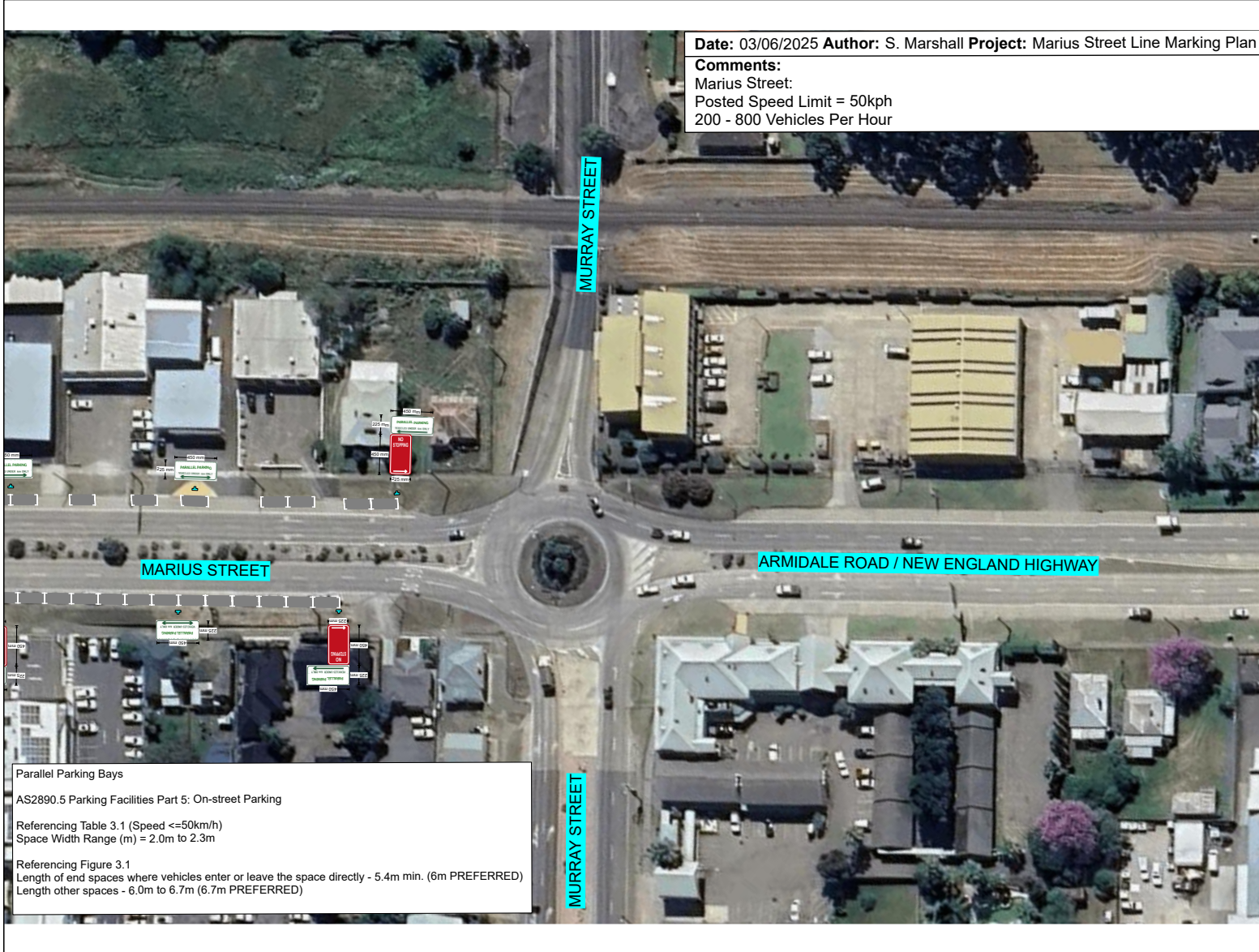


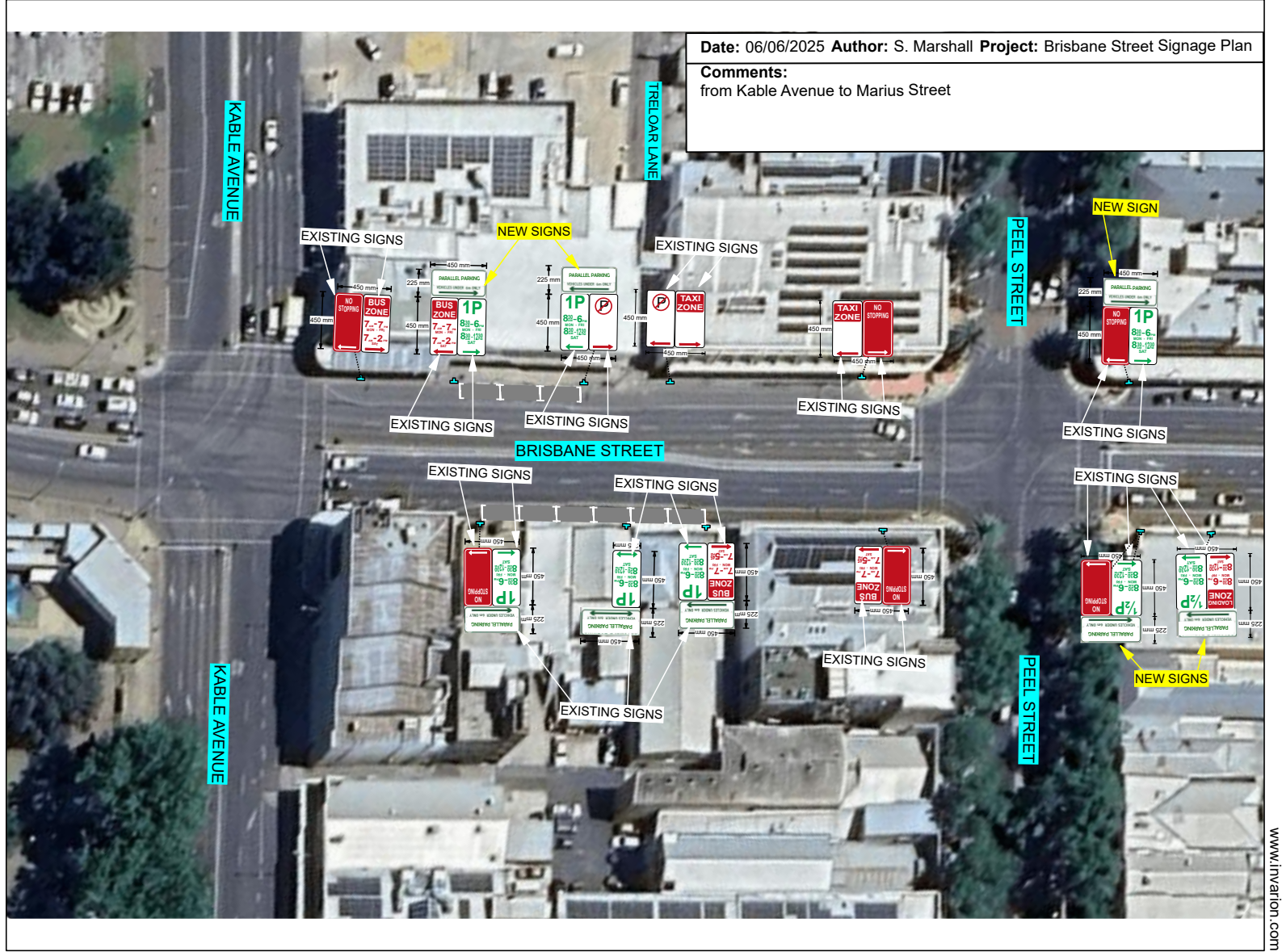


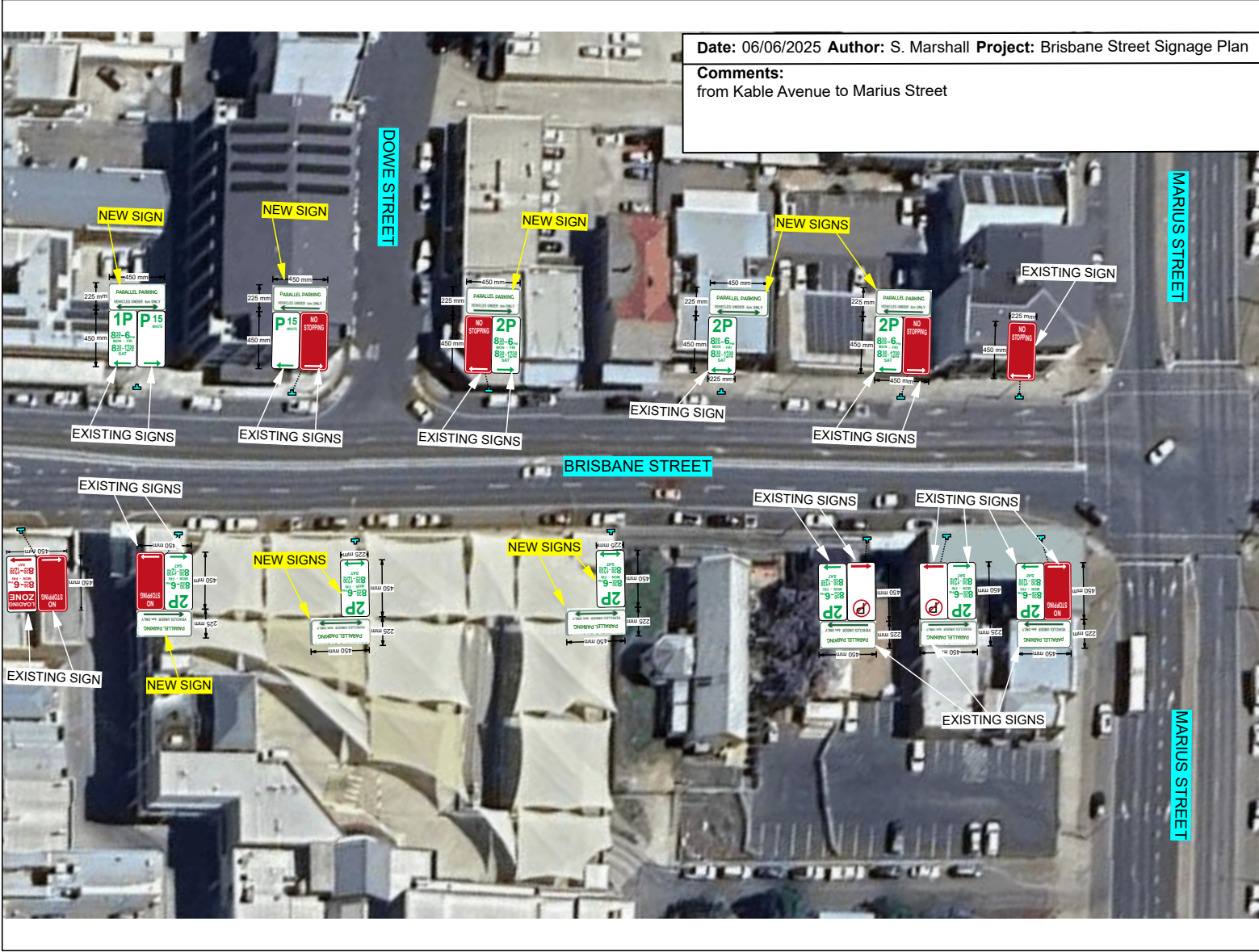


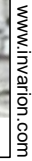


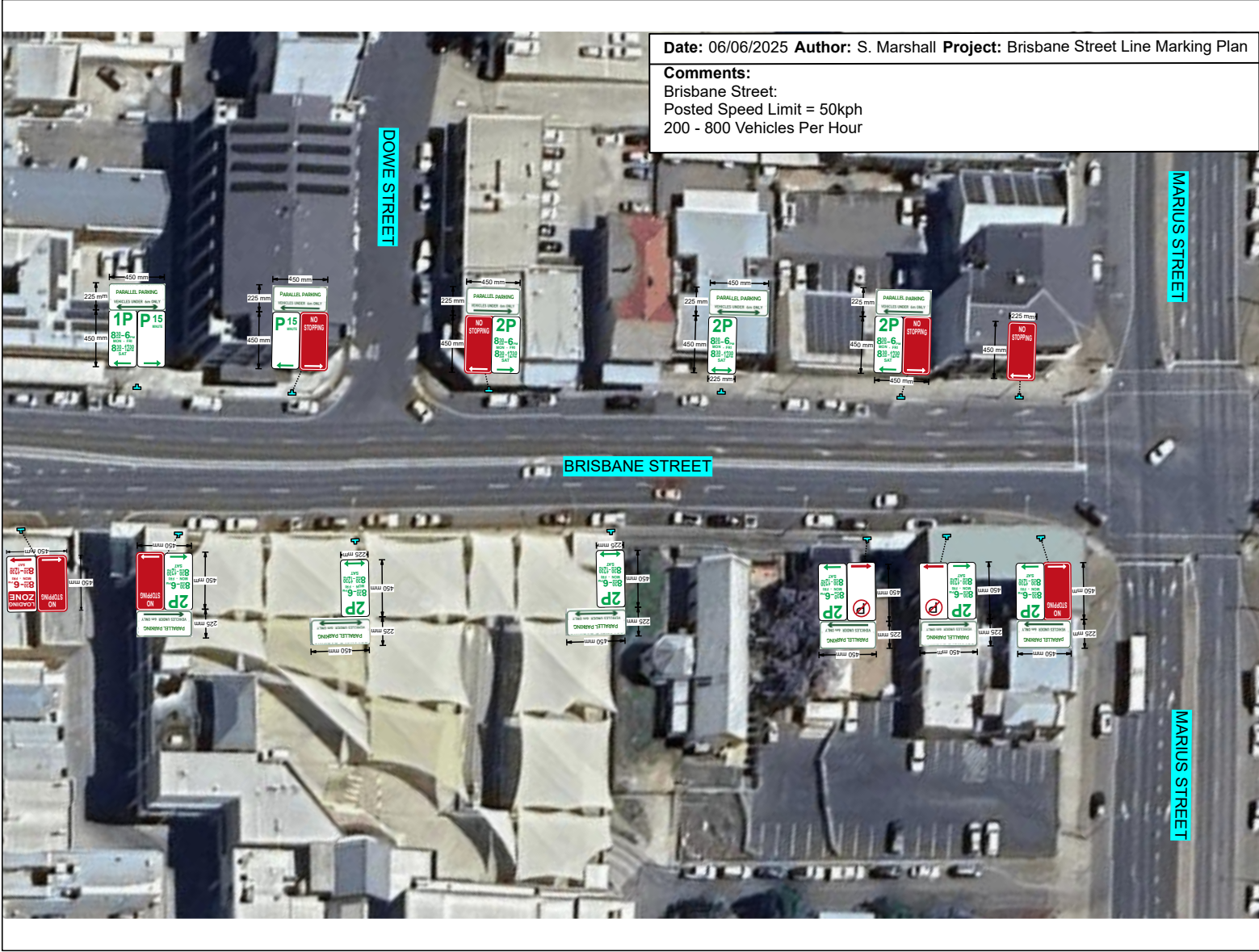












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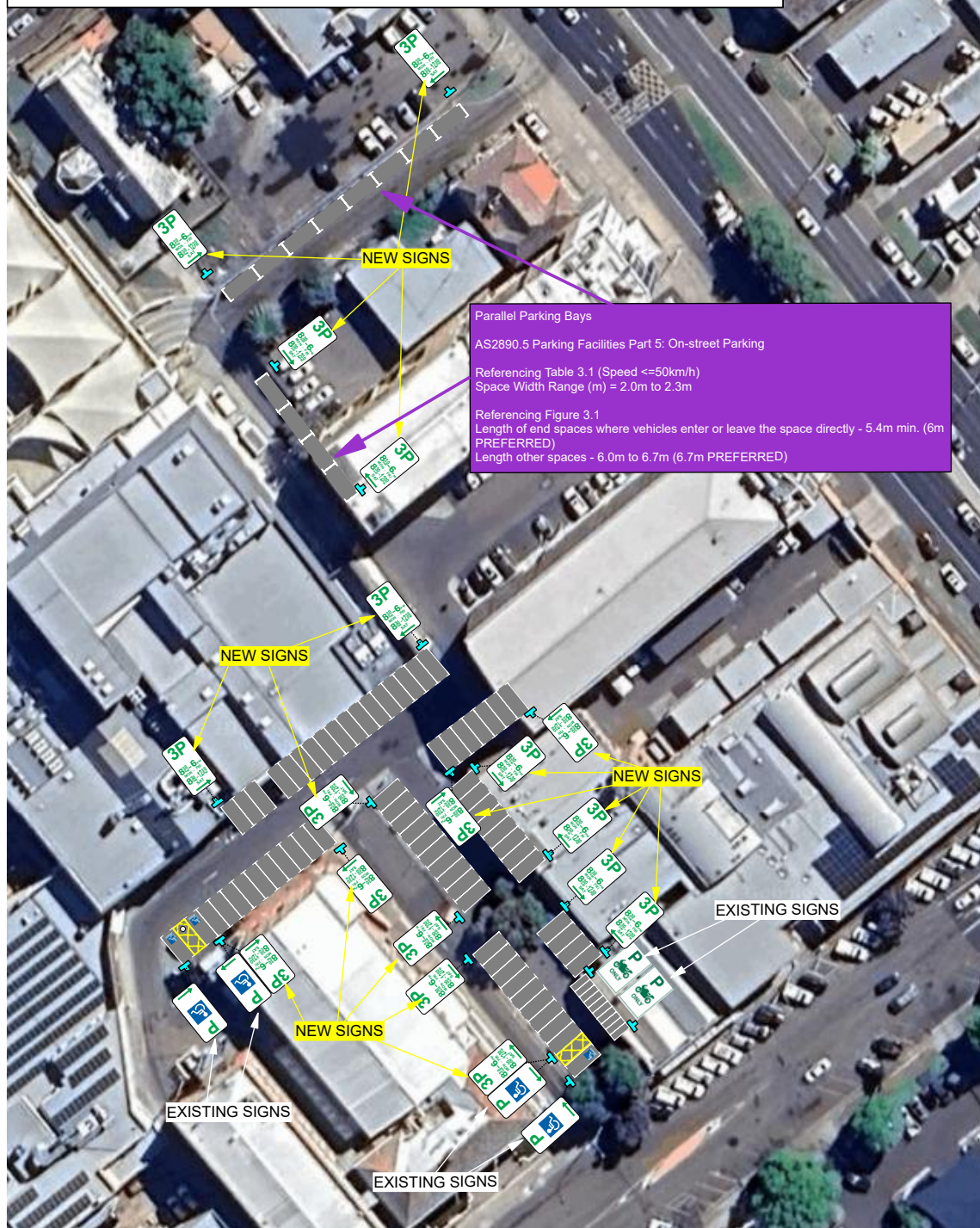




Date: 27/06/2025 **Author:** S. Marshall **Project:** Griffin Avenue Carpark Signage and Line Marking Plan

Comments:

- Replace 2P paid parking with new 3P free parking from 8.30am – 6pm (Mon-Fri) and 8.30am – 12.30pm (Sat).
- Modify existing disabled parking spaces to install compliant shared zones



Date: 23/05/2025 Author: Tamworth Regional Council Project: CWA Carpark Signage and Line Marking Plan

Comments:

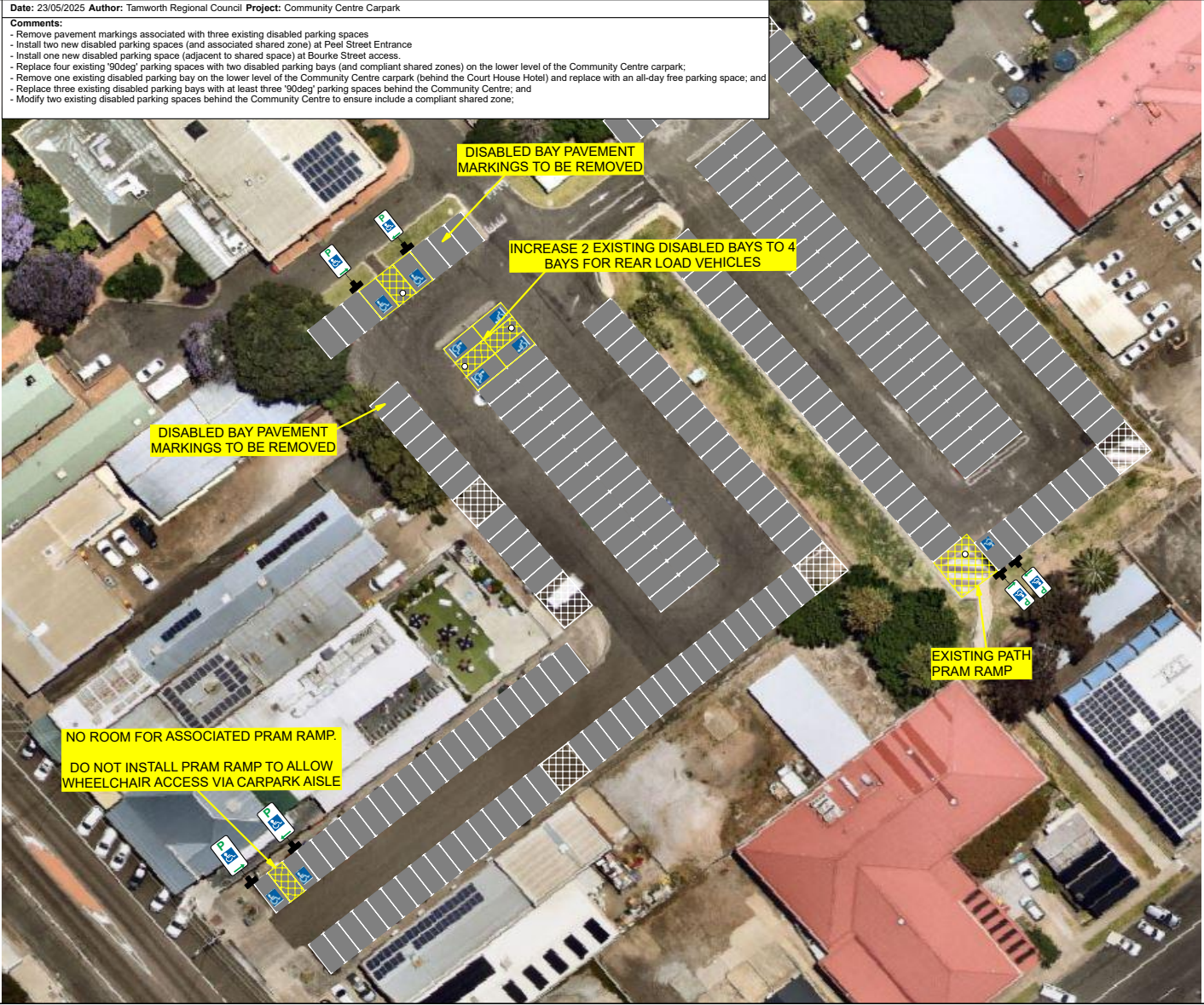
- Replace 6 Parking Spaces with 4 Disabled Parking Spaces and 2 Shared Zones (including bollards)
- Install 2 new Kerb ramps within shared zone and minor path connections to adjoining footpath
- Install Electric Vehicle Pavement Marking with Charging Restrictions
- Install R5-1-10n - Parking (2P) Electric Vehicles Only signs



Date: 23/05/2025 **Author:** Tamworth Regional Council **Project:** Community Centre Carpark

Comments:

- Remove pavement markings associated with three existing disabled parking spaces
- Install two new disabled parking spaces (and associated shared zone) at Peel Street Entrance
- Install one new disabled parking space (adjacent to shared space) at Bourke Street access.
- Replace four existing '90deg' parking spaces with two disabled parking bays (and compliant shared zones) on the lower level of the Community Centre carpark;
- Remove one existing disabled parking bay on the lower level of the Community Centre carpark (behind the Court House Hotel) and replace with an all-day free parking space; and
- Replace three existing disabled parking bays with at least three '90deg' parking spaces behind the Community Centre; and
- Modify two existing disabled parking spaces behind the Community Centre to ensure include a compliant shared zone;



Date: 20/06/2025 **Author:** S. Marshall **Project:** Griffin Avenue Carpark Signage and Line Marking Plan

Comments:

- Replace 2 Disabled Parking Spaces with 4 Parking Spaces (2.6m Width)
- Install NO STOPPING signs on entrance to carpark



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8.3 PROPOSED WATER PURIFICATION FACILITY

DIRECTORATE: WATER AND WASTE
AUTHOR: Bruce Logan, Director Water and Waste

1 ANNEXURES ATTACHED

RECOMMENDATION

That in relation to the report “Proposed Water Purification Facility”, Council:

- (i) receive and note the report; and*
- (ii) allocate an additional \$1,735,000 from the Wastewater Reserve to fund the Early Phase Works for the Water Purification Facility. The work includes reference designs, preparation of required tender documentation as well as preliminary regulatory approvals and stakeholder engagement.*

SUMMARY

The purpose of this report is to formally advise Council of a proposal for Council to construct and operate a Water Purification Facility in Tamworth.

COMMENTARY

Councillors would be aware that Baiada has development consent to proceed with the construction of the new processing plant (PP), which according to Baiada will:

- cost approximately \$300M to construct;
- create 700 full time jobs, 2,046 indirect jobs;
- increase processing capacity to 3M birds per week;
- increase rendering capacity to 1,680 tonnes of finished product per week;
- increase grain production and sales;
- enable 24/7 operation;
- deliver leading edge environmental outcomes; and
- will also catalyse approximately \$350M in industry investment from the poultry sector.

Baiada plans to close down the existing In/Out Street abattoir when the new plant is constructed adjacent to its existing Rendering Plant at 1154 Gunnedah Road. The new plant will consume up to 8 Megalitres of water per day when operating at full capacity, whilst the existing plant uses approximately 2 Megalitres (ML) per day. Council's water infrastructure in the area of the new plant cannot supply the additional 6 ML per day of water required to supply the new plant. Further, an increase of 6 MLs per day in potable water consumption equates to about 25% of the City of Tamworth's average daily consumption and would see a significant reduction in water security for Tamworth, Moonbi and Kootingal.

To address these two issues the Development Consent for the project requires Baiada construct a water treatment facility on site, owned and operated by Baiada, which would treat wastewater generated by the PP to a level that is suitable for the treated water to be reused in the PP. Under this arrangement Council would supply up to 2.4 Megalitres of water per day to the PP and the balance of water required would be supplied by the onsite water treatment plant.

However, Council has some concerns with the proposed on-site treatment facility to be operated by Baiada, including:

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- what would happen in the event the treatment plant on site failed for whatever reason – would Baiada expect Council to make up the shortfall of water required for however long it takes to bring the plant back into operation;
- can Council make sufficient water available from existing infrastructure to allow this;
- what would be the effect on supply to other consumers in the area if Council did this; and
- the treatment process is very specialised and is not core business for Baiada – how well resourced will Baiada be to the successful operation of the onsite plant if they know they have a Council supplied system as a backup.

In addition, Council would also be aware that all effluent produced by Council's Westdale Wastewater Treatment Plant (WWTP) is reused for irrigation at Council's Tamworth Effluent Reuse Farm. Ongoing issues associated with the treatment and land-based reuse of the effluent include:

- the quality of the effluent produced by the WWTP is relatively high in salt or Total Dissolved Solids (TDS). This salt is having a detrimental effect on the long-term sustainability of the Tamworth Effluent Reuse Farm;
- the major reason for the high TDS in the effluent is the wastewater delivered to the WWTP from the existing chicken, beef and lamb abattoirs and Baiada's Rendering Plant; and
- the WWTP is not designed to remove TDS.

To address all/most of the current concerns Council staff suggested that instead of Baiada constructing and operating the treatment facility on its land, Council could construct and operate a facility on its own land. This facility would accept existing trade waste quality wastewater from the beef and lamb abattoirs, and from Baiada's existing rendering plant and the new processing plant. The wastewater accepted by the plant would be treated to an industrial standard (non-potable but suitable for use in industrial processes). This industrial standard water, or purified water, would then be sent back for use by the same customers that generated the wastewater in the first place. The advantages of this model include:

- if the wastewater from the abattoirs and rendering plant could be separated from the other sewage at the WWTP and treated separately, then the quality of the wastewater at the WWTP would improve and the sustainability of the reuse farm would increase;
- if Council could take the wastewater from the abattoirs and the rendering plant, treat it and make it available to the same customers for use in their processes, as a substitute for potable water, this would mean:
 - Council would reduce the load on the existing WWTP and thereby defer planned works to increase its capacity;
 - Council would be able to use the potable water saved to increase the city's water security in general and/or supply other businesses which may set up in the city;
- if Council built, owned and operated the plant to treat the wastewater from the abattoirs and rendering plant, on Council owned land, then with our existing expertise we would be better suited to this than any of the owners of the abattoirs or rendering plant; and

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- the purified water could also be made available to new industry that may set up in the nearby Tamworth Global Gateway Park, increasing the attractiveness of this development to business and further offsetting the use of potable water in this area.

To investigate this possibility further, Council approached Regional Development NSW. The department supported the project and advised a strategic business case would be required, should NSW Government funding be required for the project, and agreed to part fund the development of the strategic business case. Following discussion with Council, \$50,000 was provided by the NSW Government with the balance \$92,087 provided by Council.

The Strategic Business Case was prepared by Hunter H2O and completed and delivered to Regional Development NSW on 22 September 2021. Key points from the business case include:

- Tamworth is suffering from two key issues, namely water security, and effluent salinity;**
- water solutions for Tamworth need to address both of these key issues;*
- recycling of saline effluent to produce high-purity water for industrial use **offers the distinct advantage of addressing both issues simultaneously;***
- critically, this approach will also **facilitate a sustainable framework for new industry development in Tamworth**, by providing a **scalable facility** for purified recycled water to support any new major developments in Tamworth's Global Gateway Park and any other major industry developments generally in Tamworth's Airport/Western precinct. The Water Purification Facility (WPF) will be able to be augmented over time, subject to additional demand, to supply new industrial water demand whilst creating negligible increase in demand for environmental raw water;*
- a **Cost Benefit Analysis (CBA)** has demonstrated that, if the Baiada development progresses, then a common water purification facility (WPF) **provides a clear net benefit compared to the alternatives.** The economic analysis, however, suggests that additional investment in the WPF is not justified if the expanded industrial development does not occur;*
- a **Benefit-Cost Ratio (BCR)** of ≥ 1 only applies for a common WPF. This can be facilitated by Council if it has sufficient funding. If not, the **whole community misses out on the benefit.** If the approach is not funded, it will remove the driver for Council to participate, eliminating economic development which is a benefit to the State, and will reduce water security for the region. The State has a clear benefit in supporting the WPF. The BCR increases dramatically with future expansion of industry, and this will facilitate the State Government's vision for a population of 100,000 for Tamworth;*
- a higher population growth rate (compared to the base case of 0.5% per annum) from 2022 onwards will increase the need for water restrictions, thereby increasing the water security costs (in present value terms) in this scenario. This would further strengthen the benefits that can be expected from a common WPF (with or without Dungowan Dam); and*
- water recycling is essential for industry for Tamworth. **Water security modelling indicates that if significant additional industrial water demand were added without recycling, then the benefits of additional dam capacity would be substantially eroded.***

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The full Executive Summary from the business case is **ATTACHED**, refer **ANNEXURE 1**. Since completion of the Business Case discussion has been ongoing with the Australian and State Governments in relation to funding for the plant to proceed.

In addition, Council has also agreed to provide a further \$300,000 to fund the completion of a P90 cost estimate, and project plan.

Assuming Council supports the proposed plant and wants to be in a position to commence construction of the plant as soon as possible after funding is announced and received, Council may like to consider allocating further money to complete the Early Phase Works which have been identified as being required to facilitate prompt implementation of the project.

These Early Phase Works will confirm the procurement pathway for Council, with a view to minimising risk in the current construction environment.

The items proposed for the early phase works are identified and explained in the Table below:

Item	Works Required	Reasons Critical Path Impact
Coordination/ Project Management of Early Phase Works	Continuation of project intent building on project work completed to date	Essential to manage early-phase deliverables
Project Overview Review and Preliminary Design Basis Decision-Making Workshop	Broad Brush Risk Assessment (formally facilitated) Review of basis of design for major cost elements	Identify show-stoppers Confirm all stakeholders have been identified Avoid later significant change to design basis
Planning	Background information works – survey, geotech, baseline groundwater monitoring PW User agreements, revised trade waste discharge agreements	Minimise physical works unknowns Confirm that PW users are in agreement with the project approach
LGA s60 Approval Process for Recycled Water Management Scheme	Recycled Water management Plan for Recycled Water Management Scheme	To commence LGA s60 Application process
Finalise delivery model including operation of the new plant	Assessment of all delivery options for design, construction and future operation	The final delivery model will determine the scope of works to be tendered

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Item	Works Required	Reasons Critical Path Impact
Review of Environmental Factors	Environmental assessment of the Project under s5.5(1) of the EP&A Act.	Essential regulatory obligation of Division 5.1 or Part 5 of EP&A Act
Expression of Interest Phase for WPF Process Facility	Prepare documentation and manage/assess submission process. Prepare short-list of tenders	WPF Process is very complex, with many options available as to how to achieve the required treated water outcome. Treatment process impacts upon power consumption (significant) and final brine volume and evaporated salt load generated. Several process long lead time items
Tendering for WPF Process Facility	Prepare detailed specification and integrate with General terms and Conditions of contract Technical support through tender process. Assess tenders.	Direct impacts upon other long lead time project elements, especially: <ul style="list-style-type: none"> • power supply requirement • brine lagoons volume • ultimate salt accumulation and its impact upon brine lagoon design
Power Supply Reference Design and Procurement	Liaise with Essential Energy to design and procure power supply kiosk transformers (indicative 3 MW)	Long lead time supply item
Purified Water Reservoir(s) Reference Design	Conduct design	Affects WPF site space requirement and layout

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Item	Works Required	Reasons Critical Path Impact
Brine Lagoons Reference Design	Required for EPA negotiations (potential classification as Waste Management Facility due to salt accumulation) Required for early contractor engagement for construction	Critical path item due to need to finalise EPA approvals and then embark upon final design. Brine lagoons may be classified as a Restricted Solid Waste Landfill requiring additional construction specifications.
Services Infrastructure Package	Land allocation Communications access and IT integration planning	Essential to subsequent critical path design works
Value Engineering Workshop	Review major design elements, structures and materials to potentially identify project cost savings	Identify any significant design changes prior to finalisation of design packages.

The estimated cost of this work is \$1,735,000.

(a) Policy Implications

Nil

(b) Financial Implications

Depending on the funding provided by the Australian and/or State Governments Council may be required to provide some funding towards the capital cost of construction.

Should Council agree to fund the Early Phase Works then the funding would have to be made available from the Wastewater Reserve.

(c) Legal Implications

Businesses providing the trade water quality wastewater to the proposed facility and those utilising the industrial standard water produced will be required to sign Agreements with Council in relation to the supply of the wastewater and the use of the purified water.

(d) Community Consultation

Nil

(e) Delivery Program Objective/Strategy

A Region for the Future – F22 Encourage efficient use of resources to improve environmental sustainability.